

GRIHUM HOUSING FINANCE LIMITED (Formerly known as Poonawalla Housing Finance Ltd.) Registered Office:- 6th Floor, B Building, Ganga Trueno,

Lohegaon, Pune, Maharashtra-411014

(See Rule 8(1)) **POSSESSION NOTICE** (For Immovable Property)

Whereas, the undersigned being the Authorised Officer of Grihum Housing Finance Limited (formerly known as Poonawalla Housing Finance imited as the name Poonawalla Housing Finance Limited changed to Grihum Housing Finance Limited with effect from 17 Nov 2023 (Previously known as Magma Housing Finance Limited and originally incorporated with name of GE Money Housing Finance Public Unlimited Company) herein after referred as Secured Creditor of the above Corporate/ Register office under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred as the "said Act") and in exercise of the powers conferred under Section 13 (12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a demand notice below dated calling upon the below Borrowers to repay the amount mentioned in the notice 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 the 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 of the Security Interest Enforcement Rules 2002 on the dates mentioned herein below.

The borrowers in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of secured Creditor the amount 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

Deta		n in possession are herein below:	, III 100p00t 01	and available, to i	22
Sr. No.	Name of Borrowers	Description of Property		Date of statutory Demand Notice	Amount in Demand Notice (Rs.)
1.	THORI KOYABHAI BHAKTIBHAI, THORI RAMILABEN KOHYABHAI	All That Piece And Parcel Of Bearing Non-Agricultural Plot Of Land In Mauje Pansora, Umreth, Anand Lying Being Land Bearing Block No. 1187, Old Survey No. 1365/2, 1732 Admonsuring 6981 Sq. Mtrs, Known As "Giriraj Residency" House No. 11, Plot Admeasuring 41.50 Sq Mtrs. Super Built Up Admeasuring 70 Sq. Mtrs., Undivided Share Of Land Admeasuring 18.58 Sq. Mirs, At Registration District & Sub-District Umreth District Anand And Hounded As Unders: North By Hoiunse No. 12 & Common Wall, South: By House No. 10 & Common Wall, East: By: Society Road, West: By House No. 18.	26/09/2025	09/07/2025	Loan No. HF0222H19100158 Rs. 881913/- (Rupees Eight Lakh Eighty One Thousand Nine Hundred Thirteen Only) payable as on 09/07/2025 along with interest @ 9.72 p.a till the realization.
2.	KHAJOTIYA JAY KANTIBHAI, KHAJOTIA MANJULABEN,	All That Piece And Parcel Of The Admeasuring 47.31 Sq Meters (Built-Up) & 42.22 Sq Meters (As Per Rera Act 2016 Carpet) & Balcony Carpet Area 2.52 Sq Meters, Along With Undivided Share In Ground Land, 6th Floor, Building No. B, Building Known And Identified As "Shashidwar" Situated At Revenue Survey No. 205/2 (Old R.S. No. 259) Admeasuring 5600 Sq Meters (As Per 7/12), T.P. Scheme No. 54 (Bhestan), F.P. No. 18 Admeasuring 3920 Sq Meters N.A. Land Of Village: Bhestan, Tal. Majura, Dist. Surat, Gujarat. And Boundaries Of The Property: North:- South:	25/09/2025	09/04/2025	Loan No. HL00589100000050231 21 Rs. 1256399/- (Rupees Twelve Lakh Fifty Six Thousand Three Hundred Ninety Nine Only) payable as on 09/04/2025 along with interest @ 13.35 p.a

Note: In any case if there is any difference between the contents of local language publication and English newspaper publication, the Content of the English newspaper language published in Financial Express shall be prevail

Place: Gujarat Sd/- Authorised Officer Dated: 01-10-2025 Grihum Housing Finance Limited, (Formerly known as Poonawalla Housing Finance Limited)

HDFC BANK We understand your world

**HDFC Bank Limited Branch Address:** HDFC House, Trident Complex,

Race Course Vadodara 390007.

CIN L70100MH1977PLC019916, Website: www.hdfc.com

NOTICE FOR POSSESSION CUM REMOVAL OF PERSONAL BELONGINGS/ HOUSEHOLD GOODS

For HDFC Bank Ltd.

**Authorised Officer**,

till the realization.

Whereas the Authorized Officer of HDFC Bank Limited (erstwhile HDFC Limited having amalgamated with HDFC Bank Limited by virtue of a Scheme of Amalgamation approved by Hon'ble NCLT-Mumbai vide order dated 17th March 2023) (HDFC), under the Securitization And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("said Act") and in exercise of powers conferred under Section13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notices under Section 13 (2) of the said Act, calling upon the following borrower(s) / Legal Heir(s) and Legal Representative(s) to pay the amounts mentioned against their respective names together with interest thereon at the applicable rates as mentioned in the said notices, within 60 days from the date of of the said Notice/s, incidental expenses, costs, charges etc till the date of payment and / or realization.

Sr. No.	Name of Borrower (s) / Legal Heir(s) and Legal Representative(s)	Outstanding Dues	Date of Demand Notice	Date of Possession	Description of Immovable Property (ies) / Secured Asset (s)
Α	В	С	D	E	F
1	MR VALAND ARVINDBHAI S (BORROWER) MR. VALAND RAHUL A (CO-BORROWER) 176527- 620920169	Rs. 4,02,473/- as on 30/04/2024	14-MAY- 2024	28-Sep- 2025 (PHYSICAL)	SHOP NO 5, AADITYA COMPLEX, C S 31 & 32, NR TARSALI TALAV, TARSALI, VADODARA - 390009
2	MR SONI VINODBHAI L(BORROWER) MRS SONI NITABEN V(CO-BORROWER) SONI HARISH L (GUARANTOR) 170358- 621305527	Rs. 15,96,411/- as on 31/12/2023	19-JAN- 2024	29-Sep- 2025 (PHYSICAL)	FLAT NO 401, FLOOR 4 <sup>TH</sup> , KRAFT SOLITAIRE TOWER A1(SAPPHIRE), R S 533, NEW KARELIBAUG, SAYAJIPURA, NEW VIP ROAD, VADODARA - 390022
3	MR MACHHI VIPULKUMAR (BORROWER) 154244 -648264818	Rs. 1319387/- as on 31-MAR-2023	08-MAY- 23	28-Sep- 2025 (PHYSICAL)	UNIT-27-A,VRISHTI RESIDENCY,S NO 1638,OPP RAMNAGAR, B/H NISHTHA VIDHYA MANDIR, GODHRA BYPASS ROAD, HALOL, PANCHMAHAL - 389350
4	MR PRAJAPATI YOGESH R (BORROWER) MRS PRAJAPATI RUPALBEN YOGESHKUMAR (CO-BORROWER) M/S VATSALYA HOSPITAL AND SONOGRAPHY CENTER (CO-BORROWER) 190468 - 637539983, 635293959,643964867,643662765	Rs. 2,21,947/-, Rs. 60,17,575/-, Rs, 99,894/-, Rs. 27,51,259/- as on 31-Dec-24	2025	28-SEP- 2025 (PHYSICAL)	UNIT-4,GROUND,VEDANT AEON PLOT FP - 61/ (1+2),S NO 97/P VEDANT AEON, SP RING ROAD,KARAI CR RD, NR PETROL PUMP,NANA CHILODA,AHMEDABAD - 382330
*wi	th further interest as applicable, incidental ex	l menses costs ch	narges etc	I incurred till th	e date of payment and / or realisation

However, since the borrower/s / Legal Heir(s) and Legal Representative(s) mentioned hereinabove have failed to repay the amounts due, notice is hereby given to the borrower/s / Legal Heir(s) and Legal Representative(s) mentioned hereinabove in particular and to the public in general that the Authorised Officer/s of HDFC have taken possession of the immovable property (ies) / secured asset(s) described herein above in exercise of powers conferred on him/them under Section 13 (4) of the said Act read with Rule 8 of the said Rules on the dates mentioned above.

The borrower(s) / Legal Heir(s) and Legal Representative(s) mentioned hereinabove in particular and the public in general are hereby cautioned not to deal with the aforesaid Immovable Property(ies) / Secured Asset(s) and any dealings with the said Immovable Property (ies) / Secured Asset(s) will be subject to the mortgage of HDFC.

Borrower(s) / Legal Heir(s) / Legal Representative(s) attention is/are invited to the provisions of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured asset/s.

Copies of the Pnachanma drawn and Inventory made are available with the undersigned, and the said Borrower(s) / Legal Heir(s) Legal Representative(s) is / are requested to collect the respective copy from the undersigned on any working day during normal

Furthermore, At the time of taking over possession of the said immovable property (ies) / Secured Asset (s), the Authorised Officer of HDFC has drawn up an inventory of personal belongings and household goods lying therein, copy whereof can be

collected from the undersigned on any working day during office hours. In the circumstances, Notice is hereby given, to the said Borrower (s)/ Legal heir(s) / Legal Representative(s) to forthwith remove the personal belongings / household goods lying in the aforesaid immovable property (ies) /Secured Asset (s)) within 10 (ten) days from the date hereof, failing which the Authorised Officer will have no other option but to remove the personal belongings/household goods and dispose off /deal with it in the manner as may be deemed fit, entirely at the Borrower (s) / Legal heir(s) / Legal Representative(s)

Date: 30.09.2025 Place : Gujarat

risk as to cost and consequences, in which event, no claim will be entertained in this regard in future.

Regd Office: Housing Development Finance Corporation Ltd, Ramon House, H.T. Parekh Marg, 169, Backbay Reclamation, Churchgate, Mumbai

HOUSING FINANCE

#### ITI HOUSING FINANCE LIMITED

(Formerly known as Fasttrack Housing Finance Limited) CIN No.: U65993MH2005PLC158168 Registered Office: ITI House, 36 Dr. R. K. Shirodkar Marg, Parel, Mumbai- 400 012 E-mail id: compliance@fasttrackhfc.com Website: www.itihousing.com

POSSESSION NOTICE (for immovable property) [rule 8(1)]

Whereas the undersigned being the Authorised officer of the M/s. ITI Housing Finance Limited, (Formerly known as Fasttrack Housing Finance Limited) 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 8 of the Security Interest (Enforcement), Rules 2002, issued below mentioned Demand Notice dated calling upon the borrowers 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/ Guarantor and the public in general that the undersigned has taken Physical Possession of the property described here in 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 below mentioned date. The Borrower/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 M/s. ITI Housing Finance Limited, (Formerly known as Fasttrack Housing Finance Limited)

Sr. No.	NAME OF THE BORROWERS	MORTGAGE PROPERTY ADDRESS		Date of Possession	
	KARANSINH RAMUJI DARBAR (Borrower), SHITALBA KARANSINH RAJPUT (Co-Borrower 1) and KUVARBA RAMUJI RAJPUT (Co-Borrower 2) Loan No: LHMEH04523-240003326	All The Right, Title And Interest of Property Residential Premises of Property No. 628, Property Sr. No. 736 Situated At Chandrumanasim, Ta. & Dist. Patan, Admeasurig 77.60 Sq. Mt. All That Piece And Parcel of The Land And Buillidng Situated At: East: Road, West: Plot of Rajput Vajesang, North: Property of Rajput Anupji Chamanji, South: Road.	09/10/2024 & Rs. 8,73,775/-	28.09.2025	

Date: 01-10-2025 Sd/- Authorised Officer For ITI Housing Finance Limited Place : Gujarat

**VASTU HOUSING FINANCE CORPORATION LTD** Registered Address: Unit No-203 & 204, 2nd Floor A wing Navbharat Estate Zakaria Bunder Marg Road Sewri West, Mumbai -400 015, India. HOUSING FINANCE Branch Address: Office no. 308 and 307, Block no. A, Dev Auram, Anand Nagar, Char Rasta Prahlad Nagar Road, Ahmedabad -

#### **NOTICE OF SALE OF IMMOVABLE PROPERTY UNDER PRIVATE TREATY**

Sale Notice for sale of immovable properties by way of Private Treaty in exercise of the powers under the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 (SRFAESI Act) and pursuant to the possession taken by the Authorised Officer under the said Act and Security Interest (Enforcement) Rules, 2002 ("Rules") for recovery of the secured debts. Whereas, the undersigned being the Authorized Officer of the Vastu Housing Finance Corporation Limited., under the SRFAESI Act, 2002 and in exercise of powers conferred under section 13(2) read with rule 9 of the Security Interest (Enforcement) Rules, 2002, issued a date of demand notice calling upon the borrowers to repay the amount and discharge their loan liability in full as mentioned in the notice within 60 days from the date of said notice.

As the borrowers failed to repay the loan amount within stipulated time, the Authorized Officer of Vastu Housing Finance Corporation Limited has taken physical possession of the immovable property mentioned below and proceeded to sell the said secured asset, by

adopting methods as mentioned in Rule 8(5) read with rule 9 of the Rules.

The Authorized Officer of Vastu Housing Finance Corporation Limited, had already conducted Auctions for selling the said secured, but the same were unsuccessful. As such, the Authorized officer has now received an offer from buyer(s) who is/are interested to buy the secured asset for the price mentioned as Reserve Price in the table below. Hence, notice is hereby given to the public in general and in particular to the borrower (s), that if the total outstanding dues in the aforesaid loan account are not paid within Fifteen (15) Days from the date of this publication of this notice, the below mentioned secured asset mortgaged in favour of Vastu Housing Finance Corporation Limited shall be sold on 15-10-2025 on "as is where is", "as is what is" and "whatever there is", basis, by way of "Private Treaty" for recovery of dues in terms of the provisions of SRFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002).

Sr. No	Loan A/c. No and Branch	Name of Borrower(s) / Co- borrower(s)Legal Heir(s) / Legal Representative/ Guarantor(s)		Reserve Price	Earnest Money	Description of the Immovable Property
1	HL000000 0000183	Ashok Ramkishor Pasi (Borrower), Janaki Ashok Pasi (Co-Borrower)	Rs.333160/- as on 23-May-24  Date: 24-May-24	Rs.150000/- (Rupees One Lakh Fifty Thousand Only)	(Rupees	601 Siddhivinayak Residency, Station Road, Near Dena Bank, Nandej, , Daskroi, Gujarat, 382435

he attention of the above-mentioned borrowers are invited to the provisions of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured assets.

Terms & Condition for sale of property through private treaty are as under: 1. Sale shall be strictly conducted in accordance with the provisions of SRFAESI Act/ Rules. The Sale under Private Treaty shall be on "AS

IS WHERE IS BASIS" and "AS IS WHAT IS BASIS"

2. The purchaser shall be required to deposit earnest money deposit of the sale consideration on the next working day of receipt of VHFCL's acceptance of offer for purchase of property and the remaining amount shall be paid within 15 days thereafter

3. The purchaser shall deposit 10% of the offered amount along with application which shall be adjusted against earnest money deposit to be made as per clause (2) above.

4. Failure to remit the amount as required under clause (2) above, shall cause forfeiture of amount already paid including 10% of the amount paid along with application. 5. In case of non-acceptance of offer of purchase by VHFCL, the amount of 10% paid along with the application shall be refunded without

The property is being sold with all the existing and future encumbrances whether known or unknown to VHFCL. The Authorised Officer/

Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues. . The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction.

The purchaser shall not be entitled to make any claim against the Authorised Officer/Secured Creditor in this regard at a later date. VHFCL reserves the right to reject any offer of purchase without assigning any reason. 9. In case of more than one offer, VHFCL shall accept the highest offer, if highest bidder fails to deposit the remaining amount; then VHFCL

may request & accept the second highest offer. 10. The interested buyers can approach the Authorised Officer: Mr. Tushar Barot, Mobile No.: 9727755261 during working hours (10 am to 6

pm) from Monday to Saturday)

11. The purchaser shall bear the applicable TDS, stamp duties/additional stamp duty /transfer charges, etc and also all the statutory/nonstatutory dues, taxes, rates, assessment charges, fees, etc owing to anybody.

12. Last date of receipt of offer shall be 14-10-2025 by 05.00 pm. Offers can be submitted at Branch Office. Place: Daskroi Sd/- Authorized Officer

Date- 01-10-2025 **Vastu Housing Finance Corporation Limited**  NATIONAL COMPANY LAW APPELLATE TRIBUNAL 2nd & 3rd Floor, Mahanagar Doorsanchar Sadan, (M.T.N.L. Building),

9 CGO Complex, Lodhi Road, New Delhi-110003. COMPANY APPEAL (AT) (INS.) NO. 354 OF 2025

I.A. No. 1340 OF 2025

In the matter of ... Appellant Bank of Baroda

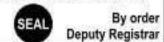
Suresh Binraj Agarwal. & Ors.

Whereas Bank of Baroda, has filed the aforesaid Appeal before the Hon'bl National Company Law Appellate Tribunal, Principal Bench, New Delhi, arising out of the order/final judgment dated 19th December, 2024, in I.A/520(AHM)2022 in CP(IB)/98 of 2020 passed by the Hon'ble National Company Law Tribunal Ahmedabad Bench, Under Section section 43(1) r.w.44(1) of the the Insolvency Bankruptcy Code, 2016.

the related parties of CD, (Add: A-201 Mondeal Square, Nr. Prahaladnagar Garden, Opposite Honest Restaurent, S.G. Highway, Ahmedabad- 380015, Gujarat.) And Respondent No. 5- M/s. VS Metacast Pvt. Ltd. one of the related parties of CD (Add: A-201 Mondeal Square, Nr. Prahaladnagar Garden, Opposite Honest Restaurent, S.G. Highway, Ahmedabad-380015, Gujarat), is hereby given notice that the aforesaid appeal is listed for hearing before the Hon'ble National Company Law

You are hereby directed to appear before the Hon'ble National Company Law Appellate Tribunal, Principal Bench, in person or through your authorised representative or through your lawyer on 13th October, 2025, at 10:30 A.M. to answer the same failing which the appeal will be disposed of ex-parte.

This public notice is being published pursuant to the directions of the Hon'ble



EMD

Rs.

4,25,000/

Omkara Assets Reconstruction Private Limited Registered Office: No. 9, M.P. Nagar, 1st Street, Kongu Nagar Extn, Tirupur - 641607 Corporate Office: Kohinoor Square, 47th Floor, N. C. Kelkar Marg, R. G. Gadkari Chowk,

#### Appendix - IV-A] [See proviso to rule 8 (6)] Sale notice for sale of immovable properties

Dadar West, Mumbai 400 028. Tel.: 022-6923 1111/ 9173670406

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) read with Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower/ coborrowers/ mortgagors Mrs. Jyotiben Prakashbhai Lalwani and Lal Prakashbhai Lalwani that the below described immovable property mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Omkara Assets Reconstruction Private Limited (OARPL) Secured Creditor, on 25/05/2025, will be sold on "As is where is", "As is what is", "Whatever there is" and "without recourse basis" on 16/10/2025 between 01.00 pm to 2.00 pm (last date and time for submission of bids is 14/10/2025 by 6.00 PM), for recovery of Rs. 1,05,55,573.12/- (One Crore Five Lakhs Fifty Five Thousand Five Hundred Seventy Three Rupees and Twelve Paise Only) as on 15.04.2024 Plus Interest and Expenses w.e.f. 16.04.2024 due to the M/s Omkara Assets Reconstruction Private Limited Secured Creditor from above mentioned borrower

The Omkara Assets Reconstruction Pvt Ltd (acting in its capacity as Trustee of Omkara PS 21/2024-25 Trust) has acquired entire outstanding debts lying against above sai borrower/guarantors vide

Assignment Agreement dated 19/03/2025 along with underlying security from Fullerton India Credit Company Limited. The description of the Immovable Properties, reserve price and the earnest money deposit

and known encumbrances (if any) are as under; DESCRIPTION OF THE PROPERTY District Sub-District Ahmedabad-6 (Naroda) CT Taluka in the Rs. vicinity of Moje Village Sardarnagar, CT Survey No. 3817 paiki among plot No. 27 there is Neelkanth Bungalow and among that is Bungalow No. 1 admeasuring approximately

42,50,000/-60 sq. yards i.e. 133.78 sq. mtrs. and common plot and road varade 28.83 sq. mtrs. Thus, a total of 162.61 sq. mtrs is free hold possession of the owner of the property. Among 162.61 sq. mtrs the constructed area of the property is 108,67 sq. mtrs. (Rabari Vas , Bunglow Area) Boundaries- North: Apartment., South: Bungalow No. 2, East: Plot bearing CT Survey no: 3818, West: Private path Date of E - Auction 16/10/2025 at 01.00 pm to 02.00 pm

Minimum Bid Increment Amount | Rs. 25,000/- (Rupees Twenty Five Thousand only) Minimum Bid Increment Amount Rs. 1,00,000/- (Rupees One Lakh only) Last date and time for submission | 14/10/2025 by 6:00 pm

of bid letter of participation/KYC Document/Proof of EMD: Date of Inspection 08/10/2025 between 10.00 am to 11.00 am (only on prior confirmation)

Known Liabilities Not Known This Publication is also a 'Fifteen Days' notice to the aforementioned borrowers/coborrower under Rule 8(6) read with Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002. For detailed terms and conditions of the sale please refer to the link provided in secured creditor website i.e., http://omkaraarc.com/auction.php. and the contact details of authorised officer Pratiksha Patel: 9173670406 Email: pratiksha.patel@omkaraarc.com,

Also at Gehna Balwani : Email- gehnabalwani@omkararc.com Bidder may also visit the website http://www.bankeauction.com or contact service provider M/s. C1 India Pvt. Ltd" Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankeauctions.com, Mr. Bhavik Pandya, Mobile :88666 82937 Email -Maharashtra@c1india.com. Intending bidders shall comply and give declaration under section 29A or insolvency and bankruptcy code 2016, for detailed information please refer to the Terms and Conditions. Date: 29.09.2025 Authorized Officer,

Place: Ahmedabad Omkara Assets Reconstruction Pvt Ltd. (Acting in its capacity as a Trustee of Omkara PS 21/2024-25 Trust)

### Branch Office: Yes Bank Limited, 3rd Floor, Nath Edifice, Jilla Panchayat Chowk, Race Course, Rajkot. Registered & Corporate Office: Yes Bank Limited, Yes Bank House, Off Western Express Highway, Santacruz East, Mumbai - 400055. CIN: L65190MH2003PLC143249, Email: communications@yesbank.in, Website: www.yesbank.in 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 Borrowers, Co-Borrowers, Guarantor and Mortgagors that the below described immovable property

mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Yes Bank Ltd. i.e. Secured Creditor, will be sold on "As is where is", "As is what is" and "Whatever there is" on 17.10.2025 for recovery of below mentioned dues subject to further interest and charges at contracted rate, due to the Secured Credito om below mentioned Borrowers, Co-Borrowers, Guarantor and Mortgagors.

Sr. Names of the Borrower /	Demand	Description of Property	Reserve Price
No. Co-Borrower /	Notice		& EMD
Guarantor	Amount		(in Rs.)
1. Girishkumar Laxmankumar Suthar as the "Borrower" & Parvatidevi Girishkumar Suthar as the "Co-Borrower and Mortgagor"	<b>Rs.1946913.27/</b> - as on <b>21-09-2024</b>	All that parcel of immovable property Flat no.B405 on 4th Floor, WingB, admeasuring 32.20 sq.mtrs. carpet area and 36.92 built up area Building Name of SAFAR PRIDE building over constructed over land Plot no. 10 and 24 and 25 measured 147307 sq.mtrs. in area called RADHIKA RESIDENCY of of Revenue Survey no. 6113 Paiki 9, T.P. Scheme no. 24 (Rajkot) Final Plot no. 2 4 paiki, City Survey Ward no. 18 City Survey no. 1905 10, 1905 24 and 1905 25 Mouje Village Rajkot and Sub District and District Rajkot.	Rs.1,44,000/-

❖ Date and time of e-auction : 17.10.2025, 11 am to 2 pm with extension of 5 minutes each ❖ Last date for submission of bid: 16.10.2025 ❖ Date of Property Inspection: 07.10.2025

For detailed terms and conditions of the sale, please refer to the link provided in https://www.yesbank.in/about-us/media/auction-property Secured Creditor's website i.e. www.yesbank.in or https://sarfaesi.auctiontiger.net.

n case of any difficulty in obtaining Tender Documents/ e-bidding catalogue or Inspection of the Immovable Properties / Secured Assets and for Queries, Please Contact Concerned Officials of YES BANK LTD., Bhagirathsinh Rayjada (bhagirathsinh.rayjada@yesbank.in) on 8160322752 and Officials of M/s. e-Procurement Technologies Limited (Auction Tiger Ahmedabad, Bidder Support Numbers : 9265562821 | 9265562819 | 9265562818. Email : support@auctiontiger.net.

**SALE NOTICE TO BORROWER / GUARANTORS** The above shall be treated as Notice of 15 days U/r. 9(1) of Security Interest (Enforcement) Rules, 2002

Date: 01.10.2025, Place: Rajkot Sd/- Authorised Officer, Yes Bank Ltd.



## 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 (ENFORECEMENT) 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		Total O/s as on date of Demand Notice (in INR)	0.0000000000000000000000000000000000000	
1.	Chemraj Keshav Purohit, Chetan keshav Purohit, Purohit Ceshav Mala Flat-The Residential Flat No.E/302, 3 rd floor, Navjivan Park , B/s.Bavla S.T Stand, Nr.Shi Sagar Hospital, Off.Bavla Road, on land bearing Survey No.1712, 1713 F.P.No.30 & 31 T.P.S.No.1 of Moje-Bavla, TaBavla, DistAhmedabad, Bavla, Gujarat-382220. Bounded By East by - Senior Citizen Park, West by - Flat No.E/301, Norht by - Flat No.E/303, South by - 4.  Mtr Road.		03-02-2025	16,16,028		
2.	Joshi Bhvatesh pravinbhai-, Joshi Ulpi Bhaveshbhai	House-Plot No 157, Vanand Society Plot No 157, Plot No 157 R.S.No 444P Vanand Society Datar Road, Junagadh, Gujarat-362001. Bounded By: East by - Property of Chhaganbhai, West by - Society Road, North by - Society Road, South by - Property of Shantaben Chudasama.	03-01-2025	17,01,905	28-09-2025	
3.	Satishbhai Harishbhai Dhobi-, Meenaben Satishbhai Dhobi	Flat-50, Sahajanad Shrushti, Bakrol-Vadtal Road, Near Jol Canal, Jol, Anand - 388325., Anand, Gujarat-388325. Bounded By: East by - Survey No. 653 is land, West by - Society's approach road is situated, North by - Subplot No. there is a building in 51, the middle wall of which is signed. South by - Margin Muki Subplot No. the house is located in 49.	03-11-2024	14,43,542	28-09-2025	

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: Guiarat Date: 01-10-2025

Home First Finance Company India Limited

Authorised Officer, Place : Jaipur Date : 01-10-2025



# AAVAS FINANCIERS LIMITED

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



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 Authorised Officer of AAVAS FINANCIERS 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.

AUCTION NOTICE

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortagors	Dues As on	Date & Amount of 13(2)Demand Notice	Date of Poss- ession	Description of Property	Price For	Earnest Money For Property	Time of	Submission Tondor	
RAJESBHAI MOHANBHAI USDADIYA, MRS. HANSA BEN USDADIYA GUARANTOR: MR. KETANBHAI PANSERIYA (AC NO.) LNJUN00616- 170041415	Rs. 20,47,866.00/- DUES AS ON 30 SEP 2025	4 AUG 21 Rs. 889367/- DUES AS ON 3 AUG 21	22	NORTHERN SIDE, PLOT NO. 27P, R.S. NO. 16/1P, SHIV SHAKTI NAGAR, AMRUT NAGAR MAIN ROAD, NR. ULTRA SCHOOL, OFF KESHOD - SOMNATH ROAD, KESHOD, JUNAGADH, GUJARAT, ADMEASURING 42.25 SQ. MTRS	Rs. 601000/-	Rs. 60100/-	AM TO 01.00 PM 31 OCT	OFFICE NO. 305,RAYINAGAR SHOPPING CENTER, MOTIBAG,JUNAG ADH- 362001,GUJARAT- INDIA	

Terms & Conditions: 1). The person, taking part in the tender, will have to deposit his offer in the tender form provided by the AFL which is to be collected from the above branch offices

during working hours of any working day, super scribing "Tender Offer for name of the property "on the sealed envelope along with the Cheque/DD/pay order of 10% of the Reserve Price as Earnest Money Deposit (EMD) in favour of AAVAS FINANCIERS LIMITED payable at Jaipur on/before time of auction during office hours at the above mentioned offices. The sealed envelopes will be opened in the presence of the available interested parties at above mentioned office of AAVAS FINANCIERS LIMITED The Inter-se bidding, if necessary will also take place among the available bidders. The EMD is refundable if the bid is not successful. 2). The successful bidder will deposit 25% of the bidding amount adjusting the EMD amount as initial deposit immediately or within 24hrs after the fall of the hammer towards the purchase of the asset. The successful bidder failing to deposit the said 25% towards initial payment, the entire EMD deposited will be forfeited & balance amount of the sale price will have to be deposited within 15 days after the confirmation of the sale by the secured creditor; otherwise his initial payment deposited amount will be forfeited. 3). The Authorised officer has absolute right to accept or reject any bid or adjourn/postpone the sale process without assigning any reason therefore. If the date of tender depositing or the date of tender opening is declared as holiday by Government, then the auction will be held on next working day. 4). For inspection and interested parties who want to know about the procedure of tender may contact AAVAS FINANCIERS LIMITED 201,202, IInd Floor, South End Square, Mansarovar Industrial Area, jaipur-302020 or Ramesh Jat - 9376045878 or respective branch during office hours. Note: This is also a 15/30 days notice under Rule 9(1)/8(6) to the Borrowers/Guarantors/Mortgagor of the above said loan accounts about tender inter se bidding sale on the above mentioned date. The property will be sold, if their out standing duesare not repaid in full. Authorised Officer Aavas Financiers Limited

...Respondents

Whereas you i.e. Respondent No.4 - M/s. Shubhlaxmi Casting Pvt. Ltd. one of

Appellate Tribunal, Principal Bench, New Delhi on 13th October. 2025.

National Company Law Appellate Tribunal, Principal Bench, passed on 09th September, 2025 in the aforesaid appeal. Given under the seal of the Court on this the 26th day of September, 2025.

