

**Form No. RSC-4 [Pursuant to Rule 3(3)]**  
 Before the National Company Law Tribunal Bench at Ahmedabad  
 C. P. No. 31/NCLT/AHM/2023  
 In the matter of application for Reduction of share capital of  
**Cama Hotels Limited - Applicant**  
**PUBLICATION OF NOTICE**

Notice may be taken that an application was presented to the Tribunal at Ahmedabad Bench, on the 13th day of July, 2023 for confirming the reduction of the share capital of the above company from Rs. 5,75,92,000 (Rupees Five Crore Seventy Five Lakh Ninety Two Thousand Only) represented by 57,59,200 (Fifty Seven Lakh Fifty Nine Thousand Two Hundred) Equity Shares of Rs. 10 (Rupees Ten only) each to Rs. 5,12,49,900/- (Rupees Five Crores Twelve Lacs Forty Nine Thousand Nine Hundred Only) consisting of 51,24,990 (Fifty One Lacs Twenty Four Thousand Nine Hundred Ninety) Equity Shares of Rs. 10/- (Rupees Ten) each by cancelling and extinguishing, in aggregate 11.01% of the total subscribed equity share capital of the Company, comprising 6,34,210 (Six Lacs Thirty Four Thousand Two Hundred Ten) equity shares of Rs. 10/- (Rupees Ten) each held by the public shareholders of the Company i.e., the holders of the equity shares of the Company other than the promoter shareholders of the Company (the "Public Shareholders"). As a consideration for the Capital Reduction, the Shareholders shall be paid consideration of INR 17.50 per share. The proposed capital reduction was approved by the Shareholders of the Petitioner Company at their Extra Ordinary General Meeting held on 29th December 2022. The said application of the applicant company has been admitted upon hearing by Hon'ble Tribunal vide order dated 3rd October 2023 and the said application is fixed for hearing before Hon'ble National Company Law Tribunal, Ahmedabad Bench on 23 November 2023.

Any person who seeks to support or oppose the application at the hearing, should give notice in writing not later than 2 days before the date fixed for hearing the application and appear in person or by his advocate. Where he seeks to oppose the application, the grounds of opposition or a copy of his affidavit should be furnished with this notice. A copy of the application will be furnished to any person free of charge at registered office of the Company at Cama Hotels Limited, Khanpur Road, Ahmedabad-380001 during business hours.

Sd/-  
**Mr. Rustom Jehangir Cama**  
 (Managing Director)  
 DIN : 00613782  
**Cama Hotels Limited**

Date : 04.10.2023  
 Place : Ahmedabad

**INDOSTAR CAPITAL FINANCE LIMITED**  
 Registered Office - Unit No. 505, 5th Floor, Wing 2/E, Corporate Avenue, Andheri-Chatkarpur Link Road, Chakala, Andheri (East), Mumbai - 400 093. Branch Office - Office no. 222 & 223 Shreyya Amalg, Opp. Avalon Hotel, Sindhubhavan to Thaltej Road, Thaltej, Ahmedabad 380059.

**Notice under Section 13(2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.**  
 I, the undersigned as the authorized officer of M/s Indostar Capital Finance Ltd, hereby give the following notice to the mentioned Borrower (S) / Co-Borrower (S) / Guarantor (S) who have grossly failed to discharge their legal liability i.e. defaulted in the repayment of the amount i.e. principal as well as the interest and other charges accrued there-on for Loan (S) Against Property (S) advanced to them by M/s Indostar Capital Finance Ltd and as a consequence there-of, the Loan (S) have become Non-Performing Assets (NPA) of the company. Accordingly, Notice (S) were issued to them under Section 13(2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and rules there-to, on their last known addresses through India Post however the same have been delivered or returned un-served and it is apprehended that the parties mentioned here-in are avoiding the service of the same, as such the Borrower (S) / Co-Borrower (S) / GUARANTOR (S) named below are hereby intimated by way of this publication notice to clear their entire outstanding dues for the loan facilities availed and also for such securities have been created by them as detailed under:

Name of the Borrower / Co-Borrower & Address	Description of the Schedule Property	Notice Date & Amount (S) Demanded
<b>RAMKISHAN HARI REDDY, B-301, SANSKUR TOWER, NR. HOTEL CUMBAY, THULTEJ AHMEDABAD-380054... CO-BORROWER</b>	All that, PROPERTIES AT- B-301, SANSKUR TOWER, NR. MANDAR BUNGLOW, NR. SATEJ APARTMENT, THALTEJ TO S.G. HIGHWAY ROAD, THALTEJ, AHMEDABAD - 380054	25 Sep 2023 Total Outstanding of Loans no. LSAHD02917-180002305 is Rs. 40,19,307/- (Rupees Forty Lakh(s) Nineteen Thousand Three Hundred Seven Only).
<b>1. SUN PRINTS, 18-1ST FLOOR, BLOCK-A, TPS-18, P17 SUMEL BUSINESS PARK-3 OPP RAIPUR GATE, GUJARAT AHMEDABAD-380002 ALSO AT: UNIT NO. 18 &amp; UNIT NO 19, BLOCK-A SUMEL BUSINESS PARK-3, OPP RAIPUR GATE RAIPUR, AHMEDABAD... CO-BORROWER</b>	PROPERTIES AT- 1. OFFICE/UNIT No. A/18, 1ST FLOOR, SUMEL BUSINESS PARK-III, B/H. NEW CLOTH MARKET, RAIPUR, NR. RAIPUR GATE, SARANGPUR, AHMEDABAD - 380054 BOUNDED ON THE : North By: Shop No. 19 South By: Shop No. 17 East By: Internal Road West By: Shop No. 3 & 4. 19, 1ST FLOOR, SUMEL BUSINESS PARK- III, B/H. NEW CLOTH MARKET, RAIPUR, NR. RAIPUR GATE, SARANGPUR, AHMEDABAD - 380054 BOUNDED ON THE : North By: Shop No. 20 South By: Shop No. 18 East By: Internal Road West By: Shop No. 3 & 4	23 September 2023 Total Outstanding of Loans no. LSAHD00417-180001106 is Rs. 8,877,607/- (Eighty Eight Lakh(s) Seventy Seven Thousand Six Hundred Seven Only) and total outstanding of Loan no. LSAHD00417-180001108 is 1,17,36,463/- (Rupees One Crore Seventeen Lakh(s) Thirty Six Thousand Four Hundred Sixty Three Only) as on 21-09-2023.
<b>2. JASODABEN D THAKKER, 17-RAJANGANDHA BUNGLOWS THALTEJ OPP SAL HOSPITAL GUJARAT AHMEDABAD-380054 ALSO AT: UNIT NO. 18 &amp; UNIT NO 19, BLOCK-A SUMEL BUSINESS PARK-3, OPP RAIPUR GATE RAIPUR, AHMEDABAD... CO-BORROWER</b>	PROPERTIES AT- 1. OFFICE/UNIT No. A/18, 1ST FLOOR, SUMEL BUSINESS PARK-III, B/H. NEW CLOTH MARKET, RAIPUR, NR. RAIPUR GATE, SARANGPUR, AHMEDABAD - 380054 BOUNDED ON THE : North By: Shop No. 20 South By: Shop No. 18 East By: Internal Road West By: Shop No. 3 & 4	23 September 2023 Total Outstanding of Loans no. LSAHD00417-180001106 is Rs. 8,877,607/- (Eighty Eight Lakh(s) Seventy Seven Thousand Six Hundred Seven Only) and total outstanding of Loan no. LSAHD00417-180001108 is 1,17,36,463/- (Rupees One Crore Seventeen Lakh(s) Thirty Six Thousand Four Hundred Sixty Three Only) as on 21-09-2023.
<b>3. DASRATHAL DEVANDAS THAKKER, 17-RAJANGANDHA BUNGLOWS THALTEJ OPP SAL HOSPITAL GUJARAT AHMEDABAD-380054 ALSO AT: UNIT NO. 18 &amp; UNIT NO 19, BLOCK-A SUMEL BUSINESS PARK-3, OPP RAIPUR GATE RAIPUR, AHMEDABAD... CO-BORROWER</b>	PROPERTIES AT- 1. OFFICE/UNIT No. A/18, 1ST FLOOR, SUMEL BUSINESS PARK-III, B/H. NEW CLOTH MARKET, RAIPUR, NR. RAIPUR GATE, SARANGPUR, AHMEDABAD - 380054 BOUNDED ON THE : North By: Shop No. 20 South By: Shop No. 18 East By: Internal Road West By: Shop No. 3 & 4	23 September 2023 Total Outstanding of Loans no. LSAHD00417-180001106 is Rs. 8,877,607/- (Eighty Eight Lakh(s) Seventy Seven Thousand Six Hundred Seven Only) and total outstanding of Loan no. LSAHD00417-180001108 is 1,17,36,463/- (Rupees One Crore Seventeen Lakh(s) Thirty Six Thousand Four Hundred Sixty Three Only) as on 21-09-2023.

This step is being taken for substituted service of the un-served notice (S). The above-mentioned Borrower (S) / Co-Borrower (S) / Guarantor (S) are advised to make the payments of the amount demanded above along with future interest and other charges accrued thereon, within 60 days from the date of publication of this notice failing which (without prejudice to any other right remedy available with Indostar Capital Finance Ltd) further steps for taking possession of the Secured Assets/Mortgaged property will be initiated under the provisions of Sec.13 (4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Rules there-to. The parties named above are also advised not to alienate, or create third-party interest in the above-mentioned properties on which Indostar Capital Finance Ltd has the first Charge.  
 Place: Ahmedabad, Date : 09.10.2023. Sd/- Authorized Officer - M/s. Indostar Capital Finance Limited

**UNITY** Small Finance Bank  
 Corporate Office, Centrum House, CST Road, Vidyanagar Marg, Kalina, Santacruz (E), Mumbai-400098

**PUBLIC NOTICE FOR E-AUCTION SALE OF SECURED ASSETS**  
 Unity Small Finance Bank Limited is an assignee and a secured creditor of below mentioned borrower by virtue of Business Transfer Agreement dated 26.10.2021 executed with Centrum Financial Services Limited. The undersigned in exercise of powers conferred under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 hereby give notice to public in general that the below mentioned property shall be sold by way of "online e-auction" for recovery of dues.  
 The property shall be sold strictly on "AS IS WHERE IS", "AS IS WHAT IS" and "NO RECOURSE" basis apart from other terms mentioned below.

Name of the Borrower	Amount of Secured Debt as per Demand Notice (Amt. in Rupees)	Description of Property	Last Date for submission of Bid	Date of Time of Inspection	Date & Time of E-Auction of Property	Reserve Price (Amt. in Rupees)	Earnest Money Deposit (Amt. in Rupees)
1. Welcome Glass and Gift 2. Mr. Mohmad Salim R. 3. Mrs. Memon Tabsumben Salimibhai Loan Account No. CFSUMLHSL0A N00000500109 4	Demand Notice Outstanding as on 16.02.2023 - Rs. 18,13,253.09 p (Rupees Eighteen Lakhs Thirteen Thousand Two Hundred Fifty Three and Nine Paise Only).	All the piece and parcel of immovable property belongs to City sheet Survey No. 47, City Survey No.3296/ paak House Property No.5/364 total measuring in all 18-39-49 Sq.Mt. i.e. 198-00 Sq.Ft. & City Sheet Survey No.47, City Survey No.3297 Paik Shop Ground Floor Property No.5/353 total measuring in all 10-96-26 Sq.Ft. i.e. 118-49 Sq.Ft. (Total area of property No.5/365 & 5/353 is 29-35-75 Sq.Mt. i.e. 316-00 Sq.Ft.) Situated at Palampur Dhal Vas, Tal- Palampur / Dist- Banaskantha, Gujarat.	16.11.2023 Till 5.00 PM	On 23.10.2023 & 10.11.2023	On 17.11.2023 & Between 11.00 a.m. To 12.30 p.m.	Rs. 35,00,000/-	Rs. 3,50,000/-

**TERMS AND CONDITIONS OF E-AUCTION SALE:** 1. The property shall not be sold below the reserve price and sale is subject to the confirmation by Unity Small Finance Bank Limited as secured creditor. The property shall be sold strictly on "AS IS WHERE IS" and "AS IS WHAT IS" and "NO RECOURSE BASIS". 2. E-auction tender Documents containing online e. auction bid form, Declaration, and General Terms and Conditions of online auction sale are available in www.auctionbazaar.com. 4. Bidders shall hold a valid email ID. (e-mail ID is necessary for the intending bidder as all the relevant information and allotment of ID & Password by M/S. ARCA E-MART PVT. LTD (Auctionbazaar.com) may be conveyed through e-mail). The prospective qualified bidders may avail of online training on e-auction from M/s. ARCA E-MART PVT. LTD., 78-21/1/A/1, PARK AVENUE 1, AMEERPET, Secunderabad Telangana 500016 IN Website at www.auctionbazaar.com. Help Line No.8370969696 / 9803716999. Email-ID: contact@auctionbazaar.com, / shiva@auctionbazaar.com. Prior to the date of e-auction, Neither the Authorized Officer/Bank nor M/s. ARCA E-MART PRIVATE LIMITED(Auctionbazaar.com) will be held responsible for any internet Network problem/Power failure/any other technical lapses/failure etc. to ward off such contingencies the interested bidders are requested to ensure that they are technically well-equipped with adequate power back-up etc., for successfully participating in the e-auction event. 5. Money Deposit (EMD) shall be deposited through RTGS/IDRNET fund transfer to Current Account No. 02681300002122, Name of the Bank: Yes Bank Limited, Branch: Kalanagar, Greater Mumbai. Name of the Beneficiary: Unity Small Finance Bank Limited, IFSC Code: YESB000268. Please note that the Cheque/Demand Draft shall not be accepted towards EMD. 6. The Bids below reserve price and/or without EMD amount shall not be accepted. Bidders may improve their further bid amount in multiple of Rs. 10000/- (Rupees Ten Thousand Only). 7. The successful bidder shall pay 25% of the bid amount/sale price (including earnest money already paid) immediately after declaration of successful bidder. The successful bidder will deposit balance 75% of the bid amount/sale price within 15 days from declaration of successful bidder, subject to TDS as may be applicable. 8. If successful bidder fails to deposit sale price as stated above, all deposits including EMD shall deemed to be forfeited without any further notice. However extension of further reasonable period for making payment of balance 75% may be allowed and shall be at the sole discretion of authorized officer. 9. The EMD amount successful bidders will be returned without interest, after the closure of the E-auction as per process. 10. The particulars given by the Authorized officer are stated to the best of his/her knowledge, belief and records. Authorized officer shall not be responsible for any error, mis-statement or omission etc. 11. The undersigned being Authorized Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale or modify any terms and conditions of the sale without any prior notice or assigning any reasons. 12. The bidders should make discreet enquiries as regards charges/encumbrances on the property and should satisfy themselves about the title, extent, quality of the property before submitting their bid. No claim of whatsoever nature regarding charges, encumbrances over the property and any other matter etc. shall be entertained after submission of the online bid. 13. Any arrears, dues, taxes, charges whether statutory or otherwise including stamp duty/registration fees on sale of property shall be borne by the purchaser only. 14. For further details, contact Mr. Rajiv Mistry, Authorized Officer, Mobile No. 9825212324 and Mr. Kuldipshah Chavada, local officer, Mobile No. 9662498704 of Unity Small Finance Bank Limited at above mentioned address. 15. The Sale Certificate will be issued post realization of entire sale proceeds and the possession of the immovable asset(s) will be delivered post 15 days thereof along with registration of sale certificate (if required any) with prior appointment and post confirmation of the authorized officer. Further, the sale certificate in the name of the purchaser(s) only and will not be issued in any other name(s). 16. The Borrower(s)/Guarantor(s) are hereby given Statutory Sale Notice under Rule 8 and 9 of the SARFAESI Rules, 2002 and the sale shall be subject to rules/conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. 17. Auction Notice can be viewed on Bank's website- https://theunitybank.com/regulatory-disclosures.html  
 THIS NOTICE WILL ALSO SERVE AS STATUTORY 30 DAYS NOTICE TO THE BORROWER/ GUARANTORS/ MORTGAGOR UNDER SARFAESI ACT AND RULES MADE THEREUNDER.  
 Authorized Officer  
 For Unity Small Finance Bank Limited  
 Date: 09.10.2023

**POONAWALLA HOUSING FINANCE LIMITED**  
 (FORMERLY KNOWN AS MAGMA HOUSING FINANCE LTD)  
 Registered Office: 602, 6th Floor, ZERO ONE IT PARK, SR. No. 79/1, GHORPADI, MUNDHWA ROAD, PUNE - 411036 Branch Office: Office No. 607, Besides Kadiwala School, ICC Complex, opposite Civil Hospital, Centre Point, Surat, Gujarat 395002.

**E-AUCTION - SALE NOTICE**

Sale of secured immovable asset under SARFAESI Act

Notice is hereby given to the public in general and to the Borrowers/Co-Borrowers/Guarantors in particular, that under mentioned properties mortgaged to Magma Housing Finance Ltd has now been renamed as Poonawalla Housing Finance Ltd (PHFL) vide Certificate of Incorporation, the possession of which has been taken by PHFL's Authorized Officer under Sec 13(4)/14 of SARFAESI Act; will be sold through e-auction as per terms mentioned below for recovery of PHFL's outstanding dues with applicable interest, charges, and costs etc. The property described will be sold on "AS IS, WHERE IS, WHATEVER THERE IS AND WITHOUT RECOURSE BASIS" under Rule 8 & 9 of Security Interest (Enforcement) Rules. For detailed T&Cs of sale, please refer to link provided in PHFL's/Secured Creditor's website i.e. www.poonawallahousing.com

Sl. No.	Proposal No. Customer Name (A)	Demand Notice Date and Outstanding Amount (B)	Nature of Possession (C)	Description of Property (D)	Reserve Price (E)	EMD (10% of RP) (F)	EMD Submission date (G)	Incremental Bid (H)	Property Inspection Date & Time (I)	Date and time of Auction (J)	Known encumbrances/ Court cases if any (K)
1	Loan no. HM/0105/H/16/100141 DEEPA YOGESHBHAI SAJNANI (BORROWER), YOGESH KHEMCHAND SAJNANI (CO-BORROWER)	Notice date: 08/12/2022 Total Dues: Rs. 13,11,453.03 (Rupees Thirteen Lacs Eleven Thousand Four Hundred Fifty Three and Three Paises Only) payable as on 08/12/2022 along with interest @ 13.55% p.a. till the realization.	Physical	All That Piece And Parcel Of Mortgaged Property Of A Residential Building With Land Adm. 36-78 Sq.Mts. Of Subplot No. A(P) West Side Of Plot No. 14-C Of Rajkot Survey No. 855, Rajkot City Survey Ward No. 18, City Survey No. 316(P)	Rs. 13,79,945/- (Rupees Thirteen Lakh Seventy Nine Thousand Nine Hundred Forty Five Only)	Rs. 1,37,994.5/- (Rupees One Lakh Thirty Seven Thousand Nine Hundred Ninety Four and Fifty Paises Only)	25/10/2023 Before 5 PM	10,000/-	19/09/2023 (11AM - 4PM)	26/10/2023 (11 AM- 2PM)	NIL
2	Loan no. HL/0105/H/14/100219 MUNAF S CHAUHAN (BORROWER), AFSANA MUNAFBHAJI CHAUHAN (CO-BORROWER)	Notice date: 21/09/2022 Total Dues: Rs. 11,54,833.72/- (Rupees Eleven Lakh Fifty Four Thousand Eight Hundred Thirty Three Paise Seventy Two Only) payable as on 21-Sep-22 along with interest @ 14.8 p.a. till the realization.	Physical	All That Piece And Parcel Of Mortgaged Property Of A Residential Flat No. 302 On 3rd Floor Of Ishan Complex Laying And Being On Land Adm. 225-24 Sq. Mts. Of Tenement No. L/50 Of Scheme 96 L.I.G. Dairyland Colony, Gujarat Housing Board Situated At Rajkot Revenue Survey No. 167 And 168, Rajkot City Survey Ward No. 12, City Survey No. 4926. (Carpet Area 41-80 Sq. Mts.)	Rs. 10,09,835/- (Rupees Ten Lakh Nine Thousand Eight Hundred Thirty Five Only)	Rs. 1,00,983.5/- (Rupees One Lakh Nine Hundred Eighty Three and Fifty Paises Only)	25/10/2023 Before 5 PM	10,000/-	19/10/2023 (11AM - 4PM)	26/10/2023 (11 AM- 2PM)	NIL
3	Loan No: HL/0104/H/17/100024 SHILPA RAMESH JAIN (BORROWER), RAMESH KUMAR PUKRAJ JAIN (CO-BORROWERS)	Notice date: 19/02/2020 Total Dues: Rs. 18,56,725.00/- (Rupees Eighteen Lakh Fifty Six Thousand Seven Hundred Twenty Five Only) payable as on 06/02/2020 along with future interest @ 13.30% per annum.	Physical	All That Piece Or Parcel Of Mortgaged Property Of Flat No. 302 On The 3rd Floor Admeasuring 1005 Sq. Fts. Super Built Up Area, Along With Undivided Share In The Land Of "Vinayak-44", Situate At Revenue Survey No. 416/1, 416/2, 419, 420, 421, 422/1, 422/2, 423, 424, 425 (426+429), 430, 431, 443, 417, 440, 441/1, 441/2, 442, 444 & 445/1 Paiki Sub Plot No. D-44, & L.P.C.L. Allotment Letter No. D-44, Totally Admeasuring 239.87 Sq. Mts., Of Moje Village Gorwa, Ta: Vadodara, Dist: Vadodara..	Rs. 10,08,740/- (Rupees Ten Lakh Eight Thousand Seven Hundred Forty Only)	Rs. 1,00,874/- (Rupees One Lakh Eight Hundred Seventy Four Only)	25/10/2023 Before 5 PM	10,000/-	19/10/2023 (11AM - 4PM)	26/10/2023 (11 AM- 2PM)	NIL
4	Loan No: HM/0190/H/18/100010 JASUBEN HASMUKHBHAI GONDALIYA (BORROWER), NIKULKUMAR HASMUKHBHAI GONDALIYA (CO-BORROWER)	Notice date: 09/11/2022 Total Dues: Rs. 8,97,201.36/- (Rupees Eight Lakh Ninety Seven Thousand Two Hundred One Paise Thirty Six Only) payable as on 09/11/2022 along with interest @ 13.25 p.a. till the realization.	Physical	All the piece and parcels of non-agricultural plot of land in Mauje Umra, Surat lying being land bearing R.S. No. 121, Block No. 187, admeasuring 9713.00 Sq. Mtrs.; Known as "SHREE HARI PALACE, Paikik Building no. B/1, Third Floor, Flat no. 301, Built up admeasuring 63.88-Sq. Mtr, at Registration District & Sub-District Olpad District Surat within the State of Gujarat	Rs. 6,33,906/- (Rupees Six Lakh Thirty Three Thousand Three Hundred Ninety and Sixty Paises- Four Only)	Rs. 63,390.6/- (Rupees Sixty Three Thousand Three Hundred Ninety and Sixty Paises- Four Only)	25/10/2023 Before 5 PM	10,000/-	19/10/2023 (11AM - 4PM)	26/10/2023 (11 AM- 2PM)	NIL
5	Loan No: HM/0190/H/18/100438 GOSVAMI KAMALABEN SHRINUPURI (BORROWER), RUTIK ARUN GOSWAMI (CO BORROWER)	Notice date: 08/11/2022 Total Dues: Rs. 6,14,750/- (Rupees Six Lakh Fourteen Thousand Seven Hundred Fifty Only) payable as on 08/11/2022 along with interest @ 14.25 p.a. till the realization.	Physical	All that Piece & parcel of immovable property bening Liat No.211, admeasuring about 27.97 sq.meters on 2nd floor along with undivided share admeasuring 9.04 sq. meters in the land in the scheme known SHRINUPURI in aaradhna green vibhag-2, forming part of land bearing Block No.249,250,254, Amalgamation Block No.249 paikie Plot No.43 To 58 Of Moje Jolva of Palsana Taluka in the Registration District & Sub District of Surat.	Rs. 6,63,863/- (Rupees Six Lakh Sixty Three Thousand Three Hundred Eighty Six and Thirty Paises Three Only)	Rs. 66,386.3/- (Rupees Sixty Three Thousand Three Hundred Eighty Six and Thirty Paises Three Only)	25/10/2023 Before 5 PM	10,000/-	19/10/2023 (11AM - 4PM)	26/10/2023 (11 AM- 2PM)	NIL
6	Loan No: HM/0222/H/17/100047 DHAVAL KANJIBHAI PARMAR (BORROWER), DIPTI BEN KANJIBHAI PARMAR (CO-BORROWER), KANJIBHAI VIRJIBHAI PARMAR (CO-BORROWER)	Notice date: 29/04/2022 Total Dues: Rs. 28,67,664.27/- (Rupees Twenty Eight Lakh Sixty Seven Thousand Six Hundred Sixty Four Paise Twenty Seven Only) payable as on 29/04/2022 along with interest @ 14.00% p.a. till the realization.	Physical	All That Piece Or Parcel Of Mortgaged Property Of Flat No. 302 On The 3rd Floor Admeasuring 1005 Sq. Fts. Super Built Up Area, Along With Undivided Share In The Land Of "Vinayak-44", Situate At Revenue Survey No. 416/1, 416/2, 419, 420, 421, 422/1, 422/2, 423, 424, 425 (426+429), 430, 431, 443, 417, 440, 441/1, 441/2, 442, 444 & 445/1 Paiki Sub Plot No. D-44, & L.P.C.L. Allotment Letter No. D-44, Totally Admeasuring 239.87 Sq. Mts., Of Moje Village Gorwa, Ta: Vadodara, Dist: Vadodara.	Rs. 26,11,744/- (Rupees Twenty Six Lakh Eleven Thousand Seven Hundred Forty Four Only)	Rs. 2,61,174.4/- (Rupees Two Lakh Sixty One Thousand One Hundred Seventy Four and Forty Paises Only)	25/10/2023 Before 5 PM	10,000/-	19/10/2023 (11AM - 4PM)	26/10/2023 (11 AM- 2PM)	NIL
7	Loan No: HL/0222/H/17/100048 TUSHAR KANJIBHAI PARMAR (BORROWER), DIPTI BEN KANJIBHAI PARMAR (CO-BORROWER), KANJIBHAI VIRJIBHAI PARMAR (CO-BORROWER), DHAVAL KANJIBHAI PARMAR (CO-BORROWER)	Notice date: 22/12/2021 Total Dues: Rs. 2,78,831.2/- (Rupees Twenty Seven Lakh Eighty Eight Thousand Three Hundred Twenty Only) payable as on 22/12/2021 along with interest @ 14.00% p.a. till the realization.	Physical	All That Piece And Parcel Of Mortgage Property C.S.No. 4087 Paiki Sub Plot No. D/44, Flat No. 301, 3rd Floor, Vinayak 44, Sahyog Society, Near Sahyog Garden, Gorwa Vadodara Pin 390016.	Rs. 26,11,744/- (Rupees Twenty Six Lakh Eleven Thousand Seven Hundred Forty Four Only)	Rs. 2,61,174.4/- (Rupees Two Lakh Sixty One Thousand One Hundred Seventy Four and Forty Paises Only)	25/10/2023 Before 5 PM	10,000/-	19/10/2023 (11AM - 4PM)	26/10/2023 (11 AM- 2PM)	NIL
8	Loan No: HM/0153/H/18/100051 SAINI PRADEEP RAJENDRA (BORROWER), SAINI ASHA RAJENDRAKUMAR (CO BORROWER)	Notice date: 09/12/2022 Total Dues: Rs. 11,90,268.19/- (Rupees Eleven Lacs Ninety Thousand Two Hundred Sixty Eight and Nineteen Paises Only) payable as on 09/12/2022 along with interest @ 15.25 p.a. till the realization.	Physical	All That Piece And Parcel Of Mortgaged Property Being Western Part Of Plot No. 40 I.E. Sub-Plot No. 40/B, Revenue Survey No. 254/1/Paiki 1, In The Area Known As "Gaytri Homes Residency", Admeasuring About 45-50 Sq. Mtrs., Situated At Village Varsamed, Taluka Anjar, District Kachchh, Thereupon In The Sub-Registration District Of Anjar, Registration District Of Kachchh, State Of Gujarat	Rs. 10,55,850/- (Rupees Ten Lakh Fifty Five Thousand Eight Hundred Fifty Only)	Rs. 1,05,585/- (Rupees One Lakh Five Thousand Five Hundred Eighty Five Only)	25/10/2023 Before 5 PM	10,000/-	19/10/2023 (11AM - 4PM)	26/10/2023 (11 AM- 2PM)	NIL

The intending bidders/purchasers are advised to visit PHFL Branch and the auction properties, and make his own enquiry and ascertain additional charges, encumbrances and any third-party interests and satisfy himself/herself/itself in all aspects thereto before submitting the bids. All statutory dues like property taxes, electricity/water dues and any other dues, if any, attached to the property to be ascertained and paid by the successful bidder.

The interested bidders are required to register themselves with the portal and obtain login ID and Password well in advance, which is mandatory for e-bidding, from auction service provider) C1 India PVT LTD. Address- Plot No-68 3rd floor Gurgaon Haryana-122003. Helpline Number- 729198124,25,26 Support Email id - Support@bankeuctions.com. Contact Person - Vinod Chauhan, Email id- delhi@c1india.com Contact No- 9813887931. Please note that Prospective bidders may avail online training on e-auction from them only. The intending purchaser/bidder is required to submit amount of the Earnest Money Deposit (EMD) by way of bank of NEFT/RTGS /DD in the account of "Poonawalla Housing Finance Ltd", Bank-ICICI BANK LTD, Account No-000651000460 and IFSC Code- ICIC000006, 20, R. N. Mukherjee Road- Kolkata-700001 drawn on any nationalized or scheduled bank on or before 25/10/2023 and register their name at https://www.bankeuctions.com and get user ID and password free of cost and get training on e-Auction from the service provider. After their Registration on the website, the intending purchaser/bidder is required to get the copies of the following documents uploaded, e-mail and sent self-attested hard copy at Address- Office No. 607, Besides Kadiwala School, ICC Complex, opposite Civil Hospital, Centre Point, Surat, Gujarat 395002. Mobile no. +91 8588802671 and +91 9910453434 e-mail ID anoop.kumar@poonawallahousing.com.

Date: 09.10.2023  
 Place: Gujarat

Sd/- Authorized Officer  
**Poonawalla Housing Finance Limited**  
 (Formerly Known as Magma Housing Finance Ltd)

**LIC Housing Finance Limited**  
 Ahmedabad Back Office: Shop No. 207-210, Span Trade Center, II Floor, Paldi, Ahmedabad - 380006, Gujarat

**Demand Notice Under Section 13(2) of Securitisation Act of 2002**  
 As the Loan Account Became NPA, therefore The Authorized Officer (AO) Under Section 13(2) of Securitization And Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002 had issued 60 day demand notice to the borrower as given in the table. According to the Notice if the Borrowers does not deposit the amount within 60 days, from the date of paper publication the amount will be recovered from auction of the Security as given below. As the demand notice was sent to the borrower, the notice was not served upon the borrower as Authorized officer has not received the acknowledgment of the said demand notice. The copy of the demand notice has also affixed on the outer part of the security. Therefore you are informed to deposit the loan amount along with future interest and recovery expenses within 60 days, otherwise under the provisions of Section 13(4) and 14 of the said Act, the AO is free to take possession to recover the loan amount by auction of the Security as mentioned in the below Schedule.

Sr. No.	Loan Account No./ Name of Borrowers	Description of secured Asset	Demand Notice Issue Date	Loan availed (RS)	O/s Amt as on Demand Notice
1	Mr. Rakeshkumar Babubhai Dudhwala Borrower-1 Mrs. Dimple Rakesh Dudhwala Borrower-2 Plot No. 2/B & 3/B, Samarpan Co. Operative Housing Society (r.s. No.513 & 514, T.P.S. No.12, F.P. No. 48), Vill. Adajan, Tal. Surat City, Dist. Surat, Gujarat. Loan A/c No. : 611500003450	Plot No. 2/B & 3/B, Samarpan Co. Operative Housing Society (r.s. No.513 & 514, T.P.S. No.12, F.P. No. 48), Vill. Adajan, Tal. Surat City, Dist. Surat, Gujarat.	20/09/2023	Rs. 4,95,00,000/-	Rs. 4,08,57,465.29/- + Future Int. & Other Exp.
2	Mr. Ashok Punabhai Katarjiya Borrower-1 Mr. Shabbubhai Punabhai Katarjiya Borrower-2 Plot No. 66, Royal Residency, Vill./Tal. Kamrej, Dist. Surat, Gujarat-394180 Loan A/c No. : 611500007856	Plot No. 66, Royal Residency (R.S. No. 397/2 & 397/1, Block No. 387 & 388), Vill./ Tal. Kamrej, Dist. Surat, Gujarat.	20/09/2023	Rs. 32,52,000/-	Rs. 34,41,613.62/- + Future Int. & Other Exp.
3	Mr. Manish Padmakant Parikh Borrower-1 Mrs. Ketkiben M Parikh Borrower-2 Flat No. 401, 4th Floor, Ashirwad Apartment, Nr. 17 Abhishek Colony, Opp. Race Course Tower, Vill. Jetapur, Dist. Vadodara, Gujarat - 390007 Loan A/c No. : 611600002258 & 611600002261	Flat No. 401 (duplex Flat No. P-1, Plot No. 17, R.S. No. 27), 4th Floor, Ashirwad Apartment, Vill. Jetapur, Dist. Vadodara, Gujarat	20/09/2023	Rs. 4,26,00,000/-	Rs. 48,21,464.15/- + Future Int. & Other Exp.
4	Mr. Raghubhai Rabari Borrower-1 Mrs. Asha Raghbu Desai Borrower-2 Plot No. 15, Sanidhya Villa, Pritam Nagar, Deesa, Dist. Banaskantha, Gujarat-385535 Loan A/c No. : 612400000996, 612400000997 and 612400000153	Rs No 26+27+28+29, P5 Plot No. 15P, Sanidhya Villa, Pritam Nagar, Village- Rajpur, Deesa, Dist. Banaskantha, Gujarat - 385535	20/09/2023	Rs. 5,85,000/-	Rs. 15,41,915.16/- + Future Int. & Other Exp.
5	Mr. Cherabhai B Roz Borrower-1 Mrs. Jadhben C Roz Borrower-2 Salempura Gate, Rabarivas, Vill./Tal. Palanpur, Dist. Banaskantha, Gujarat-385001 Guarantor Address: Rajabhai R Roz Guarantor-1 Sukhbag Road, Rabari Vas Aliganj Tekri, Palanpur-385001 Guarantor Address: Amrutbhai A. Rabari Guarantor-2 Rabari Vas, Mithivav, Near Tran Bati, Vill. / Dist. Palanpur, Dist. Banaskantha, Gujarat - 385001 Loan A/c No. : 612400000100 and 612400000602	Salempura Gate, Rabarivas, Vill./Tal. Palanpur, Dist. Banaskantha, Gujarat-385001 (Paiki), Vill. /Tal. Palanpur, Dist. Banaskantha, Gujarat	20/09/2023	Rs. 10,00,000/-	Rs. 15,51,720.22/- + Future Int. & Other Exp.
6	Mr. Manojkumar M Parikh Borrower-1 Mrs. Meenakshi Manoj Parikh Borrower-2 Flat No. D/22, Shubhlaxmi Tower, Naranpura, Dist. Ahmedabad, Gujarat - 380013 Loan A/c No. : 612500000255	Flat No. D/22, Shubhlaxmi Tower (T.P.S. No. 29, F.P. No. 33), Naranpura, Dist. Ahmedabad, Gujarat.	20/09/2023	Rs. 117,70,000/-	Rs. 13,83,554.25/- + Future Int. & Other Exp.
7	Mr. Dineshchandra Chimanlal Soni Borrower-1 Mrs. Sudhaben Dineshchandra Soni Borrower-2 Mr. Bhavik Dineshchandra Champaneri Borrower-3 Flat No.16,Block - C, Shiv Tower, Near Nandan Apartment, Near Rajsuva Bunglows, Ramdev Nagar Road, Satellite, Ahmedabad				