



**TRANS INDIA HOUSE IMPEX LIMITED**

(Formerly known as IO System Limited)

CIN: L74110UP1987PLC008764

Registered Office: B-1101, Titanium Square, B/H. Sarveshwar Tower, OPP. B.M.W. Show Room,  
Thaltej, Ahmedabad - 380 054, Gujarat, INDIA

Email: [compliance@tihil.co.in](mailto:compliance@tihil.co.in); Tel +91-79-46008108 Website: [www.tihil.co.in](http://www.tihil.co.in)

February 06, 2024

To  
The Department of Corporate Services  
BSE Limited  
Phiroze Jeejeebhoy Tower  
Dalal Street, Mumbai - 400001

Ref: TRANS INDIA HOUSE IMPEX LIMITED

BSE SCRIP CODE: 523752

SUB: SUBMISSION OF NEWSPAPER PUBLICATIONS OF UN-AUDITED STANDALONE  
FINANCIAL RESULTS OF THE COMPANY FOR THE QUARTER AND NINE MONTHS ENDED  
DECEMBER 31, 2023.

Dear Sir,


Pursuant to Regulations 30 and 47 of SEBI (Listing Obligation and Disclosure Requirements), Regulations, 2015, we are enclosing herewith newspaper clippings of the extracts of Un-Audited Standalone Financial Results for the Quarter and Nine months ended December 31, 2023 published on February 06, 2024 in Financial Express (English Newspaper) and Lok Mitra (Vernacular Newspaper).

You are requested to kindly take the note of the above.

Thanking you,

Yours faithfully,

For Trans India House Impex Limited  
(Formerly IO System Limited)

  
Mrugesh Ashwin Kumar Vyas  
Company Secretary and Compliance Officer  
PAN - AIXPV8495M and Membership No. - ACS 49190



Encl: As above.







### Equitas Small Finance Bank Ltd

(FORMERLY KNOWN AS EQUITAS FINANCE LTD)

Registered Office : No.769, Spencer Plaza, 4th Floor, Phase-II, Anna Salai, Chennai - 600002.

#### POSSESSION NOTICE (U/s. Rule 8 (1) - for immovable property)

Whereas the undersigned being the Authorized Officer of M/s. Equitas Small Finance Bank Limited, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act, 2002) and in exercise of powers conferred under section 13(1) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice calling upon the below mentioned Borrowers to repay the amount outstanding mentioned in the notice being within 60 days from the date of receipt of the said notice. Since the below mentioned Borrowers having failed to repay the below stated amount within the stipulated time, notice is hereby given to the below mentioned 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 Sub-section (4) of Section 13 of the said Act read with Rule 8 of the Security Interest Enforcement Rules, 2002. The Borrowers in particular and the public in general are hereby cautioned not to deal with the schedule mentioned properties and any dealings with the properties will be subject to the charge of M/s. Equitas Small Finance Bank Limited and further interest and other charges thereon. The Borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets."

| SR NO | Name of the Borrower(s) / Guarantor(s)  | Description of Secured Asset (Immovable Property)   | Demand Notice Date and Amount | Symbolic possession taken date |
|-------|---|---|-------------------------------|--------------------------------|
| 1     | BRANCH - Rakhialy LOAN NO - SERKIY0289178<br>BORROWER - Mrs.ZALA AMRATBEN BHEMSINH<br>Co-Borrower - Mr.ZALA BHEMSINH LAKHABHAI  | All the piece and parcel of the Property bearing Grampanchayat House no.2951, Area known as Devakona Mouje; Chhapdi Taluka; Kathi District; Kheda Admeasuring Length 30 Ft * Width 20 Ft (600 Sq.Ft.) North - House of Sanglikumar; South - House Of Mohanbhai, East - By : House Of Pranvibhai, West By : Own Land, Measurement : Admeasuring Length 30 Ft * Width 20 Ft (600 Sq.Ft). Situated at within the Sub-Registration District of Kheda and Registration District Kheda.   | 10-Oct-23 & 155845            | 1-Feb-24                       |
| 2     | BRANCH - Rakhialy LOAN NO - SERKIY0167294<br>BORROWER - MRS.RESHAMBEEN CHAUHAN<br>Co-Borrower - MR.BHAGAVAN CHAUHAN<br>MR. VIJAY KUMAR CHAUHAN                          | All the piece and parcel of the Property Land with building bearing Grampanchayat House no.270/1, Area Known as Gagaliya Mouje; Gagaliya Taluka; Kathi District; Kheda Admeasuring Length 30 Ft * Width 20 Ft (600 Sq.Ft.) North by : House of Dilipbhai, East by : House of Dashrathbhai, West by : House of Jigneshbhai, Measurement: Admeasuring Length 30 Ft Width 20 Ft (600 Sq.Ft). Situated at within the Sub-Registration District of Kheda and Registration District of Kheda.   | 06-Oct-23 & 213958            | 1-Feb-24                       |
| 3     | BRANCH - Rakhialy LOAN NO - SERKIY0177083<br>BORROWER - MRS.MANJULABEN ZALA<br>Co-Borrower - MR.SOMABHAI ZALA,MR.DHARMENDRASINH ZALA                                    | All the piece and parcel of the Property Land with building bearing Grampanchayat House no.854/1, Area known as Gogipura Mouje; Gogipura Taluka; Kathi District; Kheda Admeasuring Length 40 Ft Width 30 Ft (1200 Sq.Ft.) North by : Owners Land, South by : House of Chaganbhai, East by : House of Ashokbhai, West by : House of Bhavansinh, Measurement : Admeasuring Length 40 Ft Width 30 Ft (1200 Sq.Ft). Situated at within the Sub-Registration District of Kheda and Registration District of Kheda.   | 10-Oct-23 & 252116            | 1-Feb-24                       |
| 4     | BRANCH - Mehmdabad LOAN NO - SEMHMD0382493<br>BORROWER - MR.PARMAR SHANABHAI<br>Co-Borrower - MR.PARMAR CHANDUBHAI, MRS.PARMAR KAMLABEN                                 | All the piece and parcel of the being Grampanchayat property no. 1431 of Mouje:Kuna Taluka;Mehmdabad Dist;Kheda Admeasuring around Length 30 Ft Width 12 Ft Total 360 sq. ft. (33.4572 sq. mtr.) North by : House of Pranvibhai, South by : House of Ravibhai, East by : House of Rameshbhai, West by : House of Jenabhai, Measurement:Admeasuring around Length 30 Ft Width 12 Ft Total 360 sq.ft. Situated at within the Sub-Registration District of Kheda and Registration District of Kheda.   | 11-Oct-23 & 134645            | 1-Feb-24                       |
| 5     | BRANCH - Anand LOAN NO - SEANAND0210655<br>BORROWER - Mr. Kiritibhai Dalpatsinh Chavda<br>Co-Borrower - Mr. Champaben Dalpatsinh Chavda                                 | All the piece and parcel of the land and building bearing on "Jorapur Grampanchayat" of House No-163, Area known as "Jorapur", Mouje-Jorapur, Taluka-Thasra, District-Kheda. Residential Use of Property Total Area Admeasuring land in 45 Sq.Ft., length and 20 sq.ft., width (Total 900 Sq.Ft.) with all present and future superstructure thereon and bounded on the; North by : Farm Of Fatabhai Pujabhai;South by : Farm Of Fatesinh;East by : Farm Of Samantsinh;West by : House Of Balwantsinh;Measurement : Admeasuring Land in 45 Sq.Ft., length and 20 Sq.Fd., width (Total 900 Sq.Ft.) under Loan Agreement-cum-Mortgage of the property Situated at within the Sub-Registration District of Thasra and Registration District of Kheda.  | 24-Apr-23 & 235086            | 2-Feb-24                       |
| 6     | BRANCH - Anand LOAN NO - SEANAND024388<br>BORROWER - Mr. Mahendrasinh Laxmansinh Chavda<br>Co-Borrower - Mr. Krishnapal Laxmansinh Chavda, M. Laxmansinh Udesinh Chavda | All the piece and parcel of the land and building bearing on "Kotindora Grampanchayat" of House No-347, Area known as "Kotindora", Mouje-Kotindora, Taluka-Thasra, District-Kheda. Residential Use of Property Total Area Admeasuring land in 60 Sq.Ft., length and 22 Sq.Ft., width (Total 1320 Sq.Ft.) with all present and future superstructure thereon and bounded on the; North by : House of Rangishmadhavsinh;South by : House of Kulsinh Fulsinh;East by : Road;West by : Road;Measurement : Total Area Admeasuring Land in 60 sq.ft., length and 22 sq.ft., width (Total 1320 Sq.Ft.) under Loan Agreement-cum-Mortgage of the property Situated at within the Sub-Registration District of Thasra and Registration District of Kheda.  | 27-Apr-23 & 205575            | 2-Feb-24                       |
| 7     | BRANCH - Mehnsana LOAN NO - SEMEHSN0218686<br>BORROWER - Mr. Madarji Keshaji Thakor<br>Co-Borrower - Mrs. Kesharben Madarji Thakor                                      | All the piece and parcel of the land with building bearing grampanchayat House No.2/55, Akarani, Survey No.300, Area known as Moto Thakor Vas, Mouje : Ganget, Taluka : Chansma, District : Patan, admeasuring length 50 Ft, Width 30 Ft, total 450 Sq.Ft., (41.82 Sq.Mts.) with all present and future superstructure thereon and bounded on the; North by : Open Plot; South by : Open Space; East by : House of Magaji Thakor; West by : Open Space; Measurement : 41.82 Sq.Mts. under Loan Agreement-cum-Mortgage of the property Situated at within the Sub-Registration District of Chansma and Registration District of Patan.   | 27-Apr-23 & 146921            | 31-Jan-2024                    |
| 8     | BRANCH - Mehnsana LOAN NO - SEMEHSN0158777<br>BORROWER - Mr. PAKKESHBHAI CHAUDHARI<br>Co-Borrower - Mrs.RAMILABEN CHAUDHARI   | All the piece and parcels of House No.2/98 which is situated in Sr.No.274 of Indrapada sub, Ta.Mansa, Dist.Gandhinagar, admeasuring 85.00 Sq. Mtrs and bounded as under, North : House of Baldevbhai Joitabhai Chaudhari South : House of Manabhai Sukhabhai Chaudhari, East : House of Baldevbhai Joitabhai Chaudhari, West : House of Road. Situated within the Sub Registration Office of Mansa.   | 10-Oct-23 & 264832            | 1-Feb-24                       |
| 9     | BRANCH - Mehnsana LOAN NO - SEMEHSN0243414<br>BORROWER - MR.NADIYA TULSIBHAI HIRABHAI<br>Co-Borrower - MRS.ASHABEN TULSIBHAI NADIYA                                     | All the piece and parcel of the being grampanchayat property no-179 area known as nadiyaswaj Mouje: Moyan Talukajotana Dist: Mehnsana admeasuring around length 60 ft width 14 ft Total 840 sq. ft., measurement : Total Land Area Admeasuring Land 83.6130 Sq.Mtrs. (900.00 Sq.Ft.). Situated at within the Sub-Registration District of Jotana and Registration District of Mehnsana.   | 10-Oct-23 & 157348            | 1-Feb-24                       |
| 10    | BRANCH - Botad LOAN NO - SEBOTAD0188739<br>BORROWER - Mr. Manishkumar Patgir<br>Co-Borrower - Mrs. Hituben Patgir   | All that piece and parcel of the land and building bearing Akranipatark Index No.364, Gamtal House no 353, Residential use Property, Mouje Panavi, Ta: Ranpur, Dist: Botad. Total Land Area Admeasuring Land 125.42 Sq. Ft., North by : House of Jagdishbhai Kumbhar, South by : Road, East by : Road, West by : Road. Measurement Land Area Admeasuring Land 125.42 Sq.Mtrs. (1350.00 Sq. Ft.). Situated at within the Sub-Registration District of Ranpur and Registration District of Botad.   | 30-Sep-23 & 149184            | 31-Jan-2024                    |
| 11    | BRANCH - Junagadh LOAN NO - SEJNGAD0194209<br>BORROWER - Mr. Chauhan Kanjibhai Hirabhai<br>Co-Borrower - Mrs. Chauhan Minaben Kanjibhai                                 | All that piece and parcel of the land and building bearing Form No. 2. Index No. 573, Gamtal House no. 397, Plot No. 19, Residential use Property, Mouje: Kharakhia (Vanukna), Ta: Bhesan, Dist: Junagadh. Total Land Area Admeasuring Land 83.6130 Sq. Mtrs. (900.00 Sq. Ft.). North by : Road, South by : Plot No. 24, East by : Plot no. 18, West by : Plot No.20, Measurement : Total Land Area Admeasuring Land 83.6130 Sq.Mtrs. (900.00 Sq.Ft.). Situated at within the Sub-Registration District of Bhesan and Registration District of Junagadh.  | 30-Sep-23 & 164525            | 31-Jan-2024                    |
| 12    | BRANCH - Junagadh LOAN NO - SEJNGAD0209359<br>BORROWER - Mr. Maheshbhai Manibhai Limbani<br>Co-Borrower - Mr. Geeta Manibhai Limbani                                    | All that piece and parcel of Gamtal Land bearing Plot No.355 of Bhesan Village, Bhesan Taluka, Junagadh District, land area admeasuring 899.66 Sq.Ft., / 83.6130 Sq.Mtrs. at Survey No.522 of Village Form No.2, with all present and future superstructure thereon and bounded on the; North by : Plot No.368; South by : Road; East by : Road; West by : Plot No.354, Measurement : 899.66 sq.ft., under Loan Agreement-cum-Mortgage of the property Situated at within the Sub-Registration District of Bhesan and Registration District of Junagadh.  | 27-Apr-23 & 148819            | 31-Jan-2024                    |
| 13    | BRANCH - Gotri LOAN NO - SEGOTRI046384<br>BORROWER - Mr. Dipshin Manubhai Damor<br>Co-Borrower - Mrs. Madhuben Dipshin Damor, Mr. Ajaykumar Dipshin Damor               | All the piece and parcel of the land and building bearing Mouje Undera Revenue Survey No.268 Paiki Sub Plot No.6-A, Area known as "Krushnashanti Tenament" Mouje:Undera, Taluka:Vadodra, District:Vadodra residential use property. Admeasuring land 101.06 Sq.Mtrs., i.e.1087.40 Sq.ft., and construction area 698.10 sq.ft., along with common share of land and road 44.54 sq. mtrs., with all present and future superstructure thereon and bounded on the; North by : Sub Plot No.7, South by : Sub Plot No.6-A, East by : Road; West by : Petrochemical townshp;Measurement : Admeasuring Land 101.06 Sq.Mtrs., i.e.1087.40 sq.ft., and Construction area 698.10 sq.ft., along with common share of land and road 44.54 sq.mtrs., under Loan Agreement-cum-Mortgage of the property Situated at within the Sub-Registration District of Vadodra and Registration District of Vadodra. | 27-Apr-23 & 224660            | 31-Jan-2024                    |
| 14    | BRANCH - Makarpura LOAN NO - SEMKAPUR0176361<br>BORROWER - Mr. Jitendrabhai Thakor<br>Co-Borrower - Mrs. Narmadaben Patanvadiya   | All The Piece And Parcel of The Land And Building Bearing on "kajapur Grampanchayat" "Of House No-38, Area known As "Vachli Faliyur", Mouje-Kajapur, Taluk-Vadodra Dist-Vadodra. Residential Use Of Property Admeasuring Land In 42.5 Sq.Ft. And 15 Sq.Ft. Width (Total 630-Sq.Ft). North by : House of Pava Parshottambh Nathabhai. South by : Vado of Pava Hasmmukhbhai Chitli. East by : Vado of Narmadaben Mangalbhai. West by : House of Vijaybhai Ranthilabhai. Measurement : Admeasuring Land in 42 sq.ft. Length" And 15 sq.ft. Width (Total 630-Sq.Ft). Situated at within the Sub-Registration District of Vadodra and Registration of Vadodra.   | 30-Sep-23 & 181901            | 31-Jan-2024                    |
| 15    | BRANCH - Padra LOAN NO - SEPADRA0214460<br>BORROWER - Mr. Solanki Melabhai Shankarbhai<br>Co-Borrower - Mrs. Solanki Sarabben Melabhai                                  | All The Piece And Parcel of The Land And Building Bearing on "Moti Sankhyad Grampanchayat" Of House No-443, Area known AS "Vikapur", Mouje-Moti Sankhyad, Taluka-Anklav, District-Anand. Residential Use Of Property Admeasuring Land In 45 Sq.Ft. And 25 Sq.Ft. Width (Total 1125 Sq.Ft). Measurement Cum Four Direction Confirm By BM Of Padra Branch Manager Mr. Ketan Rana, And Same Recommend By AM Mr. Krishnakant Panchal. North by : Own Land, South by : Own Land, East by : Road, West by : Own Land, Measurement : Admeasuring Land In 45 Sq.Ft. Length" And 25 Sq.Ft. Width (Total 1125 Sq.Ft). Situated at within the Sub-Registration District of Anklav and Registration District of Anand.  | 30-Sep-23 & 192301            | 31-Jan-2024                    |
| 16    | BRANCH - Padra LOAN NO - SEPADRA0254418<br>BORROWER - Mrs. Rohit Jashodaben Ganpathbhai<br>Co-Borrower - Mr. Rohit Ganpathbhai  | All The Piece And Parcel of The Land And Building Bearing On "Bamangam Gram Pancharhat" Of House No-974, Area known "Rohit", Mouje-Bamangam, Taluka-Anklav, District-Anand Residential Use Of Property Total Area Admeasuring Land In 30 Sq.Ft Length" And 24 Sq.Ft Width (Total 720 Sq.Ft) Measurement Cum Four Direction Confirm By BM Of Padra Mr. Ketan Rana And Same Recommend By AM Mr. Krishnakant Panchal. North by : House of Paragbhai Fulebhai, South by : House of Madhabhai Jivabhai, East by : Road, West by : Road, Measurement: Total Area Admeasuring Land In 30 Sq.Ft. Length And 24 Sq.Ft Width (Total 720 Sq.Ft). Situated at within the Sub - Registration District of Anklav and Registration District of Anand.  | 30-Sep-23 & 173196            | 31-Jan-2024                    |
| 17    | BRANCH - Makarpura LOAN NO - SEMKAPUR0175545<br>BORROWER - Mr. Hemant Kumar Patel<br>Co-Borrower - Mrs. Asha Patel  | All The Piece And Parcel of The Land And Building Bearing On "Timbarva Grampanchayat" Of House No 691, Area known AS Motobagh, Mouje-Timbarva, Taluka-Sinor, Dist-Vadodra Residential Use Of Property Admeasuring Land In 35 sq.ft Length" And 13 sq ft Width (Total 455 Sq.Ft). North by : House of Rajnikantbhai Valabhbhai Patel. South by : House of Harjibhai Motibhai Patel, East by : House of Gireeshbhai Manubhai Patel, West by : House of Naranthbhai Prabhubdas Patel. Measurement :Admeasuring Land In 35 Sq.Ft. Length" And 13 sq ft Width (Total 455 Sq.Ft). Situated at within the Sub-Registration District of Sinor and Registration District of Vadodra.   | 30-Sep-23 & 194136            | 31-Jan-2024                    |
| 18    | BRANCH - Junagadh LOAN NO - SEJNGAD0182135<br>BORROWER - MR.DEVANGANBHAI VALA<br>Co-Borrower - MRS.CHANDRIKABEN VALA, MR.CHUNILAL VALA, MR.RASILABEN VALA               | All that piece and parcel of the land and building bearing Form No.2 Gamtal Index No. 2130, & Plot No. 338, House No. 2904 As per Property tax bill. Residential use Property. Mouje: Mendarda Ta: Mendarda, Dist: Junagadh. Total Land Area Admeasuring Land 83.6130 Sq. Mtrs. (900 Sq. Ft). North by : Plot No.331, South by : Road, East by: Road, West By: Plot No.337, Measurement: Total Land Area Admeasuring Land 83.6130 Sq. Mtrs. (900 Sq.Ft.) Situated at within the Sub-Registration District of Mendarda and Registration District of Junagadh.  | 16-Oct-23 & 138018            | 31-Jan-2024                    |

Authorized officer,  
Equitas Small Finance Bank Ltd

### BAJAJ FINANCE LIMITED

Corporate Office: 3rd Floor, Panchshil Tech Park, Viman Nagar, Pune-411014, Maharashtra. Branch Office: 2nd & 3rd Floor, Universal Business Centre, Near, Machuban Arcade, LP Savani Rd, Road, Surat, Gujarat 395009

#### POSSESSION NOTICE (for immovable properties)

U/s 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, Rule 8-(1) of the Security Interest (Enforcement) Rules 2002, (Appendix-IV) Whereas, the undersigned being the Authorized Officer of M/s BAJAJ FINANCE LIMITED (BFL) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(1) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued Demand Notice(s) to Borrower(s) / Co-Borrower(s) / Guarantor(s) mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The Borrower(s) / Co-Borrower(s) / Guarantor(s) having failed to repay the amount, notice is hereby given to the Borrower(s) / Co-Borrower(s) / Guarantor(s) and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with Rule 8-(1) of the said rules. The Borrower(s) / Co-Borrower(s) / Guarantor(s) in particular and the public in general are hereby cautioned not to deal with the below said property and any dealings with the said property will be subject to the first charge of BFL for the amount(s) as mentioned herein under with future interest thereon.

| Name of the Borrower(s) / Guarantor(s) (LAN No, Name of Branch)   | Description of Secured Asset (Immovable Property)  | Demand Notice Date & Amount   | Date of Possession |
|---|--|---|--------------------|
| BRANCH : SURAT<br>(LAN No. 42820P16374454)<br>1. HARESHBHAI LALLIBHAI KATHIRIYA (Borrower)<br>2. DIPTEBEN HARESHBHAI PATEL (Co-Borrower)<br>At: 59, Ashwin SOC, Khodiyarnagar, District Surat, Gujarat-395006   | Schedule Of Property 1: All That Piece And Parcel Of The Non-agricultural Property Described As: All That Right, Title And Interest Of Property Bearing Shop No 11 Admeasuring 25.42 Sq.mtr. / But Up Area On Ground Floor Of Building No B/2 In The Campus Known As Star Galaxy Constructed On Non-agricultural Land Located At Survey No. 1359, Block No 1316, Having Preliminary T.p. scheme No 36 (varnava)p.p.no.56 Final Plot No 54/4I Village Varvav Sub District Adajan, District Surat, East - Road, West - Road, North - Building No B/1, 1316, Having Preliminary T.p.scheme No 36 (varnava)p.p.no.56 Final Plot No 54/4I Village Varvav Sub District Adajan, District Surat, East - Road, West - Road, North - Building No B/1 | 14th Nov 2023<br>Rs.64,61,799/-<br>(Rupees Sixty Four Lac. Sixty One Thousand Seven Hundred Ninety Nine Only) | 03.02.2024         |
| Schedule Of Property 2: All That Right, Title And Interest Of Property Bearing Shop No 15 Admeasuring 22.96 Sq.mtr. / But Up Area And Shop No 16 Admeasuring 23.43 Sq.mtr. But Up Area On Ground Floor Of Building No C/2 In The Campus Known As Star Galaxy Constructed On Non-agricultural Land Located At Survey No. 1359, Block No 1316, Having Preliminary T.p. scheme No 36 (varnava)p.p.no.56 Final Plot No 54/4I Village Varvav Sub District Adajan, District Surat, East - Road, West - Road, North - Road, South - Building C/1 |  |   |                    |
| Schedule Of Property 3: All That Right, Title And Interest Of Property Bearing Shop No 13 Admeasuring 23.96 Sq.mtr. / But Up Area And Shop No 14 Admeasuring 22.96 Sq.mtr. But Up Area On Ground Floor Of Building No C/1 In The Campus Known As Star Galaxy Constructed On Non-agricultural Land Located At Survey No. 1359, Block No 1316, Having Preliminary T.p. scheme No 36 (varnava)p.p.no.56 Final Plot No 54/4I Village Varvav Sub District Adajan, District Surat, East - Road, West - Road, North - Building B/2, South - Road |  |   |                    |

Date: 06.02.2024. Place: SURAT  
Authorized Officer Bajaj Finance Limited

#### Public Notice For E-Auction For Sale Of Immovable Properties

Sale of immovable property mortgaged to IFIL Home Finance Limited (Formerly known as India Intime Housing Finance Ltd.) (IFIL-HFL) Corporate Office at Plot No. 98, 5th Floor Vihar, Phase-IV, Guindy, Chennai-600028 and Branch Office at 'TF-0405, First Floor, Shivalki Complex, Bhavnagar Road, Sihar, Dist. Bhavnagar - 364240', 'Ahmedabad Commerce House, 4th Floor, Commerce House 4, N Shell Petrol Pump, Anandnagar Road, Pralahadnagar, Ahmedabad - 380051', 'Sn.1,2,3, Kalpataru complex, Parshwanath Society, Near Manirata street, TB Road, Vijapur, Dist: Mehsana - 382870' under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter 'Act'). Whereas the Authorized Officer (AO) of IFIL-HFL, had taken the possession of the following properties pursuant to the notices issued U/s 13(4) of the Act in the following loan accounts/prospect nos. with a right to sell the same on "AS IS WHERE IS, AS IS WHAT IS BASIS AND WITHOUT RECOURSE BASIS" for realization of IFIL-HFL's dues. The Sale will be done by the undersigned through e-auction platform provided at the website: www.ifilhome.com

| Borrower(s) / Co-Borrower(s) / Guarantor(s)  | Demand Notice Date and Amount   | Description of the Immovable Property/ Secured Asset   | Date of Physical Possession  | Reserve Price  |
|--|---|--|--|--|
| 1. Mr. P. Chintan<br>2. Mrs. Bhavna<br>3. Mrs. Nirmalben<br>4. Mrs. Jagdishbhai Chhabbar<br>(Prospect No 931402) | 30-Apr-2022<br>Rs. 9,85,346/- (Rupees Nine Lakh Eighty Five Thousand Three Hundred Forty Six Only)<br>Bid Increase Amount<br>Rs. 20,000/- (Rupees Twenty Thousand Only) | All that part and parcel of the property Plot No. M-422, Colony No. 96/11, C. road, area 450 sq. ft., Survey No. 81, 62, Avandnagar, Bhavnagar, Gujarat 364005 admeasuring 51.36 sq.mtr.                             | 21-Jan-2024<br>Total Outstanding As On Date 03-Jan-2024<br>Rs. 15,27,400/-<br>Rupees Fifteen Lakh Twenty Seven Thousand Four Hundred Only      | Rs. 4,42,000/- (Rupees Four Lakh Forty Two Thousand Only)<br>Earnest Money Deposit (EMD)<br>Rs. 44,200/- Rupees Forty Four Thousand Two Hundred Only         |
| 1. Mr. Pinalbhai Narayanbhai Suthar<br>2. Mrs. Hetalben Mistri<br>(Prospect No 931402)                           | 20-Dec-2021<br>Rs. 9,04,286/- (Rupees Nine Lakh Four Thousand Two Hundred Eighty Six Only)<br>Bid Increase Amount<br>Rs. 20,000/- (Rupees Twenty Thousand Only)         | All that part and parcel of the property House No-11/46, Admeasuring 640 Sq. Ft., City Survey No. 1227, Lular Shen, Lodra, Khadiya Viyatar, Gandhinagar, 382835, Gujarat, India                                      | 21-Jan-2024<br>Total Outstanding As On Date 03-Jan-2024<br>Rs. 10,79,081/-<br>(Rupees Ten Lakh Seventy Nine Thousand Eighty One Only)          | Rs. 7,68,000/- (Rupees Seven Lakh Sixty Eight Thousand Only)<br>Earnest Money Deposit (EMD)<br>Rs. 76,800/- (Rupees Seventy Six Thousand Eight Hundred Only) |
| 1. Mr. Bharati Thakor<br>2. Mrs. Sonabhen Thakor<br>(Prospect No 966191)   | 09-Jun-2023<br>Rs. 3,31,417/- (Rupees Three Lakh Thirty One Thousand Four Hundred Seventeen Only)<br>Bid Increase Amount<br>Rs. 20,000/- (Rupees Twenty Thousand Only)  | All that part and parcel of the property bearing House No 4/43/1, Land area 420 sq. ft., Carpet area 390 sq. ft., But up area 420 sq. ft., Unpo Thakor Vas, De Vadvada, Delvada, Gandhinagar, 382810, Gujarat, India | 21-Jan-2024<br>Total Outstanding As On Date 03-Jan-2024<br>Rs. 3,96,618/-<br>(Rupees Three Lakh Ninety Six Thousand Six Hundred Eighteen Only) | Rs. 5,04,000/- (Rupees Five Lakh Four Thousand Only)<br>Earnest Money Deposit (EMD)<br>Rs. 50,400/- (Rupees Fifty Thousand Four Hundred Only)                |

Date of Inspection of property: 5-Mar-2024 11:00 hrs - 14:00 hrs. EMD Last Date: 7-Mar-2024 @ 5 pm. Date/Time of E-Auction: 11-Mar-2024 11:00 hrs - 13:00 hrs.

Mode of Payment: EMD payments are to be made vide online mode only. To make payments you have to visit <https://www.ifilhome.com> and pay through link available for the property/ Secured Asset only.

Note: Payment link for each property/Secured Asset is different. Ensure you are using link of the property/Secured Asset you intend to buy/public auction.

For balance payment, upon successful bid, has to pay through RTGS/NEFT. The accounts details are as follows: a) Name of the Account: IFIL Home Finance Ltd, b) Name of the Bank: Standard Chartered Bank, c) Branch: 38923xxx, followed by Prospect Number, d) IFSC Code: SCBL036001, e) Bank Address: Standard Chartered Bank, 90 M. G. Road, Fort, Mumbai - 400001.

Terms and Conditions:

- For participating in e-auction, intending bidders required to register their details with the Service Provider [www.ifilhome.com](https://www.ifilhome.com) well in advance and has to create the login account, login ID and password. Intending bidders have to submit/ send their 'Tender FORM' along with the payment details towards EMD, copy of the KYC and PAN card at the above mentioned Branch Office.
- The bidders shall improve their offer at multiple of amount mentioned under the column 'Bid Increase Amount'. In case bid is placed in the last 5 minutes of the closing time of the e-auction, the bid will be automatically get extended for 5 minutes.
- The successful bidder shall deposit 25% of the bid amount (after adjusting EMD) within 24 hours of the acceptance of bid price by the AO and the balance 75% of the bid amount within 15 days from the date of confirmation of sale by the secured creditor. All deposit and payment shall be in the prescribed mode of payment.
- The purchaser has to bear the cess, applicable stamp duty, fees, and any other statutory dues or other dues like municipal tax, electricity charges, land and all other incidental costs, charges including all taxes and rates outgoings relating to the property.
- Bidders are advised to go through the website <https://www.ifilhome.com> and <https://www.ifil.com> home-loans/properties-for-public-auction for detailed terms and conditions of auction sale and auction application form before submitting their Bids for taking part in the e-auction sale proceedings.
- For details, help procedure and online training on e-auction prospective bidders may contact the service provider E mail ID: -auction@ifil.com, Support Helpline Numbers: at 1800 2672 499.
- For any query related to Property details, Inspection of Property and Online bid etc. call IFIL HFL toll free no. 1800 2672 499 from 09:30 hrs to 18:00 hrs between Monday to Friday or write to email: auction@ifil.com
- Notice is hereby given to above said borrowers to collect the household articles, which were lying in the secured asset at the time of taking physical possession within 7 days, otherwise IFIL-HFL shall not be responsible for any loss of property under the circumstances.
- Further the notice is hereby given to the Borrowers, that in case they fail to collect the above said articles same shall be sold in accordance with Law.
- In case of default in payment at any stage by the successful bidder / auction purchaser within the above stipulated time, the sale will be cancelled and the amount already paid will be forfeited (including EMD) and the property will be re-offered for sale.
- AO reserves the rights to postpone/cancel or vary the terms and condition of tender/auction without assigning any reason therefor. In case of any dispute in tender/auction, the decision of AO of IFIL-HFL will be final.

STATUTORY 30 DAYS SALE NOTICE UNDER U/S 6 (b) OF THE SARFAESI ACT, 2002

The Borrower are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of Tender/Auction, failing which the property will be auctioned/sold and balance dues if any will be recovered with interest and cost.

Place : Gujarat  
Date : 06.02.2024  
Sd/- Authorized Officer,  
For IFIL Home Finance Limited.

### CAPRI GLOBAL

Capri Global Housing Finance Limited  
Registered & Corporate Office : 502, Tower-A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai-400013.

Office Address : 9th Floor, B&C Tower, Opposite Lava Garden, Near Axis Bank, Ahmedabad-380006.

#### POSSESSION NOTICE (for immovable properties)

Whereas the undersigned being the Authorized Officer of Capri Global Housing Finance Limited (CGHFL) under the Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under Section 13(1) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, Demand Notice(s) issued by the Authorized Officer of the company to the Borrower(s) / Guarantor(s) mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The Borrower having failed to repay the amount, notice is hereby given to the borrower(s) / Guarantor(s) and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of the said Act read with Rule 8 of the Security Interest Enforcement Rules, 2002. The Borrower's attention is invited to provision of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets. The Borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of "CGHFL" for an amount as mentioned herein under with interest thereon.

| Sr. No. | Name of the Borrower/ Guarantor   | Description of Secured Asset (Immovable Properties)  | Demand Notice Date & Amount  | Date of Possession |
|---------|---|--|------------------------------|--------------------|
| 1.      | (Loan Account No. LNHJAM000013854 Jannagar Branch)<br>Mr. Ganshyam Chimanabhai Bhatt<br>Mrs. Neelaben Ganshyambhai Bhatt  | In the district and sub district Jannagar at Village Dhinchda, the land bearing RS No. 37/Paiki 7, admeasuring 11837 Sq. Mts., Jannagar Area Development Authority, have sanctioned the layout and the Collector Jannagar have converted in to non-agriculture land and as per the layout this land divided into 1 to 8 residential plots known as "Om Sai Ram Park - B". Of those plots of Om Sai Ram Park - B, Plot No. 20 and 21 were amalgamated and given new plot No. 20 and new plot no. 20 was sub plotted and divided into 3 sub plots, i.e. 20/1 to 20/3, by the approval of Vadinar Municipal Corporation. Out of these plots of Om Sai Ram Park - B, plot no. 20/2, admeasuring plot area 64.09 Sq. Mts., Opposite Bansidhar School, Bedi Bunder Road, Dhinchda City, Jannagar, Gujarat - 361006. Bounded by: East: Plot No. 40 and 41 are situated, West : 7.50 Mts. Wide Road is situated, North : Sub Plot No. 20/1 is situated, South : Sub Plot No. 20/3 is situated. | 17.11.2023<br>Rs.23,15,876/- | 31-01-2024         |
| 2.      | (Loan Account No. LNHJAM000012494 Jannagar Branch)<br>Mr. Kuldip Singh Manjit Singh<br>C/o M/s Aditya Enterprise Mrs. Lakshvinder Manjit Singh Kaur                               | In The District and Sub District of Jannagar, at Village Mungani, originally land bearing R.S. No. 243, admeasuring 37399.00 Sq. Mts., was converted into non-agricultural residential plots by the order of Vadinar Area Development Authority and collector Jannagar. Out of these plots, Plot No. 41 to 53 were amalgamated and given New Plot No. 41 and New Plot No. 41 was divided into 23 sub plots, Sub Plot No. 41/1 to 41/23 by the approval of Vadinar Area Development Authority. Out of these Sub Plots, Sub Plot No. 41/6, Area Admeasuring 65.63 Sq. Mts., Chitrakut, Behind Maruti Nagar, Off. TPS Road, Area Chitrakut, Mungni, City Sikka, Taluka and District Jannagar, Gujarat - 361141. Bounded by: East : 7.50 Mt. Wide Road, West : Sub Plot No. 41/9 and 41/20, North: Sub Plot No. 41/5, South : Sub Plot No. 41/7.   | 17.11.2023<br>Rs.4,58,927/-  | 01-02-2024         |
| 3.      | (Loan Account No. LNHJGNDH000000796 Gandhinagar Branch)<br>Mr. Bharatnath Dayanath Nathava<br>C/o M/s Aadesh RTO Advisor Mrs. Bhavnaben Nathava                                   | All Piece and Parcel of Land bearing Residential Plot - A, Area Admeasuring 50.75 Sq. Mts., South Part of Plot No. 64, R.S. No. 193/ Paiki/9/ Paiki 1, Village Gokuldham, Behind Swaminarayan Nagar, Satapur Road, Rata Talav, Taluka Anjar, District Katraj, Gujarat - 370110. Bounded by: East : 9 Mts. Wide Road, West : Plot No. 42, North: Northern part of Plot No. 64, South: Plot No. 63.  | 14.11.2023<br>Rs.5,16,353/-  | 02-02-2024         |
| 4.      | (Loan Account No. LNHJLAH000017327 Ahmedabad Branch)<br>Mr. Manish Aatmaprasad Rajput<br>Mrs. Minadevi Aatmasinh Rajput   | All that piece and parcel of property bearing Flat No. 303, Block L, 3 <sup>rd</sup> Floor, admeasuring about 108.69 Sq. Mts., built up area L, and undivided share 36.00 Sq. Mts. in the scheme of Aditya India Colony, constructed on land bearing Sub Plot No. 3 & 4, Final Plot No. 97 + 101 + 106/2 and 105/1, TP Scheme No. 176, Amalgamated Block No. 176/A (Old Block No. 177, 179, 196 and 176/1), Nr. Swaminarayan Vidhyadham, Mouje Hathivan, Vatva, Ahmedabad, Gujarat - 382445. Bounded by: East : Flat No. L-304, West : Block No. D, North : Society Common Road, South : Flat No. L-302.   | 29.11.2023<br>Rs.29,88,983/- | 02-02-2024         |
| 5.      | (Loan Account No. LNHJGNDH00027938 Gandhinagar Branch)<br>Mr. Harji Harshi Dhedea<br>C/o Shree Uva Fabrications<br>Mrs. Ratnabai Hiji Maheshwari<br>Mrs. Maheshwari Ranabhai Hiji | All Piece and Parcel of Property being Non-Agricultural and Residential Sub-Plot no. 36 to 41/P Plot Area Admeasuring About. 68.86 Sq. Mts. Being Part of Amalgamated Main Plot no. 36 to 41, 'Gajanan Silver City', Revenue Survey No. 105/Paiki 1 Village Baroi, Taluka Mundra, District Kutch, Gujarat - 370421. Bounded by: East : 6.00 Mtr Wide Internal Road, West : Sub Plot no. 36 - 41/A, North : 7.50 Mtr Wide Internal Road, South: Sub Plot no. 36 - 41/A.   | 17.11.2023<br>Rs.8,22,794/-  | 03-02-2024         |
| 6.      | (Loan Account No. LNHLSUR00062677 Surat Branch)<br>Mr. Nareshbhai Babubhai Rabi<br>Mrs. Sanali Nareshbhai Rabi<br>Mrs   |  |                              |                    |