



**DATE: 24<sup>TH</sup> AUGUST, 2023**

To  
Manager - Listing Department  
National Stock Exchange of India Ltd.  
Exchange Plaza, Plot No. C/1, G Block,  
Bandra-Kurla Complex, Bandra (E),  
Mumbai-400051

**REF: WEALTH FIRST PORTFOLIO MANAGERS LIMITED**

**SCRIP CODE: WEALTH**

**SUB: NEWSPAPER ADVERTISEMENT FOR THE 21<sup>ST</sup> ANNUAL GENERAL MEETING, RECORD DATE AND E-VOTING INFORMATION UNDER REGULATION 30 AND REGULATION 47 OF THE SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015**

Dear Sir,

Pursuant to Regulation 30 and 47 of the Securities and Exchange Board of India (Listing Obligations & Disclosure Requirements) Regulations, 2015, we are submitting herewith the copies of Public Notice published in newspapers of Ahmedabad edition viz. Financial Express (English) on Page No. 26 and Financial Express (Regional Language) on Page No. 17 dated 24<sup>th</sup> August, 2023 confirming electronic dispatch of Notice of 21<sup>st</sup> Annual General Meeting along with the Annual Report for the F.Y 2022-23, Record Date and E-voting information.

You are requested to kindly take the note of the above and display the same on the notice of the exchange.

Thanking you.

Yours faithfully,

**FOR WEALTH FIRST PORTFOLIO MANAGERS LIMITED**

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ASHISH  
NAVNITL NAVNITLAL SHAH  
Date: 2023.08.24  
11:56:51 +05'30'  
AL SHAH

**ASHISH SHAH  
MANAGING DIRECTOR  
DIN: 00089075**

**Encl: Newspaper Advertisement**

**Wealth First Portfolio Managers Limited**

Capitol House, 10, Paras-II, Near Prahladnagar Garden, Ahmedabad - 380 015  
☎ +91 79 40240000 ✉ contact@wealthfirst.biz 🌐 www.wealth-firstonline.com

**CIN No. - L67120GJ2002PLC040636**

**U. P. STATE SUGAR CORPORATION LTD.**  
VIPIN KHAND, GOMTI NAGAR, LUCKNOW-226010  
Ph. No.: 0522-2307826/28, Fax: www.upsugarcorp.in  
Email: upstate@upsugarcorp.com

Ref.No.PUR/SSC/Tender/2023-24/672/P-12 Dated: 23.08.2023

**e-Tender Notice**

Online e-tenders are invited from Original manufacturers and BIS certificate holder (as per details given in tender documents) on Fixed based supply for HDPE/PP BAGS 50 Kg to our various Sugar Factories of U. P. State Sugar Corporation Ltd. The e-tender documents with detailed specifications, make, terms and conditions etc., can be downloaded from e-tender portal <http://etender.up.nic.in> and Sugar Corporation's website: [www.upsugarcorp.in](http://www.upsugarcorp.in) from 24.08.2023.

The Managing Director, Sugar Corporation reserves the right to cancel any or all bids/annual e-bidding process without assigning any reason to & decision of Corporation will be final & binding.

**MANAGING DIRECTOR**

**BAJAJ HOUSING FINANCE LIMITED**  
CORPORATE OFFICE: CEREBRUM IT Park B2 Building 5th floor, Kalyani Nagar, Pune, Maharashtra 411014. Branch office: 1st Floor, Parikh Chambers, Beside Kotak Mahindra Bank, Raj Kamal Chowk, Amreli-365501, And 2nd Floor, Harbhoke Complex, Sayaji Library Rd, Navsari, Gujarat 396445

**POSSESSION NOTICE**

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-V)

Whereas, the undersigned being the Authorized Officer of M/s BAJAJ HOUSING FINANCE LIMITED (BHFL) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(4) read with Rule 8 of the Security Interest (Enforcement) Rules 2002, issued Demand Notice(s) 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(s) / Guarantor(s) having failed to repay the amount, notice is hereby given to the Borrower(s) / Guarantor(s) and the public in general that the undersigned on behalf of M/s Bajaj Housing Finance Limited, has taken over the 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) / 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 BHFL 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
<b>Branch: NAVSARI (LAN No. 433RSM50574865)</b> 1. RAKESHBHAI RAJESHBHAI PATEL (Borrower) At: Bhuriya Faliyu, Vesma, Vesma, Navsari-396475 Also At: House No 732 S Situated At Bhuria Falia, Village Vesma Tal Jalalpoore, Dist Navsari 396475	All That Piece And Parcel Of The Non-agricultural Property Described As: House No 732 Land Admeasuring 299.72 Sq Mtrs And The Construction Admeasuring 53.48 Sq Mtrs Situated At Bhuria Falia, Village Vesma Tal Jalalpoore, Dist Navsari 396475 Bearing City Survey Tika No 15, City Survey No 801, East - Contiguous Road, West - Contiguous Road, North - City Survey No 802, South - City Survey No 800	02nd June 2023 Rs.12,18,207/- (Rupees Twelve Lac Eighteen Thousand Two Hundred Seven Only)	22-AUG-2023
<b>Branch: NAVSARI (LAN No. H433HLD0116368 and H433HLD0117460, and H433HLD0135559)</b> 1. SUSANTA ANTARYAMI SAHOO (Borrower) 2. ABANTIKA SUSHANTA SAHOO (Co-Borrower) Above At: 502, Om Sai Park, Station Road, Sachin, Surat-394230	All That Piece And Parcel Of The Non-agricultural Property Described As: Gram Panchayat House No 4162 Known As Flat No B 502, Built Up Area Admeasuring 960.7 Sq Ft Alongwith Undivided Share Over The Original Land Situated At Fifth Floor Of Sai Park Village Sachin, Tal Choryasi Dist Surat 396230 Bearing Revenue Survey No 475, 476, 478 And Block No 177, East: Flat No 501, West - Lift, North: Flat No 503, South: Road	06th June 2023 Rs.26,43,508/- (Rupees Twenty Six Lac Forty Three Thousand Five Hundred Eight Only)	22-AUG-2023
<b>Branch: AMRELI (LAN No. H4A9ECN0388293, and H4A9FR0332582)</b> 1. AJAYBHAI JAYSUKHBHAI DABHI (Borrower) At: Market Yard, Sai Nath Plote Vistar, Amreli, Gujarat-365601 Also At Plot No 6, Ranamajli Krupa Sainath Plot Vistar, Opp Marketing Yard Amreli, Gujarat-365601 2. JAYSUKHBHAI SHAMJIBHAI DABHI (Co-Borrower) At: Market Yard, Sai Nath Plote Vistar, Near Railway Track, Amreli, Gujarat-365601	All That Piece And Parcel Of The Non-agricultural Property Described As: R.S.NO. 135, Plot No. 6, Ranamajli Krupa Sainath Plot Vistar, Opp Marketing Yard Nr. Railway Fatak, Sanaliya Road, Lilya Mota Ta And Dist Amreli - 365535, East - Market, West: Plot No 5, North: Other Property, South: Road	31st May 2023 Rs. 7,19,865/- (Rupees Seven Lac Nineteen Thousand Eight Hundred Sixty Five Only)	22-AUG-2023

Date: 24 Aug 2023 Place: GUJARAT Authorized Officer Bajaj Housing Finance Limited

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

**POSSESSION NOTICE (For Immovable Property)**

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(4) read with Rule 8 of the Security Interest (Enforcement) Rules 2002 issued a Demand Notice dated 19-May-23 calling upon the borrower Mr/Mrs. Hitesh Kumar Ramabhai Naya (Applicant), Mr/Mrs. Nikunj Ramabhai Naya (Co Applicant), Mr/Mrs. Kalpanaben Amrutlal Parmar (Co Applicant), Mr. KHUSHAL Kalubhai Gohel (Guarantor) to repay the amount mentioned in the demand notice bearing account number HL000000002185 being loan of Rs.1577819/- (Rupees Fifteen Lacs Seventy Seven Thousand Eight Hundred Nineteen Only) as on 16-May-23 within 60 days from the date of receipt of the said notices.

The borrowers having failed to repay the amount, notice is hereby given to the borrower, guarantor and the public in general that the undersigned has taken symbolic 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 this 21-Aug-23.

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 (Ahmedabad Branch) for an amount of Rs.1577819/- (Rupees Fifteen Lacs Seventy Seven Thousand Eight Hundred Nineteen Only) and interest thereon, costs etc.

**Description of Immovable Property**

Flat no MIM45, Fourth Floor Santinath Sadan Shakra 2 Opp Vejalpur bus Stand Survey no 502/A/1, Sub Plot no 2/C Vejalpur Ahmedabad Gujarat 380051

Date: 24.08.2023  
Place: Ahmedabad  
Authorized Officer  
Vastu Housing Finance Corporation Ltd

**Capri Global Capital Limited**  
Registered & Corporate Office: 502, Tower-A, Peninsula Business Park, Senapati Bapat Marg, Lower Panel, Mumbai-400013.  
Office Address: 9th Floor, BGC Tower, Opposite Law Garden, Near Axis Bank, Ahmedabad-380006.

**POSSESSION NOTICE (for immovable Properties)**

Whereas the undersigned being the Authorized Officer of Capri Global Capital Limited (CGCL) under the Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under Section 13(12) 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 the section 13 of the said Act read with Rule 3 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 "CGCL" 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. LNCGCVADL000005637 Ahmedabad Branch), M/s. Laxmi Travels Through Its Proprietor Mr. Rajeshbhai Ganpathai Vasava C/o Laxmi Travels Mrs. Jayaben Rajeshbhai Vasava	All that Piece and Parcel of the Residential property being Tika No. 109, City Survey No. 501 (Total Area Adm. 282.10 Sq Mtrs. Paiki area adm.90.14.86 Sq. Mts. (970.00. Sq. Fts.) Khatri Maharaj Faliyu of Moje - Gonva, Opp. Prajapati Flat, Maharana Partap Chowk, Vadodara, Gujarat, Bounded by :- East: Road, West: House of Somabhai Dhalabhai, North: Gabbhan of Lalubhai Desaiabhai, South: Wall of Narayannagar Society.	13.05.2022 Rs. 37,49,372/-	18.08.2023
2.	(Loan Account No. LNMBEHU00017374 Bhuj Branch), Mr. Vinod Ravaji Chuyra Mr. Kalyani Ravji Chuyra Mrs. Shital Vinod Chuyra Mrs. Priti Kalyani Chuyra	All that piece and parcel of property bearing Plot No. 7, area plot about 147.66 Sq. Mtrs., Gram Panchayat No. 5/5/95-7, City Survey No. 3131, Survey No. 88/2 Paiki, Surya Society, Munda, Kachch, Gujarat - 370421. Bounded by :- East: Common Public Plot No. 8, West: Adjoining land bearing Revenue Survey No. 88/2 Paiki of Police Quarter land, North: Adjoining land bearing Revenue Survey No. 88/2 Paiki, South: Plot No. 6 & Internal Road.	13.06.2023 Rs. 26,12,968/-	21.08.2023
3.	(Loan Account No. LNMSUD000063214 Surendranagar Branch), Mr. Ajitkumar Jigarali Vadhanviya, Mr. Jigarbhai Abdulbhai Vadhanviya, Mrs. Nashimben Jigarali Vadhanviya	All that Piece and Parcel of property being Plot No. 5 Paiki, Northern Side, Land admeasuring 98.47 Sq. Mts., with construction upto plinth level, bearing Wadhwan R. No. 1933 Paiki, situated at Jyotinagar-1 Area, Near Vadiya Hanuman Mandir, 80 Ft. Road, Taluka Wadhwan, District Surendra Nagar, Gujarat - 363002, within municipal limits of Wadhwan Municipality. Bounded by :- East: Plot No. 6 Paiki, Property of Kalyan Thakarshi, West: Road, North: Property of Sh. Patel Bhayibhai Vashrambhai, South: Plot No. 5 Paiki, Property of Sh. Hasubhai.	13.06.2023 Rs. 25,99,329/-	23.08.2023

Date: 24.08.2023  
Place: Gujarat  
Authorized Officer  
For. Capri Global Capital Limited

**WEALTH FIRST PORTFOLIO MANAGERS LIMITED**  
Regd. Office: Capiti House, 10 Paras-11, Near Campus Corner, Prahaladnagar, Anandnagar, Ahmedabad-380015, Gujarat, India  
CIN: L67120G2002PLC040636  
Phone: +91-79-4024 0000 Fax: +91-79-4024 0081, E-mail: info@wealthfirst.biz, Website: www.wealthfirstonline.com

**NOTICE OF THE 21st ANNUAL GENERAL MEETING, RECORD DATE AND E-VOTING INFORMATION**

Notice is hereby given that the 21st Annual General Meeting (AGM) of the Shareholders of the Company will be held on Friday, 15th September, 2023 at 05.00 PM IST through Video Conferencing ("VC") or Other Audio Visual Means ("OAVM") to transact the business as set out in the Notice of the 21st AGM in compliance with the applicable provisions of the Companies Act, 2013 ("Act") & Rules framed thereunder and the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with all applicable Circulars on the matter issued by the Ministry of Corporate Affairs ("MCA Circulars") and Securities and Exchange Board of India ("SEBI Circular") to transact the business as mentioned in the "AGM Notice, without the physical presence of the Members at a common venue. Pursuant to Section 101 of the Act read with Rule 18 of the Companies (Management and Administration) Rules, 2014, Regulation 36 of the Listing Regulations, Secretarial Standard on General Meetings (SS-2) and in compliance with the MCA Circulars and SEBI Circular, the Notice of 21st AGM along with the Annual Report 2022-23 have been sent on 23rd August, 2023 by email to those members whose email addresses are registered with the Company / Registrar and Share Transfer Agent / Depositories. The requirements of sending physical copy of the Notice of the 21st AGM and Annual Report to the Members have been dispensed with vide MCA Circulars and SEBI Circulars. Members are hereby informed that the said Annual Report including AGM Notice is also available on the Company's website [www.wealthfirstonline.com](http://www.wealthfirstonline.com), website of the Stock Exchange i.e. NSE Limited at [www.nseindia.com](http://www.nseindia.com) and on the website of Bigshare Services Private Limited at [www.bigshareonline.com](http://www.bigshareonline.com). Pursuant to Section 108 of the Act read with Rule 20 of the Companies (Management and Administration) Rules, 2014, as amended from time to time, Regulation 44 of the Listing Regulations and SS-2, the Company is providing its members the e-voting facility to cast their votes on all the resolutions set out in the AGM Notice by using an electronic voting system from a place other than the venue of the AGM (i.e. remote e-voting). The Company will also provide a facility of e-voting to members during the AGM, who have not cast their vote by remote e-voting. The Company has entered into an arrangement with Bigshare Services Private Limited for providing the remote e-voting and e-voting during the AGM. A person whose name appears on the Register of Members / Beneficial Owners as on the cut-off date i.e. Friday, 8th September, 2023 shall only be entitled to avail the remote e-voting facility or e-voting during the AGM. The remote e-voting period will commence on Tuesday, 12th September, 2023 (09.00 AM IST) and will end on Thursday, 14th September, 2023 (05.00 PM IST). During this period, the member(s) of the Company may cast their votes electronically on items mentioned in the AGM Notice. The remote e-voting shall be disabled for voting by Bigshare after 05.00 p.m. IST on Thursday, 14th September, 2023. Once the vote on a resolution is cast by a member, any subsequent change shall not be allowed. The voting rights of the members shall be in proportion to their shares in paid-up share capital of the Company as on the cut-off date i.e. Friday, 8th September, 2023. The detailed instructions relating to remote e-voting and e-voting during the AGM are provided in the Notes forming part of the 21st AGM Notice. Only those Members, who will be present in the AGM through VC / OAVM and have not cast their vote on the Resolutions through remote e-voting and are otherwise not barred from doing so, shall be eligible to vote through e-voting system available during the 21st AGM. Members who have cast their vote through remote e-voting will be eligible to attend the AGM. However, they will not be eligible to vote at the AGM. Any person, who becomes a member of the Company after sending of the AGM Notice by email and holding shares as on 8th September, 2023, may refer to the AGM Notice and obtain the login ID and password from Bigshare by sending a request at [info@bigshareonline.com](mailto:info@bigshareonline.com). Members whose email id is not registered, may refer "Process for those shareholders whose email addresses are not registered with the Depositories/Company/RTA for obtaining login credentials for e-voting as detailed in 21st AGM Notice. In case of any queries or issues regarding attending AGM/e-voting, members may refer to the Frequently Asked Questions (FAQs) and e-voting manual available at [www.bigshareonline.com](http://www.bigshareonline.com) or contact at 1800 22 5422 or e-mail at [info@bigshareonline.com](mailto:info@bigshareonline.com). Pursuant to Regulation 42 of the Listing Regulations, the Record Date has been fixed as Friday, 8th September, 2023 for the purpose of voting entitlement for AGM and for determining the names of eligible members for equity dividend @ Rs. 3.00 per equity share of face value of Rs. 10/- each for the financial year ended March 31, 2023, if approved at the said AGM and the said dividend will be paid within 30 days from the date of 21st AGM.

**By order of the Board of Directors  
For Wealth First Portfolio Managers Limited  
SD/  
Ashish Shah  
Managing Director**

Date: 24th August, 2023  
Place: Ahmedabad

**BAJAJ HOUSING FINANCE LIMITED**  
CORPORATE OFFICE: CEREBRUM IT PARK B2 BUILDING, 5TH FLOOR, KALYANI NAGAR, PUNE, MAHARASHTRA - 411014  
BRANCH OFFICE: OFFICE NO. 402, 4TH FLOOR, AASTHA CORPORATE CAPITAL, VIP ROAD, BHARTHANA, SURAT, GUJARAT- 395007  
Authorized Officer's Details: Name: BHUWAN SINGH, Email ID: bhuvan.singh@bajajfinserv.in, Mob No. 9818606402/8669189048

**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 26/09/2023 and the bidding will be held on "AS IS WHERE IS", "AS IS WHAT IS", "WHAT EVER 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:

BORROWER/S & GUARANTOR/S NAME & ADDRESS	1.DATE & TIME OF E-AUCTION 2.LAST DATE OF SUBMISSION OF EMD 3.DATE & TIME OF THE PROPERTY INSPECTION	1. RESERVE PRICE 2. EMD OF THE PROPERTY 3. BID INCREMENT
<b>MAHESHCHANDRA VISHANDAS HARIYANI (BORROWER) BAVIKABEN MAHESHBHAI HARIYANI (CO-BORROWER)</b> BOTH Are At 011, Radhamohan Apartment, Near Super Market Store Station Road Bharuch, Gujarat - 392001 Total Outstanding: Rs. 51,62,037/- (Rupees Fifty One Laks Sixty Two Thousand Thirty Seven Only) Along with future interest and charges accrued w.e.f 11/08/2023	1) E-AUCTION DATE :- 26/09/2023 BETWEEN 11:00 AM TO 12:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES 2) LAST DATE OF SUBMISSION OF EMD WITH KYC IS :- 25/09/2023 UP TO 5:00P.M. (IST.) 3.) DATE OF INSPECTION :- 21/08/2023 TO 22/09/2023 BETWEEN 11:00 AM TO 4:00 PM (IST)	Reserve Price: Rs. 31,50,000/- (Rupees Thirty One Lacs Fifty Thousand Only) EMD: Rs. 3,15,000/- (Rupees Three Lacs Fifteen Thousand Only) 10% of Reserve Price. BID INCREMENT - Rs.25,000/- (RUPEES TWENTY FIVE THOUSAND ONLY) & IN SUCH MULTIPLES.
<b>Description Of The Immovable Property:</b> All that piece and parcel of the property RS NO. 366/4, 367 & 370 PAIKEE, BLOCK NO. 393/1, 529 & 530 AFTER AMALGAMATION NEW BLOCK NO. 393/1, PLOT NO. 15, TWIN BUNGALOWS, NEAR GULMOHAR HOTEL, SURAT NAVSARI ROAD, LAJPORE, TAL CHORYASI, DIST-SURAT, GUJARAT- 394235		

**Terms and Conditions of the Public Auction are as under:**

- 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.
- The secured asset will not be sold below the Reserve Price.
- The Auction Sale will be online through e-auction portal.
- The e-auction will take place through portal <https://bankauctions.in>, on 26th September, 2023 from 11:00 AM to 12:00 PM on onwards with unlimited auto extension of 5 minutes each.
- To the best of the knowledge and information of the Authorized Officer, there is no encumbrance on the properties. However, it is necessary that the intending bidders should make their own independent inquiries regarding any claims, charges, dues, encumbrances and should satisfy about the title, extent/measure of the property prior to submitting their bid. For any discrepancy in the property the participating bidder is solely responsible for all future recourses from the date of submission of bid.
- No claim of whatsoever nature regarding the property put up for sale, charges/encumbrances over the property or on any other matter etc. will be entertained after submission of the bid.
- The Authorized Officer/BHFL will not be responsible for any charge, lien, encumbrance, property tax dues, electricity dues etc. or any other dues to the Government, local authority or anybody, in respect of the property under sale.
- The Public Auction notice/advertisement does not constitute and will not be deemed to constitute any offer, commitment or any representation of Bajaj Housing Finance Limited. The Authorized Officer/BHFL shall not be responsible in any way for any third party claims/rights/dues.
- The Sale shall be subject to the rules/conditions prescribed under the SARFAESI Act 2002 and rules there to.
- It shall be the responsibility of the bidders to inspect (a) the title and link documents and (b) the property and satisfy themselves about the secured asset and specification before submitting the bid. Before entering the premises for inspection, it is necessary that the interested purchaser shall provide their identity and contact details in the register confirming their entry and exit from property under their signature.
- The interested bidders shall submit their bid along with proof of having deposited the EMD through Web Portal: <https://bankauctions.in> (the user ID & Password can be obtained free of cost by registering name in <https://bankauctions.in> through Login ID & Password. The EMD shall be payable through NEFT/ RTGS in the following Account - "BAJAJ HOUSING FINANCE LIMITED" ACCOUNT NO. 3750006119623 AND IFSC CODE-HDFC0000007, before 5:00 PM on 25-Sep-2023 (Date & Time). Please note that the Cheques shall not be accepted as EMD amount. After Registration (One Time) by the bidder in the Web Portal, the intending bidder/purchaser is required to get the copies of the following documents uploaded in the Web Portal before the Last Date & Time of submission of the Bid Documents viz. i) Copy of the NEFT/RTGS Chalan (i) Copy of PAN Card, ii) Proof of Identification Address Proof (KYC), without which the Bid is liable to be rejected. UPLOADED SCANNED COPY OF ANNEXURE-II (i) (can be downloaded from the Web Portal: <https://bankauctions.in> AFTER DULY FILLED UP A SIGNING IS ALSO REQUIRED. The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact M/s. 4CLOSURE #605A, 6TH Floor, Malivivan, Amerepeth, Hyderabad, Telangana-500038, prakash@bankauctions.in or Mr. Jaya Prakash Contact No. 8142000666/2 and for any property related query may contact the respective Branches / Authorized Officer on the telephone Nos mentioned against their name. The Bids along with other documents must be submitted to the Authorized Officer in a sealed envelope mentioning "Offer for Purchase- MAHESHCHANDRA VISHANDAS HARIYANI, BAVIKABEN MAHESHBHAI HARIYANI LAN: H460HLD0525162 & H460HLD0525119 to reach the Authorized Officer on or before the last date of submission of the Bids.
- During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the Bid Increase Amount (mentioned above) or its multiple and in case bid is placed during the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (each time till the closure of e-Auction process), otherwise, it'll automatically get closed. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the eAuction Process shall be declared as a Successful Bidder by the Authorized Officer/Secured Creditor, after required verification.
- Only buyers holding valid User ID/ Password and confirmed payment of EMD through Demand Draft /NEFT/ RTGS shall be eligible for participating in the e-Auction process. The interested bidder has to submit their Bid Documents specified against each property [EMD (not below the 10% of Reserve Price) and required documents (mentioned in Point No.5)] on or before 25-Sep-2023 UPTO 5:00 PM, after going through the Registering Process (One time) and generating User ID & Password of their own, shall be eligible for participating in the e-Auction Process, subject to due verification (of the documents) and/or approval of the Authorized Officer.
- The Successful Bidder must deposit the 25% of the purchase amount (after deducting the EMD already paid) immediately upon the acceptance of the offer and declaration of the successful bidder by the Authorized Officer, failing which the EMD paid shall be forfeited and cannot be claimed by the bidder from Bajaj Housing Finance Limited.
- During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the Bid Increase Amount (mentioned above) or its multiple and in case bid is placed during the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (each time till the closure of e-Auction process), otherwise, it'll automatically get closed. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the eAuction Process shall be declared as a Successful Bidder by the Authorized Officer/Secured Creditor, after required verification.
- The balance 75% of the purchase amount must be deposited by the successful bidder within 15 days, failing which the amounts already deposited by the bidder shall stand automatically forfeited without further notice and no request for refunds whatsoever shall be entertained. Further, the property will be put to re-auction and the defaulting bidder shall have no claim/right in respect of the property/amount and will not be eligible to participate in the re-auction, if any.
- No interest is applicable to EMD or any amount deposited by the bidders/successful bidder in respect of sale of secured asset.
- The Purchaser/successful bidder shall bear the (a) applicable stamp duty/registration/transfer charges; (b) all the statutory, non-statutory, conversion, electricity, sewage charges, any dues, cess, fees, taxes, rates, assessment charges etc. owing to any person, association or authority shall be borne by the successful Bidder only.
- Sale certificate shall be issued in the prescribed format in favor of successful bidder only.
- The successful bidder should have to arrange for registration etc., at his/her/its cost of the sale certificate as per the provisions of prevailing Stamp and Registration Act. The successful bidder shall bear the charges for conveyance, registration fee, stamp duty, taxes, fees, etc. as applicable.
- In case of sale of property subject to any encumbrances, the successful bidder/purchaser shall deposit money required to discharge the encumbrance including interest, cost, expenses etc. if any to the Authorized Officer.
- In case of date of deposit of EMD & e-Auction date is declared holiday then the date will be automatically extended to the very next working day, in case if the public auction is stopped, stayed, postponed or rescheduled or cancelled, a public notice will be put on the notice board of BHFL branch and no personalized/individual communication in this regard will be sent to any of the bidders or otherwise.
- The bidders are advised to go through the detailed Terms & Conditions of e-auction available on the Web Portal of M/s. 4CLOSURE, <https://bankauctions.in> and <https://www.bajajhousingfinance.in/auction-notices> before submitting their bids and taking part in the e-Auction.
- EMD of unsuccessful bidders shall be returned on the closure of auction process.
- Bidding in the last moment should be avoided in the Bajaj Housing Finance Limited nor Service provider will be responsible for any lapse/failure (Internet failure/power failure etc.), in order to ward-off such contingent situations, bidders are requested to make all necessary arrangements / alternatives such as power supply backed-up etc., so that they are able to circumvent such situation and are able to participate in the auction successfully.
- The Authorized Officer is not bound to accept the highest offered bid and the Authorized officer has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the public auction without assigning any reason therefor.

Date: 24/08/2023 Place: SURAT Authorized Officer (BHUVAN SINGH) Bajaj Housing Finance Limited

**AAVAS FINANCIERS LIMITED**  
(Formerly known as Au HOUSING FINANCE LIMITED) (CIN:L65922RJ2011PLC034297)  
Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020

**AUCTION NOTICE**

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 8(6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of AAVAS FINANCIERS LIMITED (Formerly known as "Au HOUSING FINANCE LIMITED") Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis. The details of the cases are as under:

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagors	Dues As on	Date & Amount of Demand Notice	Date of Possession	Description of Property	Reserve Price For Property	Earnest Money For Property	Date & Time of Auction	Place of Tender Submission, Tender Open & Auction at Aavas Financiers Ltd.
<b>ASHOKKUMAR KANAZATIYA, Mrs. SHITALBEN KANAZARIYA, Mr. BALDEVBHAI KANAZARIYA, Mr. PRAVINBHAI KANAZARIYA (Ac No.) LNSNA00616-170031107 &amp; LNSNA04317-180068960</b>	Rs. 900,260.41/- & Rs. 459,033.41/- Dues as on 21 Aug 2023	5 Oct 21 Rs. 594249.41/- & Rs. 322606.41/- Dues as on 4 Oct 21	28 Jul 23	PLOT NO 12 AND 13, OF PATHUIGADH, R S NO 260 PAIKI-2, DHIRANGRADA, SURENDRANAGAR, GUJARAT, Admeasuring, 341.30 Sq. Mtrs ( Plot No. 12 : 166.50 Sq. Mtrs & Plot No. 13: 174.80 Sq. Mtrs)	Rs. 263087/-	Rs. 263087/-	11.00 AM TO 01.00 PM 23 Sep 2023	OFFICE NO 308/309 & ABOVE D-3RD FLOOR, MEGAMALL, BUS STATION MAIN ROAD, SURENDRANAGAR -363004, GUJARAT- INDIA
<b>BHARATBHAI TALASHIBHAI KHOKHARIYA, Mrs. PUNAMBEN BHARATBHAI KHOKHARIYA, Mr. SANDIPBHAI GHANSHYAMBHAI KHOKHARIYA (Ac No.) LNND02619-200141836</b>	Rs. 617,057.00/- Dues as on 21 Aug 2023	7 Mar 23 Rs. 571480/- Dues as on 6 Mar 23	28 Jul 23	FLAT NO. EWS - 27 / A -710, SUMAN SARTHI, T.P.NO. 35(KATARGAM), F.P.NO. 134, SURAT Admeasuring 30 Sq. Mtrs.	Rs. 638625/-	Rs. 63863/-	11.00 AM TO 01.00 PM 23 Sep 2023	301 & 305, REGENT SQUARE, ABOVE D-3, MART, ADAJAN, SURAT- 395009, GUJARAT- INDIA
<b>GIRDHARBHAI JIVRAJBHAI PADHARA, Mrs. BHAVNABEN GIRDHARBHAI PADHARA, Mr. RAVIKUMAR GIRDHARBHAI PADHARA, Mr. SAGAR GIRDHARBHAI PADHARA (Ac No.) LNRAJ00616-170039012</b>	Rs. 1,407,065.41/- Dues as on 21 Aug 2023	30 Nov 21 Rs. 918754.41/- Dues as on 25 Nov 21	21 Jul 23	SANATHALI RS NO. 238 PAIKI, PLOT NO. 28 PAIKI, AT VILL. SANATHALI, TAL. JASDAN, RAJKOT, GUJARAT Admeasuring 141.865 Sq. Mtrs.	Rs. 1123200/-	Rs. 112320/-	11.00 AM TO 01.00 PM 23 Sep 2023	905, 9TH FLOOR REGENT SQUARE, ASTRON CHOWK, RAJKOT, GUJARAT- INDIA
<b>KAUSHIKBHAI RAMESHBHAI DHOBI, Mrs. MINAXIBEN HAESHBHAI DHOBI (Ac No.) LNHM00516-170039952</b>	Rs. 674,731.41/- Dues as on 21 Aug 2023	6 Oct 21 Rs. 378515.41/- Dues as on 4 Oct 21	14 Jul 23	PROPERTY BEING HOUSE BEARING NO. 1/4/15/2, AT BHATVADAIN VIJAPUR NAGAR PALIKA, CITY SURVEY NO. 319, TIKKA ROAD, NEAR VIJAPUR, MEHSANA, GUJARAT, Admeasuring, 31.68 Sq. Mtrs.	Rs. 403200/-	Rs. 40320/-	11.00 AM TO 01.00 PM 23 Sep 2023	SHOP NO-8 & 9, 2ND FLOOR, ORBIT BUSINESS HUB, NEAR DENA BANK, RADHANPUR ROAD, MEHSANA- 384002, GUJARAT- INDIA
<b>NARENDRASINH GANPATISINH CHAVDA, Mrs. JYOTSNABEN NARENDRASINH CHAVDA (Ac No.) LNBR02217-180049431</b>	Rs. 3,797,565.41/- Dues as on 21 Aug 2023	11 Jun 21 Rs. 2465024.41/- Dues as on 10 Jun 21	25 Jul 23	PLOT NO 52/2, PREM ESTATE, GODHRA ROAD BLOCK/R.S. NO. 90, HALOL, PANCHMAHAL, GUJARAT Admeasuring 69-70 Sq. Mtrs	Rs. 3125000/-	Rs. 312500/-	11.00 AM TO 01.00 PM 23 Sep 2023	SHOP NO - 5 & 6 ,1ST FLOOR, SUN RISE COMPLEX, WAGHODIA ROAD, NEAR VRUNDAVAN CROSSING, CHAND A NAGAR, VRUNDAVAN,WAG HODIA, VADODARA- 390019, GUJARAT- INDIA
<b>RAJESHWAR BAJRANGI UPADHYAY Mrs. SANDHYA UPADHYAY Guarantor: Mr. JAGDISH PRASAD SHAHU (Ac No.) LNUN00322-230239225</b>	Rs. 1,833,815.00/- Dues as on 21 Aug 2023	7 Mar 23 Rs. 1768091/- Dues as on 6 Mar 23	30 Jul 23	PLOT NO. 38/A, DWARKA RESIDENCY R.S. NO. 102, BLOCK NO. 372, R.S. NO. 103, BLOCK NO. 378, AFTER AMALGAMATION NEW BLOCK NO. 372, MOUJE - KARELI, SUB DIST & TALUKA - PALSANA, DIST - SURAT, GUJARAT Admeasuring 73.32 sq.mtr	Rs. 1996860/-	Rs. 199686/-	11.00 AM TO 01.00 PM 23 Sep 2023	301 & 305, REGENT SQUARE, ABOVE D-3, MART, ADAJAN, SURAT- 395009, GUJARAT- INDIA
<b>RAVIRAJ VIJAY BHAI MARU, Mrs. MARU C PARTHI, Mr. VIJAYBHAI BABUBHAI MARU (Ac No.) LNUR008122-230233737</b>	Rs. 381,689.00/- Dues as on 21 Aug 2023	7 Mar 23 Rs. 343106/- Dues as on 6 Mar 23	30 Jul 23	FLAT NO. EWS-24 / 1-606, SUMAN MALHAR, T.P.SCHEME NO. 28 (RUNDH-VESU), F.P.NO. 32/P. S. P. 3, MOJE : VESU, DIST :				

