

WONDER HOME FINANCE LTD.
WONDER Corp. Office: 620, 6th Floor, North Block, World Trade Park,
Malviya Nagar, JLN Road, Jaipur- 302017, TEL: 0141 - 4750000

Demand Notice Under Section 13(2) of Securitisation Act of 2002

As the Loan Account Became NPA therefore the Authorised Officer (AO) Under section 13 (2) of Securitisation 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 Borrower does not deposit the amount within 60 days, the amount will be recovered from Auction of the security as given below. As the demand Notice send to the borrower/guarantor has not been served, copy of demand notice has also been affixed on the secured assets as given below. Therefore you the borrower is informed to deposit the loan amount along with future interest and recovery expense within 60 days, otherwise under the provisions of section 13(4) and 14 of the said Act, the AO is free to take possession of the Security as given below.

Name of the Borrower/ Co-Borrower / Mortgage / Guarantor / Loan A/c No.	Date and Amount of Demand Notice Under Sec. 13(2)	Description of Mortgaged Property
(Loan A/c No.) LN12037HP23-24012145, Sh. Jayeshbhai Chauhan (Borrower & Mortgage), Smt. Silpaben Jayeshbhai Chauhan (Co-Borrower), Sh. Sunilbhai Premajibhai Taviya (Guarantor)	22/06/2025 Rs. 10,11,874.44 Rs. Ten Lac Eleven Thousand Eight Hundred Seventy Four and Forty Four Paise as on 20/06/2025	All that part and parcel of the property of Sh. Jayeshbhai Dhirubhai Chauhan situated at In Garml Land Allotment No. 128, Khodiyar Mandi Vistar at Village Khakholi, Taluka & Distt. Botad, Gujarat- 364710. Admeasuring about 2123.38 Sq. Ft.

Date: 26.06.2025
Place: Botad, Gujarat

Authorised Officer
Wonder Home Finance Ltd.

DEBTS RECOVERY TRIBUNAL-I
Ministry of Finance, Department of Financial Service, Government of India
4th Floor, Bhikhubhai Chambers, Nr. Kochrab Ashram, Ellisbridge, Paldi, Ahmedabad-380 006

FORM NO.22 (Earlier Regd 31) DRT Regulations, 2015 [See Rule 52 (1) of the Second Schedule to the Income-tax Act, 1961]
E- AUCTION/SALE NOTICE THROUGH REGD. AD/DASTI/AFFIXATION/BEAT OF DRUM
PROCLAMATION OF SALE UNDER RULES 38, 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS DUE TO BANK AND FINANCIAL INSTITUTIONS ACT, 1993
R.C. No. 59/2015 O.A. No. 21/2014

Certificate Holder:- BANK OF BARODA
Vis
Certificate Debtors :- M/s. Kinjal Plastic Industries & Ors.
To,

CD No. 1:	M/s. Kinjal Plastic Industries A Sole Proprietary Firm of Shri Jagdishchandra R. Oza 32, Balaji Estate, Opposite Maruti Popular Show Room, Narol, Ahmedabad. OR Flat No. D/2/403, Kamawadi, Near Hirabhai Tower, Uttamnagar, Maninagar, Ahmedabad-380008.
CD No. 2:	Shri Jagdishchandra Savailal Oza 32, Balaji Estate, Opposite Maruti Popular Show Room, Narol, Ahmedabad. OR Flat No. D/2/403, Kamawadi, Near Hirabhai Tower, Uttamnagar, Maninagar, Ahmedabad-380008.
CD No. 3:	Shri Kailash Savailal Oza 32, Balaji Estate, Opposite Maruti Popular Show Room, Narol, Ahmedabad. OR Flat No. D/2/403, Kamawadi, Near Hirabhai Tower, Uttamnagar, Maninagar, Ahmedabad-380008.
CD No. 4:	Smt. Rekhaben Kailash Oza 32, Balaji Estate, Opposite Maruti Popular Show Room, Narol, Ahmedabad. OR Flat No. D/2/403, Kamawadi, Near Hirabhai Tower, Uttamnagar, Maninagar, Ahmedabad-380008.

The under mentioned property will be sold by Public E-auction sale on **13th Day of August, 2025** for recovery of sum of **Rs. 20,05,696.53/- (Rupees: Twenty Lacs Five Thousand Six Hundred Ninety Six and Paise Fifty Three only)** plus interest and cost payable as per Recovery Certificate issued by Hon'ble Presiding Officer, DRT-I (less amount already recovered, if any), from, **M/s. Kinjal Plastic Industries & Ors.**

DESCRIPTION OF PROPERTY			
No. of lots	Description of the Property to be sold with the names of the co-owners where the property belongs to defaulter and any other person as co-owners	Reserve Price below which the property will not be sold	EMD 10% of Reserve price or Rounded off
1	2	7	8
Lot No.		Reserve Price (in ₹)	10% EMD (in ₹)
1	D-2/403, admeasuring 178 Sq Yard, situated at 4th Floor, Kamavati Apartment in Kamavati Apartment Co Op Housing Society Ltd, Revenue Survey No 224 & 225, F.P.No 392 of T.P.Scheme No 24, Mouje rajpur-Hirpur, Taluka City,Sub District Ahmedabad -7(Odhav), Ahmedabad.	₹ 76,00,000/-	₹ 7,60,000/-
3. Revenue assessed upon the property or any part thereof - Not known 4. Details of any other encumbrance to which property is liable - Not known 5. Valuation also state Valuation given, if any, by the Certificate Debtor - No 6. Claims, if any, which have been put forward to the property, and any other known particulars bearing on its nature and value - Not known			

- Auction/bidding shall only be through online electronic mode through the e-auction website i.e. <https://baanknet.in>.
- The intending bidders should register the participation with the service provider-well in advance and get user ID and password for participating in **E-auction**. It can be procured only when the requisite earnest money is deposited in prescribed mode below.
- EMD shall be deposited **latest by till 4:00 PM on 11.08.2025** in Wallet Bank Asset Auction. Network (BAANKNET) <https://baanknet.in>. EMD deposited thereafter shall not be considered for participation in the e-auction.
- In addition to above, the copy of PAN Card, Address Proof and Identity Proof, E-mail ID, Mobile Number, in case of the company, copy of board resolution passed by the Board of Directors of the company or any other document confirming representation/attorney of the company and the Receipt/Counter File of such deposit should reach to the said service provider through e-auction website by uploading photocopies on or before **till 4:00 PM on 11.08.2025**, and also hard copies alongwith EMDs deposit receipts should reach at the Office of Recovery Officer-I, DRT-I, Ahmedabad by **11.08.2025**. It is also held that earnest money of unsuccessful bidders shall be returned back in the respective accounts such bidders through the same mode of payment.
- Prospective bidder may avail online training from service provider:-

Name of Auction Agency	Bank Asset Auction Network (BAANKNET)
Contact Person	Mr. Kashyap Patel (Mobile No. 9327493060)
Helpline Nos.	8291220220
Helpline E-Mail Address	support.BAANKNET@psbaliance.com
Bank Officer	Mr. A.K. Chaudhary (Chief Manager) Mobile No. 7486013985

- Prospective bidders are advised to visit website <https://baanknet.in> for detailed terms & conditions and procedure of sale before submitting their bids.
- The property shall not be sold below the reserve price.
- The property shall be sold in 01 lots, with **Reserve Price as mentioned above lot**.
- The bidder shall improve offer in multiples of **₹ 50,000/-** during entire auction period.
- The property shall be sold **"AS IS WHERE BASIS"** and shall be subject to other terms and conditions as published on the official website of the e-auction agency.
- The highest bidder shall have to deposit **25% of his final bid amount** after adjustment of EMD already paid in wallet Bank Asset Auction Network (BAANKNET) <https://baanknet.in> by immediate next bank working day by **4:00 P.M.** through RTGS/NEFT as per details as under:-

Bank Name	Bank of Baroda
Account Name	New Intermediary Account
Account No.	59950015181219
IFSC Code No.	BARB0SARAHM (Fifth character of IFSC code is numeric zero "0")
Branch Address	Regional Stressed Assets Recovery Branch, First Floor, Surya Complex, Opp. The Golden Times, Near Swastik Cross Road, Navrangpura, Ahmedabad - 380009

- The successful bidder/auction purchaser shall deposit the balance 75% of sale consideration amount on or before 15th day from the date of sale of the property. If the 15th day is Sunday or other Holiday, then on immediate first bank working day through RTGS/NEFT in the account as mentioned above. In addition to the above, the purchaser shall also deposit poundage fee @1% on total sale consideration money (plus ₹ 10) through DD in favour of The Registrar, DRT-I, Ahmedabad. The DD prepared towards poundage's fees shall be submitted directly with the office of Recovery Officer, DRT-I, Ahmedabad.
- In case of default of payment within the prescribed period, the deposit, after deduction the expenses of the sale, may, if the undersigned thinks fit, be forfeited to the Government Account and the defaulting purchaser shall forfeit all claims to the property or the amount deposited. The property shall be resold forthwith, after the issue of fresh proclamation of sale. Further the purchaser shall also be liable to make good of any shortfall or difference between his final bid amount and the price for which it is subsequently sold.
- The successful bidder should note that TDS and GST liability, if any, arising out of sale of properties will have to be borne by the successful bidder separately over and above the sale consideration amount and shall not be deducted from sale consideration amount confirmed by this forum.
- Schedule of auction is as under:-

Date and Time of Inspection	28.07.2025	Between 02.00 PM to 04.00 PM
Date of uploading proof of EMD/ documents on e-auction website	11.08.2025	Up to 04 pm
Last date of submissions of hard copies of proof of EMD/documents with office of the Recovery Officer-1	11.08.2025	Up to 05.00 pm
Date and Time of E-Auction	13.08.2025	Between 12.00 Noon to 01.00 pm (with auto extension clause of 5 minutes, till Auction completes)

16. The Recovery Officer has the absolute right to accept or reject any bid or bids or to postpone or cancel the e-auction without assigning any reasons.

Sd/-
(Love Kumar)
Recovery Officer-I, DRT-I, Ahmedabad

Issued under my hand and seal of this Tribunal on this 19th Day of June, 2025.

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

POSSESSION NOTICE
REF: POSSESSION NOTICE UNDER SUB-RULE (1) OF RULE 8 OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

WHEREAS the undersigned being the Authorized Officer of HOME FIRST FINANCE COMPANY INDIA LIMITED, pursuant to demand notice issued on its respective dates as given below, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act No. 54 of 2002) and in exercise of powers conferred under section 13(2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 calling upon you/Borrowers, the under named to pay outstanding dues as within 60 days from the date of receipt of respective notices, you/Borrowers all, however, have failed to pay the said outstanding dues within stipulated time, hence **HOME FIRST FINANCE COMPANY INDIA LIMITED** are in exercise and having right as conferred under the provision of sub section (4) of section 13 of SARFAESI ACT, 2002 read with rules thereunder, taken **POSSESSION** of the secured assets as mentioned herein below:

Sr. No	Name of Borrowers/ Co-Borrowers/ Guarantors	Description of Mortgaged Property	Date of Demand Notice	Total O/s as on date of Demand Notice (in INR)	Date of possession
1.	Gediya vijaybhai mohanbhai, Ushaben Vijaybhai Gediya	Shop-Basement Hall, Jay Dwarkadhish Avenue, Jay Dwarkadhish Avenue, Gam Namuna No.2, Nondh No.427 Jay Dwarkadhish Avenue, U.G. Hall Opp. Jilla Bank, S.T.Road, Talala Gir, Junagadh, Gujarat-362150. Bounded By : East by - Keshaval Mathradas Bhimjiyani's Property, West by Road, North by - Road, South by - Road.	03-02-2025	1,632,450	24-06-2025
2.	Rahulbhai Naranbhai Zala, Amruthen Naranbhai Zala	Sub Plot 38/A, Survey No : 42/5, Gominandan (Part A) - Josphipara, B/H. Vrajdharm Apartment, Off. Khalipur Road, Nr. Radharaman Park, Area : Gominandan, Bapa Sitaram, Madhuli Street, Nr Garbi Chowk, Josphipara, Junagadh, Gujarat, 362001 Bounded by North-60m wide road, South-Plot No. 31, East-Plot No. 38/P, West-Plot No. 37	03-10-2024	1,261,233	24-06-2025

The borrower having failed to repay the amount, notice is hereby given to the borrower / Guarantor 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 rule on the date mentioned above. The **BORROWERS/ GUARANTORS** and the **PUBLIC IN GENERAL** are hereby cautioned not to deal with the above referred Properties/Secured Assets or any part thereof and any dealing with the said Properties/Secured Assets shall be subject to charge of HOME FIRST FINANCE COMPANY INDIA LIMITED for the amount mentioned hereinabove against Properties/Secured Assets which is payable with the further interest thereon until payment in full.

The borrower's attention is invited to the provisions of subsection (8) of Section 13 of the Act, in respect of time available to redeem the secured asset.

Place: Gujarat Date: 27-06-2025

Authorised Officer, Home First Finance Company India Limited

JM Financial Home Loans Limited
Corporate Office: 3rd Floor, Suashish IT Park, Plot No. 68E, off Datta Pada Road, Opp. Tata Steel, Borivali (E), Mumbai - 400 066

Possession Notice

Under section 13(4) of securitisation and reconstruction of financial assets and enforcement of security interest act, 2002 and rule 8(1) of the security interest (enforcement) rule 2002, (appendix iv)
Whereas the undersigned being the authorised officer of JM Financial Home Loans Limited, (hereinafter referred as JMFLH) under the securitisation and reconstruction of financial assets and enforcement of security interest act, 2002 and in exercise of powers conferred under section 13(2) read with rule 3 of the security interest (enforcement) rules, 2002 issued a Demand notice to the borrower(s)/co-borrower(s)/guarantor(s) mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrower(s)/co-borrower(s)/guarantor(s) having failed to repay the demanded amount, notice is hereby given to the borrower(s)/co-borrower(s)/guarantor(s) and the public in general that the undersigned on behalf of JMFLH has taken possession of the property described hereinbelow in exercise of powers conferred on him under section 13(4) of the said act read with rule 8(1) of the said rules. The borrower(s)/co-borrower(s)/guarantor(s) in particular and the public in general is hereby cautioned not to deal with the below mentioned property and any dealings with the said property will be subject to the first charge of the JMFLH for the amount as mentioned herein below with future interest thereon.

Sr.	Borrower(s)/ Co- Borrower (s)/ Guarantor(s) Name and Loan No.	Description of Secured Asset (Immovable Property)	1. Date of Possession 2. Demand Notice Date 3. Amount Due in Rs. As on
1.	1. Piyush Hirjibhai Bhalala 2. Mrs. Bhartiaben Hirjibhai Bhalala 3. Mr. Hirjibhai Samjibhai Bhalala Loan Account Number:- HSR72100017259	Plot No. 63, "Shive Bunglows", situated on the land bearing block no. 41, Village - Umra, Taluka - Olpad, Dist. - Surat, Gujarat - PIN - 394130. East: Society Road, West: Plot No. 100, North: Plot No. 64, South: Plot No. 62	1. 25-06-2025 2. 08-04-2025 3. Rs. 23,25,001/- (Rupees Twenty-Three Lakh Twenty Five Thousand One Only) outstanding as on 07-April-2025
2.	1. Mr. Rashmikant Patel 2. Mrs. Charidrikaben Patel Loan Account Number:- HNIK24000059149	Flat No 501.5th Floor, Block No K, "Shanti Pujya Homes", Nr. Silver Star Char Rasta, Plot No 80, T.P Scheme No. 45, Revenue Survey No. 266, Mouje - Chandoliya, Taluka - Sabarmati, Dist. - Ahmedabad, Gujarat - 362481. East: Flat No 502, West: Passage & stair, North: Margin Area & Open Land, South: Passage Lift & Flat No 503	1. 25-06-2025 2. 11-04-2025 3. Rs. 36,57,902/- (Rupees Thirty Six Lakh Fifty Seven Thousand Nine Hundred Two Only) outstanding as on 07-Apr-2025

Date: 27-06-2025
Place: Gujarat

For JM Financial Home Loans Limited
Sd/ Authorised Officer

HDB Financial Services Limited
REGISTERED OFFICE: Radhika, 2nd floor, Law Garden Road, Navrangpura, Ahmedabad, Gujarat - 380009.

Branch Office: "Nath Edifice" Third Floor, Dr. Yagnik Road, Rajkot - 360 001.

Demand notice under section 13(2) sarfaesi act, 2002

You, below mentioned borrowers, co-borrowers and guarantors have avail loan(s) facility(ies) from HDB Financial Services Limited branch by mortgaging your immovable properties (secured) you have not maintained your financial discipline and defaulted in repayment of the same. Consequently to your defaults your loans were classified as non-performing assets as you to avail the said loan(s) along with the underlying security interest created in respect of the securities for repayment of the same. The HDBFS has right for the recovery of the outstanding dues, now issued demand notice under section 13(2) of the securitization and reconstruction of financial asset and enforcement of security interest act, 2002 (the act), the contents of which are being published herewith as per section 13(2) of the act read with rule 3(1) of the security interest (enforcement) rules, 2002 and as by way of alternate service upon you. Details of the borrowers, co-borrowers, guarantors, loans, securities, outstanding dues, demand notice sent under section 13(2) and amount claimed there on are given below:

1	(1) Borrower And Co-Borrowers:
1.	D1.BAJRANG TRADERS 2.TULSIBHAI MERABHAI MER 3.RAMJIBHAI MERABHAI MER 4.MERABHAI NATHUBHAI MER 5.JASUBEN TULSIBHAI MER 6.RADHABEN RAMJIBHAI MER-Add-No-1-BHAVNAGAR VIJAYRAJNAGAR NEAR RTO BHAVNAGAR BHAVNAGAR BHAVNAGAR-364001 GUJARAT And Also- PLOTNO8/BSRVNO258 ADM.91.05 SQ.MTS WITHCON S.177.84 SQ. MTCTS WARD NO 7 SURVEY NO 5684/380 VIJAYRAJ NAGAR. EAST. PLOT NO 81/C WEST. ROAD BHAVNAGAR-364001 Add-No-2- VIJAYRAJNAGAR NEAR RTO BHAVNAGAR BHAVNAGAR GUJARAT- 364003. Add-No 3-4-5-6-PILOT NO 6/8 ASHOK SOCIETY B/H SWAMINARAYAN MANDIR BHAVNAGAR BHAVNAGAR GUJARAT- 364003 (2) Loan Account Number: 13853966 (3) Loan Amount In Inr: Rs.2320000/- (Rupees Twenty Three Lakhs Twenty Thousand Only) by loan account number 13853966 (4) Detail Description Of The Security Mortgage Property-All That Piece And Parcel In Bhavnagar Registration District, Sub District Bhavnagar Plot No 81/B, Revenue Survey No 258, Admeasuring 91.05 Sq Mtrs With Construction 177.84 Sq Mtr CTS Ward No 7, Survey 5684/380 Vijayrajnagar Situated In Bhavnagar. (5) Demand Notice Date: 16/06/2025. (6) Amount Due In Inr: Rs.1881001.41/- (Rupees Eighteen Lakh Eighty One Thousand & One - Paise Forty One Only) as of 11.06.2025 And Future Contractual Interest Till Actual Realization Together With Incidental Expenses, Cost And Charges Etc.

1. The borrower and co-borrowers/guarantors are called upon to make payment of the above mentioned demanded amount with further interest as mentioned herein above in full within 60 days of this notice failing which the undersigned authorised officer of HDBFS shall be constrained to take action under the act to enforce the above mentioned securities.

2. Please note that, as per section 13 (13) of the said act Mortgages are restrained from transferring the above-referred securities by way of sale, lease, leave & license or otherwise without the consent of HDBFS.

3. For any query or full and final settlement, please contact: Mr. Chirag Chaggani: Contact No. 9909910901 (Regional Collection Manager), Mr. Prashant Makhecha Mobile No: 7600800900 (Zonal Collection Manager), Mr. Sunil Viswakarma Mobile No. 8600375505 (Area Legal Manager) at HDB Financial Services Ltd.

Sd/
For HDBFS
AUTHORISED SIGNATORY

PLACE: Rajkot
DATE: 27/06/2025

FEDBANK FINANCIAL SERVICES LIMITED
Registered Office: Unit No. 1101, 11th Floor, Cignus, Plot No. 71 A, Powai, Pascoli, Mumbai - 400087

PUBLIC NOTICE FOR AUCTION CUM SALE OF IMMOVABLE PROPERTY UNDER SARFAESI ACT

E - Auction Sale Notice for Sale of Immovable Assets under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8(6) & 9(1) of the Security Interest (Enforcement) Rules, 2002

15 days' Notice is hereby given to the Public in general and in particular to the Borrowers/Co - Borrowers/Guarantors that the below described immovable property mortgaged/charged to the Secured Creditor, Fedbank Financial Services Limited, the possession of which has been taken by the Authorised Officer of Fedbank Financial Services Limited, Secured Creditor, will be sold on "As is where is", "As is what is" and "wherever there is" on 21/07/2025 from 10 am to 10.30 am for recovery of total amount Rs. 39,16,419/- (Rupees Thirty Nine Lakhs Sixteen Thousand Four Hundred Nineteen Only) i.e. Rs. 35,16,785/- in Loan Account No. FEDMEHSTL0480544 and Rs. 3,99,634/- in Loan Account No. FEDMEHSTL0484828 as on 31/05/2025 with interest and expenses thereon from 01/06/2025 due to Fedbank Financial Services Limited, Secured Creditor, from M/s. New Jayveer Classes for English (Borrower), Punitkumar Jagdishkumar Khmar and Dipal Punitkumar Khmar (Co-Borrowers).

DESCRIPTION OF THE IMMOVABLE PROPERTY: All that right, title and interest of R.S. No. 978/3, T.P. scheme no. 5, F. Plot no. 126, Shop no. 79 & 82, on First Floor, "Janta Super Market", admeasuring total both shops 120.00 sq. mtrs., Situated at Mouje Unjha, Tal- Unjha, in the District of Mehsana and Registration Sub District Unjha

RESERVE PRICE (IN RS.)	Rs. 31,50,000/- (Rupees Thirty One Lakhs Fifty Thousand Only)
EARNEST MONEY DEPOSIT (IN RS.) THROUGH DEPOSITORS IN FAVOR OF FEDBANK FINANCIAL SERVICES LIMITED	Rs. 3,15,000/- (Rupees Three Lakhs Fifteen Thousand Only)
BID INCREMENTAL AMOUNT	Rs. 50,000/- (Rupees Fifty Thousand Only)
LAST DATE, TIME AND VENUE FOR SUBMISSION OF BIDS WITH SEALED OFFER/TENDER WITH EMD	Till 18th July, 2025 latest by 05:00 P.M. at – Fedbank Financial Services Limited, Shop BNO F -20, 1st Floor, Orbit Business Hub, Near Dena Bank, Radipur Road, Mehsana - 384002.
INSPECTION OF PROPERTIES	19th July, 2025 Before 5 PM
LAST DATE FOR PAYMENT OF 25% OF ACCEPTED HIGHEST BID FOR CONFIRMED SUCCESSFUL BIDDER (INCLUSIVE OF EMD)	The payment should be made latest by next working day from the date of bid confirmation
LAST DATE FOR PAYMENT OF BALANCE 75% OF HIGHEST BID	Within 15 days from the date of bid Confirmation

For detailed terms and conditions of the sale, please refer to the link provided in Fedbank Financial Services Limited (FEDFINA) Secured Creditor's website i.e. www.fedfina.com & Link <https://www.fedfina.com/public-notices-for-auction-cum-sale> under Auction For any enquiry, information, support, procedure and training kindly coordinate with Authorised Officer of Fedbank Financial Services Limited I /s/ Mr. Sanjaybhai Rabari - 9925015578, Email id- sanjaybhai.rabari@fedfina.com.

Date: 27-06-2025
Place: Mehsana

Sd/- Authorised officer
For Fedbank Financial Services Limited

AAVAS FINCIERS LIMITED
(CIN:L65922RJ2011PLC034297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur, 302020

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 provision 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)/ Co-Borrower (s)/Mortgagor (s) and Guarantor (s) that the below described immovable properties mortgaged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorised Officer of AAVAS FINCIERS LIMITED, the same shall be referred herein after as AFL. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis through E-Auction for recovery of amount mentioned in the table below along with further interest, cost, charges and expenses being due to AFL viz. Secured Creditor. It is hereby informed you that we are going to conduct public E-Auction through website <https://sarfaesi.auctiontiger.net>

Loan A/c Number / Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagers	Dues As on	Date & Amount of 13(2) Demand Notice	Date of Possession	Description of Property	Reserve Price For Property	Earnest Money For Property	Date & Time of E-Auction	Date of Bid Submission	E-Auction Place of Tender Submission	Contact Person, Property Visit Date & Time
(AC NO.) LNBO116822-230254251 SAVASHIBHAI BAVALIYA, MANJUBEN AAA BAVLIYA, ASHVIN CHANDUBHAI BAVLIYA	Rs. 5,88,587.00/- DUES AS ON 24 JUNE 2025	10 SEP 24 Rs. 416678/- DUES AS ON 4 SEP 24	16 FEB 25	MILKAT NO 459, PROPERTY INDEX NO 660, INTO CONSTRUCTED HOUSE SITUATED AT CHANDARVA TALUKA RANPUR DIST: BOTAD, GUJARAT ADMEASURING 83.61 SQ.MT	Rs. 694000/-	Rs. 69400/-	11.00 AM TO 01.00 PM 30 JULY 2025	ON OR BEFORE 29 JULY 2025	SHOP NO 1, MASTARMA COMPLEX, MA STARMA MANDIR ROAD, BOTAD- 364710, GUJAR AT-INDIA	RAMESH JAT -9376045878, PROPERTY VISIT DATE 28 JULY 2025 9.00 AM to 5.00 PM
(AC NO.) LNPPR00516-170039703 CHIMANBHAI DHULABHAI RATHOD, MINABEN CHAMANBHAI RATHOD	Rs. 8,50,935.00/- DUES AS ON 24 JUNE 2025	13 MAR 24 Rs. 606009.41/- DUES AS ON 12 MAR 24	29 SEP 24	PROPERTY BEARING RESIDENTIAL AT DALVANA, GRAM PANCHAYAT PROPERTY NO. 568, ASSESSMENT SERIAL NO. 563 "VALMIKI VAS" TAL. VADGAM DIST. BANASKANTHA, GUJARAT ADMEASURING 675 SQ. FT.	Rs. 675000/-	Rs. 67500/-	11.00 AM TO 01.00 PM 30 JULY 2025	ON OR BEFORE 29 JULY 2025	SHOP NO.98,99, 1ST FLOOR, MARUTI COMPLEX, OPP JINCOME TAX OFFICE, ABU HIGHWAY, PAL ANPUR, 385001- GUJARAT- INDIA	RAMESH JAT -9376045878, PROPERTY VISIT DATE 28 JULY 2025 9.00 AM to 5.00 PM
(AC NO.) LNSNA00617-180051126 & LNSNA04319-200112753 RAJESHBHAI RAMCHANDRABH AI YADAV, MRS. HETALBEN RAJESHBHAI YADAV	Rs. 9,27,722.00/- & Rs. 5,17,491.00/- DUES AS ON 24 JUNE 2025	9 FEB 22 Rs. 464735.41/- & Rs. 237089/- DUES AS ON 9 FEB 22	25 SEP 24	SOUTHERN SIDE LAND OF SUB PLOT NO 88-89-90-91/3 PAIKI, DUHREJ REVENUE SURVEY NO 475 PAIKI, SURENDRA NAGAR, GUJARAT ADMEASURING 39.70 SQ. MTRS	Rs. 813825/-	Rs. 81383/-	11.00 AM TO 01.00 PM 30 JULY 2025	ON OR BEFORE 29 JULY 2025	OFFICE NO 308/309 & 303/4, 3RD FLOOR, MEGAMALL, BUS STATION, SURENDRA NAGAR-363001, GUJARAT- INDIA	RAMESH JAT -9376045878, PROPERTY VISIT DATE 28 JULY 2025 9.00 AM to 5.00 PM

The terms and conditions of e-auction sale:-
(1.) The E-Auction sale of Secured Asset is on "as is where is", "as is what is", "whatever there is" and "no recourse" basis for and on behalf of the Secured Creditor viz. AUSFB and there is no known encumbrance, which exists on the said property. (2.) For participating in online e-auction sale, Bid document, copies of PAN Card, Board Resolution in case of Company and photo ID, address proof are required to be submitted along with EMD, which is payable by way of RTGS/NEFT/DD in the name of AAVAS FINCIERS LIMITED, Current account No.00548470000107 AAVAS FINCIERS LIMITED, Regd. & Corp Office : 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur 302020 IFSC Code: HDFC0000054, Once an Online Bid is submitted, same cannot be withdrawn. Further any EMD submitted by bidder will be required to send the UTR/Ref no/DD No of the RTGS/NEFT/DD with a copy of cancelled cheque on the following email ID: i.e. auction@aaivas.in (3.) All interested participants / bidders are requested to visit the website <https://sarfaesi.auctiontiger.net> & <https://aaivas.in/sarfaesi-sale-notices> for further details help procedure & online training on E-Auction prospective bidder may contact including Terms & Conditions, to take part in e-auction sale proceeding and are also advised to contact e-mail of auction@aaivas.in and pramprasad@auctiontiger.net, Contact No. 8000023297

Please Note: - This is also a 30 days notice Under Rule 8(6) read with Rule 9(1) to the Borrowers/Co Borrowers/Mortgagors of the above said loan account about sale through tender / inter se bidding on the above-mentioned date. The property will be sold, if their outstanding dues are not repaid in full by the borrower in the given notice period.

Place : JAIPUR Date : 27-06-2025

Authorised Officer Aavas Financiers Limited

PROTECTING INVESTING FINANCING ADVISING
Aditya Birla Housing Finance Ltd.

Registered Office: Indian Rayon Compound, Veraval, Gujarat 362268
Branch Office: Aditya Birla Housing Finance Limited, 3RD Floor, Office No. 203 To 211, Milestone Fiesta, Near Tgb Circle, L.P. Savani Road, Adajan, Surat- 395009
1. ABHFL: Authorized Officer- Mr. Jokhkar Hiren - 91 98795 03068
2. Auction Service Provider (ASP): - M/S e-Procurement Technologies Pvt. Ltd. (AuctionTiger) Mr. Ram Sharma - Contact No. 8000023297 & 9265562819

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision 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 properties mortgaged/charged to the Aditya Birla Housing Finance Limited/Secured Creditor, the Physical possession of which has been taken by the Authorized Officer of Aditya Birla Housing Finance Limited/Secured Creditor, will be put to sale by auction on "As is where is", "As is what is", and "Whatever there is" on 19-07-2025, for recovery Rs. 9,75,747/- (Rupees Nine Lakh Seventy Five Thousand Seven Hundred Forty Seven Only) and further interest and other expenses thereon till the date of realization, due to Aditya Birla Housing Finance Limited/Secured Creditor from the Borrowers namely VIPUL VELJIBHAI BARAIYA AND VIJUBEN VELJIBHAI BARAIYA.

The reserve price will be INR 30,00,000/- (Rupees Three Lakh Only) and the Earnest Money Deposit (EMD) will be INR 30,00,000/- (Rupees