

LE LAVOIR LIMITED

CIN: L74110GJ1981PLC103918

Regd. Office: Digvijay Plot, Street No. 51, Opposite Makhicha Nivas,
Jamnagar – 361 005, Gujarat

E-mail: info@rholdings.org

Date: 30th October, 2023

To,
BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai – 400 001

Dear Sir/Ma'am,

**Subject: Newspaper Advertisement of extract of Unaudited Financial results for the
Quarter and Half Year ended on 30th September, 2023**

Ref: Security Id: LELAVOIR / Code: 539814

Pursuant to Regulation 47 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Company has given Newspaper Advertisement on 30th October, 2023 of extract of Unaudited Financial results for the Quarter and Half year ended on 30th September, 2023, in:

1. English Newspaper – Financial Express Newspaper and
2. Regional Language Newspaper (Gujarati) – Financial Express Newspaper

Kindly take the same on your record and oblige us.

Thanking You.

For, Le Lavoir Limited

Sachin Kapse
Managing Director
DIN: 08443704

SK FINANCE LIMITED
(Erstwhile - Ess Kay Fincorp Limited)
Registered Office: B-4, Adarsh Plaza Building, Khasa Kothi Circle, Jaipur.

SYMBOLIC POSSESSION NOTICE - FOR IMMOVABLE PROPERTY
(Under Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002)

Whereas the undersigned being the authorized officer of SK Finance Limited (Previously Known as Ess Kay Fincorp Ltd.), having Registered office at B-4, Adarsh Plaza Building, Khasa Kothi Circle, Jaipur, Raj., and Branch office at 1401-1416, B Tower, KP Eptome, Nr. Katariya Railway Crossing, Makarba, Ahmedabad, Gujarat-380051 under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002), and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated 22.08.2023 under Section 13(2) of the said Act calling upon you being the borrower Dilipshin Udesinh Gohil, Loan Account No. 5350669, Residing at 250/3, Rupapura, Near Railway Fatak Nandesari, Landmark - Railway Fatak, Vadodara, Gujarat-391340. Other Co-borrower name is Premilamb Dilipshin Gohil, Residing at Uda Lakhavadi Faliyu, Nandesari, Landmark - Nandesari, Vadodara, Gujarat-391340, India to repay the amount mentioned in the said notice being Rs. 21,78,381/- (Rupees Twenty One Lakh Seventy Eight Thousand Three Hundred Eighty One Only) within 60 days from the date of receipt of the said notice.

The borrower mentioned herein above having failed to repay the amount, notice is hereby given to the borrowers mentioned herein above and to the public in general that undersigned has taken **SYMBOLIC POSSESSION** of the property described herein below in exercise of powers conferred on me under sub-section (4) of section 13 of the Act read with the Rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 26th day of October year 2023.

The borrowers mentioned herein above in particular and the public in general are hereby cautioned not to deal with the said property and any dealings with the property will be subject to the Charge of SK Finance Limited previously known as ESS KAY FINCORP LTD. for an amount of Rs. 21,78,381/- (Rs. Twenty one lakh seventy eight thousand three hundred eighty one only) and interest 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.

DESCRIPTION OF THE IMMOVABLE PROPERTY

ALL that piece and parcel of Gram Panchayat House No. 2/290/2 Situated at Rupapura Nandesari, Vadodara, which is constructed upon and which is laid out upon land of Gram Panchayat land of Village Raupapura of Nandesari Gram Panchayat, in the Registration Sub-District, Vadodara and District, Vadodara. The said Residential Property being House No. 2/290/2 Paiki Ground Floor measuring 50 x 27 sq. fts. (i.e. 1350.00 sq. fts.) Built up area measuring 1350.00 sq. fts., The said Property is bounded as : North : House of Vanraj Udesinh; South : House of Sumanbhai Mohanbhai; East : House of Rajendrasinh Gohil; West : House of Rajibhai Jesingbhai.

Date : 26.10.2023
Place : Vadodara
Authorised Officer, SK FINANCE LIMITED (Previously Known as Ess Kay Fincorp Ltd.)

CFM Asset Reconstruction Private Limited
Corporate Office: 1st Floor, Wakfield House, Spurt Road, Ballard Estate, Mumbai 400 038, India
Registered Office: Block no. A/1003, West Gate, Near YMCA Club, Sur No. 835/1+3, S. G. Highway, Makarba, Ahmedabad-380051. Email: info@cfmrc.in, Phone: +91-22-49703233 (Board Line)
CIN: U67100GJ2015PTCC083994

APPENDIX - IV (Under Rule 8(1) of the Security Interest (Enforcement) Rules, 2002)
POSSESSION NOTICE (For Immovable Property)

WHEREAS, The undersigned being Authorized Officer of the CFM Asset Reconstruction Pvt. Ltd. (Assignee of Agr wiserve Finance Limited (Formerly known as Star Agr Finance Ltd.) vide an Assignment Agreement dated 30.11.2021 and hereinafter referred to as CFMARC), acting in its capacity as the trustee of CFMARC Trust 91, 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 (12) read with rule (3) of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice dated 02.05.2023 under section 13 (2) of the SARFAESI Act, 2002 calling upon the Borrower/co-borrowers/mortgagor: (1) MR. RAJIBHAI IBRAHIMBHAI DABHOVALA (LAN NO-LSSECVAD0003280) (2) MR. NURMOHAMMAD IBRAHIM DABHOVALA (3) MR. YAKUBBHAI DABHOVALA (4) MR. RAJAJIBHAI IBRAHIMBHAI DABHOVALA (5) MRS. FARIDABEN RAJIBHAI DABHOVALA (6) MRS. MUMTAJIBEN ABDULRAJAJ DABHOVALA (7) MR. AMIR RAJIBHAI DABHOVALA, ALL RES. ADDRESS: 20, FIRDOSH PARK, BARKOSIA ROAD, SALUN TALPAD, NADIAD-387001, TAL NADIAD, DIST. KHEDA, SALUN TALPAD, KHEDA, GUJARAT (INDIA)-387001 to repay the amount mentioned in the notice being Rs. 19,77,887.00 (Rupees Nineteen Lakhs Seventy Seven Thousand Eight Hundred Eighty Seven Only) as on 20.04.2023 together with further interest plus costs, charges and expenses etc. within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, notice is hereby given to borrower/co-borrower and the public in general that the undersigned has taken symbolic possession of the properties described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 25th day of October, 2023. The borrower in particular and the public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of the CFM Asset Reconstruction Pvt. Ltd. for an amount of Rs. 19,77,887.00 (Rupees Nineteen Lakhs Seventy Seven Thousand Eight Hundred Eighty Seven Only) as on 20.04.2023 together with further interest plus costs, charges and expenses etc. 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.

DESCRIPTION OF THE IMMOVABLE PROPERTY

DETAILS OF SECURED ASSETS PROPERTY NO. 1, 2, 3, & 4

1) ALL THE PIECE AND PARCELS OF THE IMMOVABLE PROPERTY COMPRISING OF CONSTRUCTED FIRST FLOOR AND SECOND FLOOR, BUILT UP AREA MEASURING 37.13 SQ MTRS. MUNICIPAL PROPERTY NO 2521 AT REVENUE SURVEY NO 2844 PALKI, C.S WARD NO 1, CITY SURVEY NO 4352, SHEET NO 62, CHAWL NO 50 AREA ADMEASURING 37.13 SQ. MTS OF MOJE NADIAD, NR. SHERKAN TALAV, NR. KABRASTAN CROSSING ROAD, AT NADIAD, SUB DISTRICT NADIAD, DISTRICT -KHEDA ALONG WITH SHEDS, STRUCTURES, CONSTRUCTIONS, MODIFICATION AND FUTURE SHEDS, STRUCTURE, CONSTRUCTIONS AND MODIFICATIONS THERE ON AND SURROUNDED WITH FOLLOWING BOUNDARIES. EAST - MARGINAL PLACE LEFT AND C.S NO 4352, WEST - MARGINAL PLACE LEFT AND C.S NO 4350, NORTH - RAJMARG (ROAD), SOUTH - SHERKAN TALAV

2) ALL THE PIECE AND PARCELS OF THE IMMOVABLE PROPERTY COMPRISING OF CONSTRUCTED FIRST FLOOR AND SECOND FLOOR, BUILT UP AREA MEASURING 37.13 SQ MTRS MUNICIPAL PROPERTY NO 2520 AT REVENUE SURVEY NO 2844 PALKI, C.S WARD NO 1, CITY SURVEY NO 4352, SHEET NO 62, CHAWL NO 50 AREA ADMEASURING 37.13 SQ. MTS OF MOJE NADIAD, NR. SHERKAN TALAV, NR. KABRASTAN CROSSING ROAD, AT NADIAD, SUB DISTRICT NADIAD, DISTRICT -KHEDA ALONG WITH SHEDS, STRUCTURES, CONSTRUCTIONS, MODIFICATIONS AND FUTURE SHEDS, STRUCTURES, CONSTRUCTIONS AND MODIFICATIONS THEREON AND SURROUNDED WITH FOLLOWING BOUNDARIES. EAST - MARGINAL PLACE LEFT AND C.S NO 4355, WEST - MARGINAL PLACE LEFT AND C.S NO 4352, NORTH - RAJMARG (ROAD), SOUTH - SHERKAN TALAV

3) ALL THE PIECE AND PARCELS OF THE IMMOVABLE PROPERTY COMPRISING OF CONSTRUCTED LAND AND BASEMENT, GROUND FLOOR, FIRST FLOOR, BUILT UP AREA ADMEASURING 37.13 SQ MTS MUNICIPAL PROPERTY NO 2521 AT REVENUE SURVEY NO 2844 PALKI, C.S WARD NO 1, CITY SURVEY NO 4355, SHEET NO 62, CHAWL NO 53 AREA ADMEASURING 37.13 SQ MTS LAND AND BASEMENT, GROUND FLOOR, FIRST FLOOR, BUILT UP AREA ADMEASURING 36.30 SQ MTS AT REVENUE SURVEY NO 2844 PALKI, C.S WARD NO 1, CITY SURVEY NO 4354, SHEET NO 62, CHAWL NO 52, AREA ADMEASURING 36.30 SQ MTS OF MOJE NADIAD, NR. SHERKAN TALAV, NR. KABRASTAN CROSSING ROAD, AT NADIAD, SUB DISTRICT NADIAD, DISTRICT -KHEDA ALONG WITH SHEDS, STRUCTURES, CONSTRUCTIONS, MODIFICATIONS AND FUTURE SHEDS, STRUCTURES, CONSTRUCTIONS AND MODIFICATIONS THEREON AND SURROUNDED WITH FOLLOWING BOUNDARIES. EAST - MARGINAL PLACE LEFT AND C.S NO 4355, WEST - MARGINAL PLACE LEFT AND C.S NO 4352, NORTH - RAJMARG (ROAD), SOUTH - SHERKAN TALAV

4) ALL THE PIECE AND PARCELS OF THE IMMOVABLE PROPERTY COMPRISING OF CONSTRUCTED LAND AND BASEMENT, GROUND FLOOR, FIRST FLOOR, BUILT UP AREA ADMEASURING 37.21 SQ MTS MUNICIPAL PROPERTY NO 2520 AT REVENUE SURVEY NO 2844 PALKI, C.S WARD NO 1, CITY SURVEY NO 4355, SHEET NO 62, CHAWL NO 53 AREA ADMEASURING 37.21 SQ MTS OF MOJE NADIAD, NR. SHERKAN TALAV, NR. KABRASTAN CROSSING ROAD, AT NADIAD, SUB DISTRICT NADIAD, DISTRICT-KHEDA ALONG WITH SHEDS, STRUCTURES, CONSTRUCTIONS, MODIFICATIONS AND FUTURE SHEDS, STRUCTURES, CONSTRUCTIONS, MODIFICATIONS THEREON SURROUNDED WITH THE FOLLOWING BOUNDARIES EAST - MARGINAL PLACE LEFT AND C.S NO 4357, WEST - MARGINAL PLACE LEFT AND C.S NO 4354, NORTH - RAJMARG (ROAD), SOUTH - SHERKAN TALAV

Date: 25/10/2023
Place: NADIAD
Authorized Officer, CFM ASSET RECONSTRUCTION PVT.LTD. (Acting in its capacity as trustee of CFMARC Trust-91)

LE LAVOIR LIMITED
CIN: L74110GJ1981PLC103918
REGD. OFFICE: DIGVIJAY PLOT, STREET NO. 51
OPPOSITE MAKHICHA NIVAS JAMNAGAR - 361 005

Statement of Unaudited financial results for the quarter and half year ended 30th September, 2023

Sr. No	Particulars	Quarter Ending on 30.09.2023	Year to Date Figures 31.03.2023	(Rs. in Lakhs except EPS) Corresponding Three Months Ended in the Previous Year 30.09.2022
1	Total income	55.29	214.83	27.38
2	Net Profit for the period (before Tax, Exceptional and/or Extraordinary items)	25.86	72.49	-7.86
3	Net Profit for the period before Tax, (after Exceptional and/or Extraordinary items)	25.86	72.49	-7.86
4	Net Profit for the period after tax (after Exceptional and/or Extraordinary items)	19.01	56.31	-5.8
5	Total Comprehensive Income for the period (after Tax)	19.01	56.31	-5.8
6	Equity Share Capital	324	324	324
7	Face Value of Equity Share Capital	10	10	10
8	Earnings Per Share (Basic / Diluted)	0.59	1.74	-0.18

Note: The above is an extract of the detailed format of Quarterly Financial Results filed with the Stock Exchanges under Regulation 33 of the SEBI (LODR) Regulations, 2015. The full format of the Quarterly and Half Yearly Financial Results are available on the Stock Exchange website i.e. www.bseindia.com.

Date: 27-10-2023
Place: Jamnagar
FOR LE LAVOIR LIMITED
Sachin Kapse (Managing Director)
DIN: 06443704

RATNAVEER PRECISION ENGINEERING LIMITED
CIN: U27108GJ2002PLC040488
(Formerly Known As RATNAVEER METALS LIMITED)
Registered Address: E-77, G.I.D.C., Savli (Manjusar), Dist : Vadodara- 391776.
Website: www.ratnaveer.com | Email: cs@ratnaveer.com | Tel: +91 8487878075

STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER & HALF YEAR ENDED SEPTEMBER 30, 2023 (Rs in Million)

Particulars	QUARTER ENDED SEPTEMBER 2023		HALF YEAR ENDED SEPTEMBER 2023		YEAR ENDED MARCH 2023	
	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)	(Audited)	(Audited)
Total revenue	1,433.59	1,296.69	2,615.38	4,811.45	4,811.45	4,811.45
Profit / (Loss) before Tax	94.23	86.17	200.95	307.12	307.12	307.12
Profit / (Loss) for the period from continuing operations	79.77	69.47	161.85	250.44	250.44	250.44
Profit / (Loss) from discontinuing operations (before tax)	-	-	-	-	-	-
Profit/(Loss) for the period from continuing and discontinued operations	-	-	(0.01)	(0.13)	(0.13)	(0.13)
Total comprehensive income	79.77	69.47	161.84	250.31	250.31	250.31
Paid-up equity share capital (Face value of Rs.10)	486.94	42.62	486.94	348.94	348.94	348.94
Other Equity (excluding revaluation reserve)	1,890.24	617.12	1,890.24	711.60	711.60	711.60
Earnings per equity share for continuing operations of face value of Rs. 10 each Basic & Diluted (in Rs.)	1.95	16.30	3.97	7.26	7.26	7.26
Earnings per equity share for continuing and discontinued operations of face value of Rs. 10 each Basic & Diluted (in Rs.)	1.95	16.30	3.97	7.26	7.26	7.26

1. The above is an extract of the detailed format of financial results filed with the Stock Exchanges under regulation 33 of the SEBI (Listing and other Disclosure Requirements) Regulations, 2015. The full format of Financial Results are available on the websites of the stock exchanges (www.bseindia.com and www.nseindia.com) and on the company's website (www.ratnaveer.com).

2. The above Financial Statements have been reviewed and recommended by audit committee and have been approved and taken on record by the Board of Directors as its meeting held on 28 October, 2023.

For and on behalf of Board of Directors of Ratnaveer Precision Engineering Limited
Sd/-
Vijay R Sanghavi (DIN 00499522)

Place: Vadodara
Date: 28/10/2023

AFIL Akme Fintrade (India) Ltd.
Udaipur Branch : 4-5, Subcity Centre, Savina Circle, Opp. Krishi Upaz Mandi, Udaipur-313001.

AUCTION SALE NOTICE UNDER SARFAESI ACT - 2002

Authorized officer of AKME Fintrade (India) Ltd, Udaipur Branch under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (54 of 2002) and in exercise of power conferred under the said Act issued Demand Notice, calling upon following Borrowers / Guarantors to repay the amount mentioned in the notice with the notice interest. The amount mentioned in the notice has not been repaid to the Bank. Therefore notice to public is hereby given to the effect that the immovable property described herein below will be sold by the Authorized officer by public auction on the date, Place and time mentioned in the notice on "AS IS WHERE IS CONDITION" persons or organization interested in buying the said immovable properties may contact the Authorized officer or AKME Fintrade (India) Ltd, Udaipur Branch for bidders documents which contain all other relevant details.

SBFC Finance Limited
Registered Office:- Unit No. 103, First Floor, C&B Square, Sangam Complex, Village Chakala, Andheri-Kurla Road, Andheri (East), Mumbai-400059.

POSSESSION NOTICE (As per Rule 8(2) of Security Interest (Enforcement) Rules, 2002)

Whereas the undersigned being the Authorized Officer of SBFC Finance Limited under the Securitization, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13 (12) read with Rule 8 of the Security Interest (Enforcement) Rules 2002, issued Demand Notices upon the Borrowers/Co-borrowers mentioned below, to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

The borrower/Co-borrowers having failed to repay the amount, notice is hereby given to the Borrower/Co-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/her under Section 13(4) of the said Act read with Rule 8 of the said rules on the below-mentioned dates.

The Borrower/Co-borrowers 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 SBFC Finance Limited.

Name and Address of Borrowers & Date of Demand Notice	Description of Property(ies) & Date of Possession	Amount demanded in Possession Notice (Rs.)
1. SUNRISE ENTERPRISE, Having address at, Plot No.300/J, Ground Floor, GIDC Pandesara, Udhna, Surat, Gujarat-394210. 2. CHANDRAKANT GANESHBHAI JADAV, 3. SANGITA CHANDRAKANT JADAV, no.2 and no.3 having address at, Plot No.A-6, Gyandeep CHSL, Near Nahr, Palanpore, Aadajan, Surat, Gujarat-395009. Demand Notice Date: 22nd September 2022 Loan No. 7835 (PR0580491), 22374 (PR00806569) & 'RAP00179293 (PR00913207)	All the piece and parcel of the Property bearing Shop No. 203 on 2nd Floor measuring super built up area 806 sq.ft. i.e. 74.91 sq.mtrs. and built up area 432.01 sq.ft. i.e. 40.15 sq. mtrs. along with undivided proportionate inchoate share in below of building known as "RAJ WOLD-1" constructed on land bearing Revenue Survey No. 64/2-1, Block No. 102, as per revenue record 7-12 land measuring 10927 sq.mtrs., T.P Scheme No. 8 (Palanpore) Final Plot No. 68, as per F.P. Land measuring 7649 sq.mtrs. paiki Notional Plot No. 2, land measuring 5339 sq.mtrs. of Village Palanpore, Taluka Adajan, District Surat and bounded on the East : Adjoining 18 mtrs. Road, West : Adjoining Final Plot No. 101, North: Adjoining Notional Plot No. 101, South : Adjoining 18 mtrs. Road. Date of Possession: 28-October-2023	Rs. 34,79,106/- (Rupees Thirty Four Lakhs Seventy Nine Thousand One Hundred Six Only) as on 13th September 2022

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.
Place: Surat Date: 30/10/2023 Sd/- (Authorized Officer), SBFC Finance Limited.

ROHA HOUSING FINANCE PRIVATE LIMITED
Corporate Office: Unit No.1117 & 1118, 11th Floor, World Trade Tower, Sector 16, Noida, U.P. 201301

POSSESSION NOTICE (Under Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002)

Whereas the undersigned being the authorized officer of Roha Housing Finance Private Limited (hereinafter referred to as "RHFP"), Having its registered office at JIT House, A 44/45, Road No.2, MIDC, Andheri East, Mumbai - 400 093 under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002), and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated mentioned below under Section 13(2) of the said Act calling upon you being the borrowers (names and addresses mentioned below) to repay the amount mentioned in the said notice and interest thereon within 60 days from the date of receipt of the said notice. The borrower mentioned herein below having failed to repay the amount, notice is hereby given to the borrowers mentioned herein below and to the public in general that undersigned has taken Possession of the property described herein below in exercise of powers conferred on me under sub section (4) of section 13 of the Act read with the Rule 8 of the Security Interest (Enforcement) Rules, 2002. The borrowers mentioned herein in above in particular and the public in general are hereby cautioned not to deal with the said property and any dealings with the property will be subject to the Charge of Roha Housing Finance Private Limited for an amount as mentioned herein under and interest 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) / Co-Borrower (s) / Loan A/c No./Branch	Schedule of The Properties	Demand Notice Date & Amount	Date of Possession
1	Loan Account No. HLSRTCSFPR000005002776/ Branch: Surat 1. Mr. Hardikkumar Jentibhai Parmar 2. Mrs. Varshaben Jentibhai Parmar	All The Rights, Piece & Parcel Of Immovable Property Bearing Flat No. A-101, 1st Floor, Super Built up measuring 861 Sq. Feet., Built up measuring 567 Sq. Feet. i.e. 52.67 Sq. Mtrs., along with its undivided proportionate share in underneath land 18.87 Sq. Mtrs., land known and identified as "Shree Shama Residency " A-type low rise Building forming part of residential non agriculture land bearing Revenue Survey No. 370, Block No. 357/1A/2, it's area measuring H.A. 0-14-00 Sq.Mtrs., i.e. 1400 Sq.Mtrs., of Moje Village: Kamrej, Taluka : Kamrej, Dist. : Surat, Gujarat. Bounded As Follows:- East By : Applied Flat No. A-102, South By : Applied Flat No. A-106, West By : Applied Wall of Society, North By : Applied Wall of Society.	12/05/2023 & ₹10,75,152/-	24-10-2023

Place : Gujarat
Date : 30-10-2023
Sd/- Authorised Officer
Roha Housing Finance Private Limited

Public Notice For E-Auction Cum Sale (Appendix - IV A) (Rule 8(6))

Sale of Immovable property mortgaged to IFIL Home Finance Limited (Formerly known as India Infoline Housing Finance Ltd.) (IFIL-HFL) Corporate Office at Plot No. 98, Udyog Vihar, Phase-V, Gurgaon-122015 (Haryana) and Branch Office at Plot No. B-201 measuring 312.21 sq.ft., Merry God Apartment, Jeeheer Park, Bh Green Fuel Restaurant, 150 Ft Ring Road, Nr. Madhapur, Chokwadi, Rajkot, Gujarat, India 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 notice issued U/S 13(2) of the Act in the following land accounts/prospect nos. with a right to sell the same on "AS IS WHERE IS, AS IS WHAT IS BASIS AND WITHOUT RECURSE 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	Date of Inspection of property
1. Mr. Rameshbhai Churnil Jobanpura 2. Mrs. Rashmin Rameshbhai Jobanpura	22-Feb-2023 Rs. 2,53,716/- (Rupees Two Lakh Ninety Three Thousand Seven Hundred Eighteen Only)	All that part and parcel of the property bearing Flat No. D-04, 6th Floor, Wing D, With Carpet Area Ad Measuring 301 Sq.ft. Smart House-3, EW5- PNAV, Behind Aryanand Residency, Ward No. 11, West Zone, Mavdi, Rajkot, Gujarat. 360005.	15-Oct-2023	Rs. 2,40,000/- (Rupees Two Lakh Forty Thousand Only)	24-Nov-2023 1100 hrs -1400 hrs EMD Last Date
(Prospect No 934206)	Rs. 20,000/- (Rupees Twenty Thousand Only)		Rs. 4,57,131/- (Rupees Four Lakh Fifty Seven Thousand One Hundred Thirty One Only)	Rs. 24,000/- (Rupees Twenty Four Thousand Only)	28-Nov-2023 11:5 pm Date/Time of E Auction 01-Dec-2023 1100 hrs -1300 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 vide public auction.
For balance payment, upon successful bid, has to be paid through RTGS/NETFT. The accounts details are as follows: a) Name of the Account:- IFIL Home Finance Ltd., b) Name of the Bank:- Standard Chartered Bank, c) Account No:-9902873xxxxx followed by Prospect Number, d) IFSC Code:-SCLB036001, 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 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 in 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 auction, the closing time will be automatically get extended for 5 minutes.
- The successful bidder should 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 deposits and payment shall be in the prescribed mode of payment.
- The purchaser has to bear the cost, 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-auction for detailed terms and conditions of auction sale & 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 Email ID: auction.hifil@gmail.com, Support Helpline Numbers: +91 800 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.hifil@gmail.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 again put to sale.
- AO reserves the rights to postpone/cancel or vary the terms and condition of tender/auction without assigning any reason thereof. In case of any dispute in tender/auction, the decision of AO of IFIL-HFL will be final.

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8 (6) OF THE SARFAESI ACT, 2002

The Borrower/ Guarantors are hereby notified to pay the sums mentioned as above before the date of Auction, failing which the property will be auctioned and balance if any will be recovered with interest and cost from them by legal avenue.

Date : 27.10.2023
Place : Surat (Gujarat)
Authorized Officer
AKME FINTRADE (INDIA) LTD

homefirst
We'll take you home

Home First Finance Company India Limited
CIN: L65990MH2010PLC240703,
Website: homefirstindia.com Phone No.: 180030008425 Email ID: loanfirst@homefirstindia.com

APPENDIX- IV-A [See proviso to rule 8 (6)]
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 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 Co-Borrower (s) as per column (ii) that the below described immovable properties as per column (iii) mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of Home First Finance Company India Limited for realization of its dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(12) of the said Act proposes to realize dues by sale of the said property/ies and it will be sold on "As is where is", "As is what is", and "Whatever there is" as described hereunder. The auction will be conducted "On Line", for the recovery of amount due from Borrower (s) and Co-Borrower (s) as per column (i), due to Home First Finance Company India Limited.

S. No.	Name Borrower (s) and Co-Borrower (s)	PROPERTY ADDRESS	Date of Demand Notice	Demand Notice Amount	Date of Possession	Market Value	EMD Amount	Date and Time of Auction	Last Date & Time of Submission Of Emd & Documents	Number of Offered
1.	Jayesh Rathod, Amrutbhai Bhangi	Flat no -703, Block no -4, SHANKHESHWAR TOWNSHIP, F.P No 15/1, Survey No : 106/A/1, T.P Scheme No : 75 Nr Kharikat Canal, Nr Bansai Park, Nr Ranasan Toll tax, Dehgam Circle, Multhiya Village, Naroda, Ahmedabad, Gujarat- 382330	03-08-2023	8,32,818	17-10-2023	14,16,000	1,41,600	30-11-2023 (11am-2pm)	28-11-2023 (upto 5 pm)	8460205918
2.	Shantaben B Sonakusare, Chetan Bhimrao Sonakusare	B/F 1, UMA VIHAR RESIDENCY, Block no 31, registration no 25, Dastan , Palsana, Surat, Surat, , 394315	03-08-2023	7,01,691	26-10-2023	3,54,566	35,457	30-11-2023 (11am-2pm)	28-11-2023 (upto 5 pm)	8160788580
3.	Manjulaben Dashrathbhai Nayaka, Dipesh Kumar Nayka	Flat-611, Block/Building- A, Suman Nisarg EWS 10, T.P Scheme No 25 Singanpor Tunki F.P No 74, Surat Gujarat 395004	06-05-2023	3,16,669	24-10-2023	5,50,605	55,061	30-11-2023 (11am-2pm)	28-11-2023 (upto 5 pm)	8980071613

E-Auction Service Provider	E-Auction Website/For Details, Other terms & conditions	A/c No: for depositing EMD/other amount	Branch IFSC Code	Name of Beneficiary
Company Name : e-Procurement Technologies Ltd. (Auction Tiger). Help Line No. : 079-35022160 / 149 / 182 Contact Person : Ram Sharma -800023297 e-Mail id : ramprasad@auctiontiger.net and support@auctiontiger.net	http://www.homefirstindia.com https://homefirst.auctiontiger.net	912020036268117- Home First Finance Company India Limited - Axis Bank Ltd., MIDC, Andheri East.	UTIB0000395	Authorized Officer, Home First Finance Company India Limited

Bid Increment Amount - Rs. 10,000/-. The sale will be done by the undersigned through e-auction platform provided at the Web Portal (https://homefirst.auctiontiger.net). E-Auction Tender Document containing online e-auction bid form, declaration, General Terms & Conditions of online auction sale are available at Portal Site. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of properties put on auction and claims/rights/dues affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of Home First. The property is being sold with all the existing and future encumbrances whether known or unknown to Home First. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues. The sale shall be subject to rules/conditions prescribed under the securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

'STATUTORY 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002'

The borrower/ guarantors are hereby notified to pay the sum as mentioned in the demand notice along with upto date interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

Date: 30-10-2023
Place: Gujarat
Signed by Authorized Officer,
Home First Finance Company India Limited

