FINANCIAL EXPRESS

SBFC Finance Limited (erstwhile SBFC Finance Private Limited)

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

DEMAND NOTICE

Whereas the borrowers/co-borrowers mentioned hereunder had availed the financial assistance from SBFC Finance Limited. We state that despite having availed the financial assistance, the borrowers/mortgagors have committed various defaults in repaymen of interest and principal amounts as per due dates. The account has been classified as Non-Performing Asset on the respective dates mentioned hereunder, in the books of SBFC as per guidelines of Reserve Bank of India, consequent to the Authorized Officer of SBFC Finance Limited under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") and in exercise of powers conferred under Section 13(12) read with Rule 3 of Security Interes (Enforcement) Rules, 2002 issued Demand Notices on respective dates mentioned herein below, calling upon the following borrowers /mortgagors to repay the amount mentioned in the notices together with further interest at the contractual rate on the amount mentioned in the notices and incidental expenses, cost, charges etc. until the date of payment within 60 days from the date of receipt of notices. The notices issued to them on their last known addresses have returned un-served and as such they

are hereby informed by way of public notice about the same. **Property Address of Secured** Name of the Borrower / Date of Demand Loan No. and Outstanding Amount Address Notice & NPA Assets Loan Account No. 0000274991-C All That Piece And Parcel Of (PR01885256) & SBFCLAP0000106173 Description Of The Property Bearing 1. Jigneshkumar Parshottambhai Panchal (PR01657377), Loan Amount of Rs. 41,59,482/- (Rupees Forty-One Lakh Fifty-Nine Thousand Four Hundred Eighty-Two Only) Out of which Rs.26,75,816/- for Gangotri Park" Situated In Land 2. Parshottambhai Demand Rudabhai Mistry, 3. **Notice Date:** Pooja Jignesh kumar 26th Facility Agreement No. 0000274991-C Bearing R S No.575/2, T P No.1, F P Panchal, Havin Address November (PR01885256) and Rs.14,83,666/- for No.81 Of Village Anand, TA & At Plot No. A/4, "Gangotri 2025 Facility Agreement No.SBCLAP0000106- Dist.Anand-388 001. Boundary of the Park" Situated In Land 173(PR01657377) Total Outstanding aforesaid property: Towards East NPA date: Bearing R S No.575/2,T P amount: of Rs. 45,96,940/- (Rupees Forty- F P No.83, Towards West: Sub Plot 03-11-2025 No.1, F P No.81 Of Five Lakh Ninety-Six Thousand Nine Hundred No.A/3, **Towards North:** T P Road Forty Only) as on 19-11-2025 plus unapplied Towards South: Sub Plot No.A/5 Village Anand, TA & Dist.

interest from the date of 20th November 2025. **Towards South:** Sub Plot No.A/5. 1. Maheshkumar Natvarlal Vyas, 2. Nilay Maheshkumar Vyas, . Bhaminiben Mahesh kumar Vyas, Demand Having Address At: Vyas Faliyu, Kaniari, Kheda, Guiarat-387325, And Notice date: Also, At: 1A. Maheshkumar Natvarlal Vyas, Registration Dist. Anand, In The November Village Sim Of Anand, Bearing Tp No.03, Fp No.253, Adm.4488 Sq. Mtrs., On Which "Vaibhav Commercial NPA Date:

Centre" Is Constructed, Paiki

Undivided Adm. 6.30 Sq. Mtrs.,

Basement Office No. B-10,

Construction Adm. 15.12 Sq. Mtrs.,

(162 Sq.Fts.,), Pincode-388 001.

Anand- 388 001.

Lakh Fifty Thousand Only) Out of which Rs. 18,24,230/- for Facility Agreement No. 0000084951-C (PR01581047) & Rs.6,25,770/- for Facility Agreement No.0000095236-C (PR01603211)Loan Outstanding 03-10-2025 amount Rs.25,66,637/- (Rupees Twenty-Five Lakh Sixty-Six Thousand Six Hundred Thirty-Seven Only) as on **08-11-2025** plus unapplied interest from the date of 09th November 2025. **Towards South:** Shop No. B-12.

(PR01581047) & 0000095236-C

24,50,000/- (Rupees Twenty-Four

Loan Account No. 0000084951-C All That Piece And Parcel Of Propert Situated At Registration Dist. Anand, I (PR01603211) Loan Amount of Rs. The Village Sim Of Anand, Bearing T No.03, Fp No.253, Adm.4488 Sq Mtrs., On Which "Vaibhav Commercia Centre" is constructed, Paiki Undivided Adm. 6.30 Sq. Mtrs., Basement Office No. B-10, Constru-ction Adm. 15.12 Sq. Mtrs., (162 Sq.Fts.), Pincode 388001. Boundary of the Aforesaid Property: Towards East: Margin Space, Towards West: Open Ground Towards North: Office No. B-9

In the circumstances as aforesaid, the notice is hereby given to the above borrowers, co-borrowers, to pay the outstanding dues as mentioned above along with future interest and applicable charges within 60 days from the date of the publication of this notice fail ing which further steps will be taken after the expiry of 60 days of the date of this notice against the secured assets including taking possession of the secured assets of the borrowers and the mortgagors under Section 13(4) of the SARFAESI Act and the applicable Rules thereunder. Please note that under Section 13 (13) of the SARFAESI Act, no Borrower shall, transfer by way of sale, lease or otherwise any of his secured assets referred to in the notice, without prior written consent of the secured creditor.

Dated: 19th December 2025, Place: Anand/Gujarat

the day, month and year mentioned below.

Sd/- Authorized Officer, SBFC Finance Limited

For the better convenience of our valued customers, we are shifting Ahmedabad-Mani Nagar (0551) Branch under Ahmedabad Region to our new premises with effect from 19/03/2026

BRANCH SHIFTING

The new address is as mentioned below: Muthoot Finance Ltd.

Ground Floor, Shop No. 4 & 5, Modi Arcade, SP No. 33 A & 33 B, Maninagar Co-Operative Housing Society Maninagar Railway Station, Maninagar, Ahmedabad, Gujarat-380008. Ph.: 9633372683, 9633377173 E-mail: mgman551@muthootgroup.com In case of any grievance, please call 011-46697801

We solicit your continued

patronage and support.

Pa Muthoot Finance muthootfinance.com t Family - 800 years of Business Legacy

U GRO	U GRO Capital Limited
SAPIRAL	4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070

Whereas, the undersigned being the Authorized Officer of UGRO Capital Limited, having its registered office at 4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070 ,under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under Section 3 (12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice to repay the amou mentioned in the notice together with interest thereon, 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 under sub-section (4) of Section 13 of the Act read with Rule 8 of the said rules of the Security Interest (Enforcement) Rules 2002.on

POSSESSION NOTICE APPENDIX IV (SEE RULE 8(1)) (FOR IMMOVABLE PROPERTY)

The 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 UGRO Capital Limited for the amount mentioned in the notice together with interest thereon. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time

Borrower Details	Demand Notice	Mortgaged Property	Possession Date
1. 1) FM TRADERS 2) ASIF SHAIKH 3) SHAIKH NAZIYAJAMAL Loan Account Number: UGBRPSS0000029080	Demand Notice dated 04-Feb-2025 for an amount of Rs. 85,36,652.00/- (Rupees Eighty Five Lakh Thirty Six Thousand Six Hundred Fifty Two Only) As on 03-Feb-2025	All that part and parcel of the immovable property bearing and Situated on the Land bearing non-agricultural plot of land in Mauje Tandalja, Vadodara lying being land bearing R.S. No. 40, City Survey no. 956, admeasuring 5566.0836 Sq. Mtrs, Paikki Plot No. C-6 Construction admeasuring 675.00 Sq Ft, Open Land Admeasuring 1146 Sq Ft. Total Admeasuring 1821 Sq Ft. at Registration District & Sub-District Vadodara Bounded as- North by - R.S. No 41 South by- 3.00 Mtrs, Margin & Block No. B-7 East by- 4.50 Mtrs, Margin & Block No. A-16 West by- Block No C-5	17.12.2025

Place: GUJARAT Date: 19/12/2025 Sd/-(Authorised Office For UGRO Capital Limite **AAVAS FINANCIERS LIMITED**

(CIN:L65922RJ2011PLCO34297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020



AUCTION NOTICE Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) rules, 2002 Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of AAVAS FINANCIERS LIMITED Secured Creditor, will be sold on "As is

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortagors	Dues As on	Date & Amount of 13(2)Demand Notice	Date of Poss- ession	Description of Property	Reserve Price For Property	Earnest Money For Property	Time of	Place of Tender Submission, Tender Open & Auction at Aavas Financiers Ltd
ASHISH VIJAIKANT PANDEY, KAMALABEN PANDEY (AC NO.) LNSRS00321- 220216052	Rs. 11,73,803.00/- DUES AS ON 16 DEC 2025	9 DEC 23 Rs. 1064046/- DUES AS ON 6 DEC 2023	28 MAY 25	FLAT NO. A/304, SHREE HANSH RESIDENCY , PROPERTY NO. 78, CITY SURVEY NO. 171, MOUJE DELVADA, SURAT PIN- 395003 ADMEASURING 44.42 SQ. MTR.	Rs. 843192/-	Rs. 84319/-	11.00 AM TO 01.00 PM 17 JAN 2026	1ST FLOOR, PLOT NO: 414/1, ROAD NUMBER-4, ABOVE KOTAK MAHINDRA BANK GIDC INDUSTRIAL ESTATE, GIDC, SACHIN, SURAT- 394230, GUJARAT- INDIA
KAILASHBEN K SOLANKI, BONY DHARMENDRABHAI SURTI (AC NO.) LNKAM00321- 220222018	Rs. 16,26,895.00/- DUES AS ON 16 DEC 2025	8 FEB 25 Rs. 1352840/- DUES AS ON 3 FEB 25	15 JUN 25	FLAT NO. 601, 6TH FLOOR, SHIV PALACE, WORD NO. 2, NONDH NO. 4216/A, MOJE: SAGARAMPURA, TA. SURAT CITY, DIST. SURAT. GUJARAT ADMEASURING 43.20 SQ. MTRS.	Rs. 1188540/-	Rs. 118854/-	11.00 AM TO 01.00 PM 17 JAN 2026	F.11, FIRST FLOOR, DHARAM EMPIRE, DISTRICT- SURAT, TALUKA: KAMREJ, MOJE- NAVAGAM- 394185, 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 deposi 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 paymen 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. It 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, lind 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.

Date: 19-12-2025 Place : GUJARAT

Authorised Officer Aavas Financiers Limited

IDFC FIRST Bank

Notice dated

CIN: L65110TN2014PLC097792 Registered Office: - KRM Towers, 8th Floor, Harrington Road, Chetpet, Chennai-600031. Tel: +91 44 4564 4000 | Fax: +91 44 4564 4022

IDFC FIRST Bank Limited

(erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)

Online Property

Survey

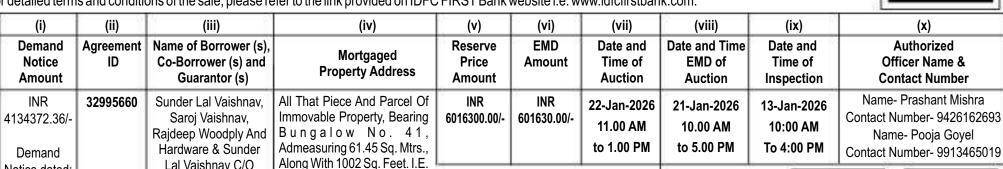
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and

Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) & 9 (1) 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) and Guarantor (s) as per column (iii) that the below described

APPENDIX- IV-A [See proviso to rule 8 (6) & 9 (1)]

immovable properties as per column (iv) mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Formerly known as IDFC Bank Ltd. will be sold on "As is where is". "As is what is". and "Whatever there is" as described hereunder. for the recovery of amount due to IDFC FIRST Bank Limited (Formerly known as IDFC Bank Ltd) from Borrower (s) and Co-Borrower (s) as per column (i). For detailed terms and conditions of the sale, please refer to the link provided on IDFC FIRST Bank website i.e. www.idfcfirstbank.com

Rajdeep Woodply And | 93.12 Sq. Mtrs., Ground Floor + First Floor Construction, In "Radhenagal



22-Mar-2025 Co. Op. Ho. Soc. Ltd." Situated At Revenue Survey No. 63/1 & 61/1-A Paiki Hardware QR Codes of Plot No. 1 To 20, Having Tenement No. 36A-11-2951-0-001, Of Moje: Umra, **Property Location** City Of Surat, District: Surat, Gujarat-395007, And Bounded As:-& Property Images Boundaries As Per Site:- East: Plot No. 42, West: Plot No. 56, North: Soc. Road & South: Plot No. 44

Disclaimer: Please note that the said notice is issued for sale of immovable property only and IDFC FIRST Bank Limited has no right to sale of the movable assets, if any, present at the immovable property. **Authorised Officer IDFC FIRST Bank Limited** Date: 19.12.2025 (Formerly known as IDFC Bank Ltd) Place: Gujarat

🎳 बैंक ऑफ़ बड़ीदा Bank of Baroda

BANK OF BARODA - ABRAMA BRANCH VALSAD, 16/2981, DHARAMPUR ROAD, ABRAMA, VALSAD, GUJARAT 396001 INDIA Mobile No-+91 9687680702

Phone No. 2632 227854 APPENDIX IV (See Rule 8(I)POSSESSION NOTICE

Whereas. The undersigned being the Authorized Officer of the Bank of Baroda under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of Powers conferred under Section 13(12) read with the Security Interest (Enforcement) Rules, 2002, issued demand notice dated 20.09.2025 calling upon the Borrowor/Mortgagor Mr. Dang Abhishek Narendrabhai to repay the amount mentioned in the notice being Rs. 37,81,609.38 (Rupees Thirty Seven Lac Eighty One Thousand Six Hundred Nine and Paisa Thirty Eight Only) as on 20.09.2025 (inclusive of interest up to 20.09.2025) and further interest and charges and expenses within 60 days.

from the date of receipt of the said notice. The Borrower Mortgagor having failed to repay the amount, notice is hereby given to the Borrower Mortgagor 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 this 17th day of

December of the year 2025. The Borrower Mortgagor 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 Bank of Baroda for an amount of Rs. 37,81,609.38 (Rupees Thirty Seven Lac Eighty' One Thousand Six Hundred Nine and Paisa Thirty Eight Only) as on 20.09.2025 (inclusive of interest up to 20.09.2025) and further interest and other charges & expenses thereon until full and final payment.

The borrower's attention is invited to provision of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets

Description of immovable properties

All the right, title and interest in immovable Property bearing Flat No. B/103 with super built up admeasuring 830.00 Sq. fts. (77.13 Sq. mts.) along with undivided share in the land admeasuring 19.30 sq. mts. bearing Valsad Nagar Palika new property No.1008/329/B-103 on first floor of "Ajanta Apartment Co-op housing Society Ltd" Wing "B" constructed on N A land bearing City Survey No.0.4661 Adm. 123.25 sq. mts., City Survey No. 4662 adm 67.11 sq.mts., City Survey no. 4663 admeasuring 67.11 sq. mtrs. City survey no. 4664 admeasuring 71.00 sq. mtrs, City Survey No. 4665 admeasuring 65.20 sq. mtrs. and City Survey No. 4666 admeasuring 987.00 sq. mtrs, total admeasuring 1382.67 sq. mtrs. situated at village Valsad, within Municipal Limit of Valsad, Taluka and District Valsad and standing in (he name of Mr. Dang Abhishek Narendrabhai and bounded as follows: East: Open Space West: Staircase and passage North: Flat no B-102, South: Open Space

Date:17.12.2025 Sd/- Authorized Officer Place: Valsad Bank of Baroda

BHARUCH-II BRANCH यूनियन येंक (🎧 Union Bank 1st Floor, Shri Mangalam Complex Near Kasak Circle, Bharuch Appendix-4[Rule-8(1)] POSSESSION NOTICE (for immovable property)

Whereas, the undersigned being the authorized officer of Union Bank of India, Bharuch II Branch under the Securitization and Reconstruction of Financial Assets and Enforcement Security Interest (Second) Act, 2002 (Act No. 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 a Demand Notice Dated 03.10.2025 calling upon the borrowers/co-borrowers etc. i.e. 1. Sh

Sandeep Shivkumar Ghai and 2. Pooja Sandeep Ghai to repay the amount mentioned in the notice being Rs.46,47,156.36 (Rupees Forty Six Lakhs Forty Seven Thousand One Hundred Fifty Six and Thirty Six Paise Only) and interest thereon 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 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

this 16th day of December, 2025. The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Union Bank of India for an amount Rs.46,47,156.36 (Rupees Forty Six Lakhs Forty Seven Thousand One Hundred Fifty Six and Thirty Six Paise 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 the borrower to redeem the secured assets.

DESCRIPTION OF IMMOVABLE PROPERTY All that pieces and parcels of immovable property bearing Flat No.1001, 10th

floor, built-up area 99.033 sq. mtrs. and undivided share of land area 10.13 sq. mtrs. made out on Satyam Apartment of Green Avenue Complex of Survey/Block No. 83/1+2+3 paikee /A-1 to A-9, situated in the sim of Village Bholav, Sub-District & District Bharuch, Gujarat. Boundaries: East: Maruti Workshop, West: Flat No. 1002, North: Flat No. 1004, South: S.T. Workshop.

Date: 16.12.2025 Place: Vadodara

Authorised Officer Union Bank of India RAMJIBHAI PUNJABHAI PARMAR,

KANJIBHAI RAMJIBHAI PARMAR,

SHITALBEN KANJIBHAI PARMAR

GUARANTOR: VALERA RAVIRAM

LATHIYA, GAYATRI PARTH LATHIYA

(A/C NO.) 241210904272933

(A/C NO.) 241231604545733

PARTH DHARAMSHIBHAI

Place: GUJARAT

AAVAS FINANCIERS LIMITED

(CIN:L65922RJ2011PLCO34297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020



Lal Vaishnav C/O

Whereas, The undersigned being the Authorised Officer of AAVAS FINANCIERS LIMITED under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred upon me under section 13(12) read with Rule 9 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice calling upon the porrowers mentioned herein below to repay the amount mentioned in the respective notice within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, undersigned has taken possession of the properties described herein below in exercise of powers conferred on me under Section 13(4) of the said Act read with Rule 9 of the said rules on the dates mentioned as below. The borrower andGuarantor in particular and the public in general is hereby cautioned not to deal with the properties and any dealings with the property will be subject to the charge of the AAVAS FINANCIERS LIMITED for an amount mentioned as

POSSESSION NOTICE

below and further interest thereon.							
Name of the Borrower	Date & Amount of Demand Notice	Description of Property	Date & Type of Possession				
GITABEN SHANKARBHAI CHAVDA, SHANKARBHAI CHATURBHAI CHACDA, JIGNESH SHANKARBHAI CHAVDA (A/C NO.) 191210901442175 & 221210902506109	8 OCT 25 Rs. 1285961/- & Rs. 214800/- 3 OCT 25	PLOT NO. 09 , R.S.NO. 381/1 PAIKI , SITUATED AT LATHIDAD , TAL. BOTAD ADMEASURING 181.16 SQ.MT.	SYMBOLIC POSSESSION TAKEN ON 16 DEC 25				
DEVENDRASINGH FULSINH KAMALPURI, KUMAVAT SHARDKUMARI SANJAYKUMAR SANJAYKUMAR KUMAVAT GUARANTOR: SANJAYKUMAR FATEHCHAND KUMAVAT (A/C NO.) 231204203306291	8 OCT 25 Rs 1718085/- 3 OCT 25	RESIDENTIAL PLOT ON DUDHREJ R.S.NO.695 PAIKI PLOT NO.5 PAIKI DUDHREJ, SURENDRANAGAR, GUJARAT ADMEASURING 90.02 SQ.MTS	SYMBOLIC POSSESSION TAKEN ON 16 DEC 25				
MANJUBEN PRABHATBHAI DABHI, PRABHUBHAI MANJIBHAI DABHI, HARDIKBHAI PRABHUBHAI DABHI (A/C NO.) 211201702048859	8 OCT 25 Rs. 1328025/- 3 OCT 25	MILKAT AKARNI NO 195, SITUATED AT GAMTAL LAND OF VILLAGE MAGHRIKHADA, TA: CHOTILA, DIST: SURENDRANAGAR GUJARAT ADMEASURING 265.36 SQ.MT.	SYMBOLIC POSSESSION TAKEN ON 16 DEC 25				
RAMESHBHAI GAFURBHAI THAKOR, LAXMIBEN RAMESHBHAI THAKOR (A/C NO.) 161201500436627	8 OCT 25 Rs. 516757/- 3 OCT 25	PROPERTY BEARING HOUSE NO. 1/428, "TEKRA VALO VAS" SITUATED AT MOUJE KAVITHA, TALUKA BAVLA, DISTAHMEDABAD GUJARAT ADMEASURING 640 SQ.FT.	SYMBOLIC POSSESSION TAKEN ON 16 DEC 25				
JAYSHREEBEN AJAYBHAI SARVAIYA, AJAYBHAI RAVJIBHAI SARVAIYA (A/C NO.) 221231602720804	8 OCT 25 Rs. 293757/- 3 OCT 25	PLOT NO. 7, HOUSE NO. 153, MOJE : BHOJPARA, TA. GONDAL, DIST. RAJKOT. GUJARAT ADMEASURING 83.61 SQ.MTR.	SYMBOLIC POSSESSION TAKEN ON 16 DEC 25				
DABHI VIPULBHAI ODHAVJIBHAI, ASMITABEN VIPULBHAI DABHI, DABHI VILASBEN DIPAKBHAI (A/C NO.) 231210903020887	8 OCT 25 Rs. 516767/- 3 OCT 25	MILKAT NO. 313 & 425 ANIYALI KATHI, BOTAD, RANPUR, DIST BOTAD, GUJARAT ADMEASURING 146.66 SQ.MTR. & 122.62 SQ.MTR	SYMBOLIC POSSESSION TAKEN ON 16 DEC 25				
BHUPATBHAI NAGAJIBHAI KOGATIYA, LABHUBEN BHUPATBHAI KOGATIYA GUARANTOR : KANJARIYA JOBANBHAI JINABHAI (A/C NO.) 231210902994683	8 OCT 25 Rs. 503969/- 3 OCT 25	GAMTAL PROPERTY INDEX MILKAT HOUSE NO.441 SITUATED AT PATI, PATI, BOTAD, GUJARAT ADMEASURING 660 SQ.FT.	SYMBOLIC POSSESSION TAKEN ON 16 DEC 25				
TEJASKUMAR RAJESHKUMAR RATHOD, PANCHAL SIDDHIBEN SURESHBHAI GUARANTOR : RANA PRAHLADSINH MERUBHA (A/C NO.) 231209303055409	8 OCT 25 Rs. 1300196/- 3 OCT 25	RESIDENTIAL HOUSE BUILT UP ON PLOT NO.114 PAIKI SOUTH SIDE AND PLOT NO.115 PAIKI NORTH SIDE R.S.NO.2217 AND 2218 LAND KNOWN AS "SHREE HARINAGAR GOLD" VILLAGEHALWAD, DISTMORBI, GUJARAT ADMEASURING 55.69 SQ.MTS	SYMBOLIC POSSESSION TAKEN ON 16 DEC 25				
PANARA CHAMANBHAI KARASANBHAI, PANARA LABHUBEN CHAMANBHAI, PANARA NARESHBHAI CHAMANBHAI GUARANTOR: MITHAPARA KALUBHAI A (A/C NO.) 231210903075109	8 OCT 25 Rs. 405292/- 3 OCT 25	GAMTAL PROPERTY MIKALT NO.131 RESIDENCE SITUATED AT VILL-CHARANKI, TAL-RANPUR, DIST-BOTAD, GUJARAT ADMEASURING 172.98 SQ.MTR.	SYMBOLIC POSSESSION TAKEN ON 16 DEC 25				
PARMAR MANSUKHBHAI DHUDABHAI, PARMAR SHANTUBEN MANSUKHBHAI, PARMAR ANANADBHAI MANSUKHBHAI (A/C NO.) 231210903331534	8 OCT 25 Rs. 494295/- 3 OCT 25	GAMTAL PROPERTY AAKARNI INDEX NO.1376 SITUATED AT TURKHA, TAL-BOTAD, DIST BOTAD GUJARAT ADMEASURING 795.00 SQ.FT	SYMBOLIC POSSESSION TAKEN ON 16 DEC 25				
GOHIL MEHULBHAI MAHESHBHAI, GOHIL RAXABEN MAHESHABHAI GUARANTOR: MISTRY BHAVIN HASMUKHBHAI (A/C NO.) 241201504083013	8 OCT 25 Rs. 2891097/- 3 OCT 25	FLAT NO. 202, ON 2ND FLOOR, IN BLOK H, THE LAND OF SAID SCHEME IN THE SCHEME KNOWN AS "UPVAN" SITUATED ON THE BEARING SURVEY NO. 332 OF T.P. NO. 69 OF F.P. NO. 83, MOUJE - CHANDKHED, TALSABARMATI, DISTAHMEDABAD GUJARAT 382424 ADMFASURING 51 66 SO MTR.	SYMBOLIC POSSESSION TAKEN ON 16 DEC 25				

BAJAJ HOUSING FINANCE LIMITED

Corporate Office: Cerebrum It Park B2 Building, 5th Floor, Kalyani Nagar, Pune, Maharashtra - 411014 Branch Office: 4th Floor, Aurum Avenue, Opp- Mayer Bungalow, Nr. Lawgarden, Elisbridge, Ahmedabad - 380006 AUTHORIZED OFFICER'S DETAILS: NAME Rahul Singh/ EMAIL ID: Rahul.singh4@bajajhousing.co.in MOB NO. +91 9978336633 & 8669189048

APPENDIX IV -A [Rule 8(6)] SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

-Auction Sale notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of the 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 over by the Authorized Officer of the Bajaj Housing Finance Ltd (Secured Creditor), will be sold on "As is where is", "As is what is", "Whatever there is" and "Without Recourse Basis" for recovery of the loan dues, applicable interest, charges and costs etc., payable to Bajaj Housing Finance Ltd as detailed below.

Details of Borrower/Co Borrowers	Description Of The	Details of E Auction	
/Guarantor(S) and Loan Details	Immovable Properties	E-auction Date :-21/01/2026 between 11:00 am to	
LAN:- H418HHL0357980, H418HLT0367494 & H418HLT0367495 1. Kalpesh Vithaldas Patel (Borrower) 2. Harsh Kalpesh Patel (Co-borrower) At B-304, Divyajivan Life Style Opp. Dipak School Near Ravi Darshan Society Nikol, Ahmedabad, Gujarat-382350 Outstanding Dues of Rs. 30,14,885/- (Rupees Thirty Lakhs Fourteen Thousand Eight Hundred Eighty Five Only) as on 12/11/2025 along with future	immovable property Being Flat No 304 on 3rd Floor of Block B, in the building called Divyajivan Life Style, situated at Mouje Nikol, Taluka Asarwa, District- Ahmedabad-382350, Butted & Bounded On East- Auda Plot After Some Margin West- Flat No 304 After Margin, North-	12:00 pm with unlimited extension of 5 minutes Last date of Submission of Earnest Money Deposit (EMD) with KYC is:-20/01/2026 up to 5:00 p.m. (IST.) Date of Inspection:- 22/12/2025 to 18/01/2026 between 11:00 am to 4:00 pm (IST). Reserve Price: For Immovable Property Rs, 35,60,000/- (Rupees Thirty Five Lakhs Sixty Thousand Only) The Earnest Money Deposit Will Be Rs, 3,56,000/- (Rupees Three Lakh Fifty Six Thousand Only) 10% of Reserve Price.	
interest and charges accrued w.e.f.		Bid Increment - Rs. 25,000/- (Rupees Twenty Five	

No. C After Some Margin Thousand Only) & In Such Multiples. Terms and Conditions of the Public Auction are as under: • The Secured asset will not be sold below the Reserve price. • The Auction Sale will be online through e-auction portal. • The e-Auction will take place through portal https://bankauctions.in, on 21/01/2026 from 11:00 AM to 12:00 PM with unlimited auto extension of 5 minutes each. • For detailed terms and conditions please refer company website URL https://www.bajajhousingfinance.in/auction-notices or for any clarification please connect

with Authorized officer Date: : 19-12-2025 Place:- Gujarat

Authorized Officer, (Rahul Singh) Bajaj Housing Finance Limited



ORIX LEASING & FINANCIAL SERVICES INDIA LIMITED (formerly known as OAIS Auto Financial Services Limited)

(A Subsidiary of ORIX Auto Infrastructure Services Limited) Regd. Office: Plot No. 94, Marol Co-operative Industrial Estate, Andheri-Kurla Road, Andheri (E), Mumbai - 400 059, Tel.: +91 22 2859 5093/6707 0100 | Fax: + 91 22 2852 8549 Email: info@orixindia.com | www.orixindia.com | CIN: U74900MH2006PLC163937

(Notice under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002)

The following borrowers and co-borrowers availed the below mentioned secured loans from ORIX Leasing & Financial Services India Limited. The loans of the below mentioned borrowers have been secured by the mortgage of their respective properties. As they have failed to adhere to the terms and conditions of the respective loan agreements and had become irregular, their loans were classified as NPA as per the RBI Guidelines. Amounts due by them to ORIX Leasing & Financial Services India Limited, are mentioned as per the respective notices issued more particularly described in the following table and further interest on the said amounts shall also be applicable and the same will be charged as per contractual rate with effect from their respective dates

Sr No.	Loan Account No.	Type of Loan	Name of borrowers	Outstanding as per 13(2) Notice	NPA Date
1	LN0000000008565	SME	1. M/S SHIV SHAKTI ENGINEERS	INR. 1,05,93,470.57/-	05.12.2025
		Secured	2. MANUBHAI MATHURBHAI PATEL	(Rupees One Crore Five	0011212020
		Loan	3. DIXIT SHAILESHBHAI PATEL	Lakhs Ninety Three Thou-	
			4. M/S SHIV SHAKTI ENTERPRISE	sand Four Hundred Sev-	
			5. SHAILESH M PATEL	enty and Paise Fifty Seven	
			6. SHANTABEN MANUBHAI PATEL	Only)	

Details of Secured asset: All That Piece And Parcel Of Flat No. E/403, 4th Floor, Admeasuring Approx 150 Sq. Yards As A Member Of Darshan [Shahibaug] Co-Operative Housing Society Ltd., Known As "Vasant Vihar-Ii", Situated At Land Bearing Final Plot No. 276 Paiki [Old Revenue Survey No. 211/1/3], Of Tps No. 14 Of Mouje Dariapur-Kajipur, Taluka Asarwa, Shahibaug, Ahmedabad, Gujarat, And Bounded As Per Site: East: Block-D, West: Lift & Flat No. E/404, North: Flat No. E/402, **South:** Margin & Then After Private Bungalow.

Sr No.	Loan Account No.	Type of Loan	Name of borrowers	Outstanding as per 13(2) Notice	NPA Date
1	LN0000000014814	Secured Loan	1. M/S MARUTI CREATION 2. GOBARBHAI JADAVBHAI JADAV 3. KAMLABEN GOBARBHAI JADHAV 4. PRAKASH GOBARBHAI JADAV	(Rupees Twenty Five Lakhs Thirty Two Thou- sand Six Hundred Eight	05.12.2025
		8	5. KOMALBEN PRAKASHBHAI JADAV	and Paise Nine Only)	

Details Of Secured Asset: All That Piece And Parcel Of Land And Building Bearing Plot No. 5/A, Admeasuring About 58.50 Sq. Mtrs., Mahavir Nagar Society, Situated And Constructed On Land Bearing Revenue Survey No. 291/2, Of Katargam, Surat, Gujarat, And The Said Property Is Bounded By As: - East: Society Road, West: Plot No. 14, North: Plot No. 4, **South:** Plot No. 6.

You are hereby called upon to pay the amounts due to ORIX Leasing & Financial Services India Limited as per details shown in the above table with contracted rate of interest thereupon from their respective dates and other costs, charges etc., within 60 days from the date of this publication, failing which the undersigned shall be constrained to initiate proceedings U/s 13(4) and Sec. 14 of the SARFAESI Act, against the mortgage properties mentioned herein above to realize the amount due to ORIX Leasing & Financial Services India Limited. Further you are prohibited U/s 13(13) of the said Act from transferring the said secured asset either by way of sale/lease or otherwise.

Date: 16.12.2025 Authorised officer Place: Gujarat **ORIX Leasing & Financial Services India Limited**



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382424 ADMEASURING 51.66 SQ.MTR.

364320 ADMEASURING 879.8 SQ.FT.

PROPERTY NO.336 SITUATED AT- RAMANKA,

TAL-UMRALA DIST.-BHAVNAGAR GUJARAT

FLAT NO. B/305 3RD FLOOR WING-B SHREE

AASHUTOSH RESIDENCY, C.S. NO. 77 OF

CHALTA NO. 96 OF PAIKI, MOTAMOVA

CHALTA NO. 99 SAME AND C.S. NO. 80 OF

RAJKOT GUJARAT 360005 ADMEASURING

SYMBOLIC

POSSESSION

TAKEN ON

16 DEC 25

POSSESSION

TAKEN ON

16 DEC 25

Authorised Officer Aavas Financiers Limited

38.55 SQ.MTR.

8 OCT 25

Rs. 285287/

3 OCT 25

8 OCT 25

Rs. 1610955/-

3 OCT 25

Date: 19-12-2025