

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

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

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

S. No.	(i) Demand Notice Amount	(ii) Agreement ID	(iii) Name of Borrower (s), Co-Borrower (s) and Guarantor (s)	(iv) Mortgaged Property Address	(v) Reserve Price Amount	(vi) EMD Amount	(vii) Date and Time of Auction	(viii) Date and Time EMD of Auction	(ix) Date and Time of Inspection	(x) Authorized Officer Name & Contact Number
1.	INR 1059608.80/- Demand Notice dated: 29-Mar-2025	70290060	Mahavir Viskarma & Ranjani Kumari	All That Piece And Parcel Of Immovable Property Bearing Plot No. 84, Admeasuring 48 Sq. Yard (As Per K.J.P Block No. 82/84 Admeasuring 40.18 Sq. Mts.), Along With 23.50 Sq. Mtrs. Undivided Share In The Land Of Road & C.O.P In "Arya Residency" Situated At Revenue Survey No. 55, Block No. 82 Of Moje Village: Kareli, Ta: Palsana, District: Surat, Gujarat-394310, And Bounded As:- East: Society Internal Road, West: Plot No. 103, North: Plot No. 85 & South: Plot No.83	INR 1166400.00/-	INR 116640.00/-	27-Mar-2026 11.00 AM to 1.00 PM	25-Mar-2026 10.00 AM to 5.00 PM	18-Mar-2026 10:00 AM To 4:00 PM	Name- Vishal Borase Contact Number- 8600588552 Name- Chinmay Acharya Contact Number- 9574448844
2.	INR 646944.15/- Demand Notice dated: 08-Aug-2025	55440420	Suryapratap Singh & Reetu Singh	All That Piece And Parcel Of The Immovable Property Bearing Plot No. 74, Admeasuring 40.08 Sq.Mts., Along With 27.28 Sq.Mts Undivided Share In The Land Of Road & C.O.P, In "Sky Villa", Situated At Revenue Survey No. 290, Block No. 149, Of Moje Village: Syadla, Taluka Oplad, District Surat, Gujarat, And The Said Property Is Bounded As:- East: Society Wall, West: Society Internal Road, North: Plot No. 73 & South: Plot No. 75	INR 905700.00/-	INR 90570.00/-	27-Mar-2026 11.00 AM to 1.00 PM	25-Mar-2026 10.00 AM to 5.00 PM	18-Mar-2026 10:00 AM To 4:00 PM	Name- Vishal Borase Contact Number- 8600588552 Name- Chinmay Acharya Contact Number- 9574448844
3.	INR 1084250.29/- Demand Notice dated: 29-Mar-2025	119800937	Rampratap Rajbhar & Pratima Devi	All That Piece And Parcel Of An Immovable Property Bearing As Per Computerized Revenue Record Block No. 2230 (As Per Passing Plan Plot No. 44) As Per 7/12 Admeasuring 40.88 Sq. Mtrs., In Gokuldam Shiv Palace-2, Situated At Revenue Survey No. 237 + 250, Block No. 180 Paiki Sub Plot No. 3 Of Moje Village: Navi Pardi, Ta: Kamrej, District: Surat, Gujarat-394150, And Bounded As:- East: Old Block No. 156, West: Society Road, North: Plot No 43 & South: Plot No. 45	INR 863600.00/-	INR 86360.00/-	27-Mar-2026 11.00 AM to 1.00 PM	25-Mar-2026 10.00 AM to 5.00 PM	18-Mar-2026 10:00 AM To 4:00 PM	Name- Vishal Borase Contact Number- 8600588552 Name- Chinmay Acharya Contact Number- 9574448844

QR Codes of Property Location & Property Images

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.

Date: 21.02.2026
Place: Gujarat

Authorised Officer
IDFC FIRST Bank Limited
(Formerly known as IDFC Bank Ltd)

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 sent 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 / Mortgagor / Guarantor / Loan A/c No.	Date and Amount of Demand Notice Under Sec. 13(2)	Description of Mortgaged Property
(Loan A/c No.) LN12107HP25-26034001, Sh. Dipak Sureshbhai Jaghria (Borrower), Smt. Jagruti Munjariya (Co-Borrower)	16-02-2026 Rs. 21,42,140.00/- Twenty One Lacs Forty Two Thousand One Hundred Forty as on 10-02-2026	All That Part And Parcel Of The Property Of Sh. Dipak Sureshbhai Jaghria Situated At Anjar Rev. Survey No. 674/P, Plot No. 62 To 64, Sub Plot No. 62-63-64/E, Khetarpal Dada-1, Near Khetarpal Dada Temple, Off. Anjar Adipur Road at Anjar, Taluka Anjar, Dist. Kachchh, State Gujarat-370110. Admeasuring About 723.66372 Sq. Feet.
(Loan A/c No.) LN12037HP23-24014115, Sh. Nitin Shantilal Dabhi (Borrower), Smt. Pravinaben Nitinbhai Dabhi (Co-Borrower), Sh. Ajay Sondabhai Chauhan (Co-Borrower), Smt. Janvi Nitinbhai Dabhi (Co-Borrower)	16-02-2026 Rs. 21,60,127.00/- Twenty one lacs sixty thousand one hundred twenty seven as on 10-02-2026	All That Part And Parcel Of The Property Of Sh. Nitin Shantilal Dabhi, Smt. Janvi Nitinbhai Dabhi & Sh. Ajay Sondabhai Chauhan Situated At R.S. No. 569/2, Plot No. 59/P, North Side, Khodiyar Nagar, Taluka Washvan, Dist. Surendranagar, Gujarat-363030. Admeasuring About 755.85 Sq. Feet.

Date: 20.02.2026
Place: Ahmedabad

Authorised Officer
Wonder Home Finance Ltd.

The Federal Bank Ltd.,
LCRD/Ahmedabad Division.

Address : Shop No. 101, First Floor, Central by Sangath IPL, Next to PVR Cinema, Near Lake and Garden, Motera, Ahmedabad District, Gujarat State- 380005 | E-mail: ahdrcro@federalbank.co.in | Phone: 079-29900373

AHDL/FSS506/SLV/204274-2573/DNI /2026 (Regd/AD) Dated: 07/02/2026

Shri. Kunal Mashalkar @ Kunal, S/o Jagdish Mashalkar @ Jagdish Tukaram Mashalkar, E1/15 Basera Complex, Amli, Dadra and Nagar Haveli, DD, Silvassa, Gujarat - 396230.

Notice issued under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as Act)

You have availed Federal Personal Car Loan (FPL) with number 2042740002573 of Rs. 8,55,517/- (Rupees Eight Lakh Fifty Five Thousand Five Hundred and Seventeen only) including an insurance premium amount of Rs. 5,517/- on 04.09.2024 from The Federal Bank Limited a company registered under the Companies Act 2013 having registered office at Aluva (hereinafter referred to as the bank) through its branch at Silvassa for purchase of a brand new car, after executing necessary security agreements / loan documents in favour of the Bank.

Towards the security of the aforesaid credit facility availed from the Bank, you have created security interest in favour of the Bank by way of hypothecation in respect of the following movable property.

Description of Hypothecated Movable Property

Hypothecation of TATA ALTROZ XM+ 1.2 CNG BS6PH2, having Chassis No. MAT632245RPD77052, Engine No. REVTRN16DVXMG1859, 2024 Model, Petrol/CNG, Colour - Avenue White, bearing Registration Number DD01C8205.

The aforesaid hypothecated security property is hereinafter referred to as 'secured asset'. You have defaulted repayment of the above-secured debt in violation of the agreed terms and the account became Non Performing Asset as on 31.05.2025, as per the guideline of RBI. The undersigned being Authorised Officer of the Federal Bank Ltd, hereby informs you that the following amount is due from you as specified under the respective loan account maintained with Silvassa branch of the Bank with further interests and costs as follows:

Sr. No.	Loan Account	A) Balance outstanding	B) out of A unrealised interest	C) out of A pending Charges	Rate of interest
1	FPCL (A/c No. 2042740002573)	Rs. 8,80,237/- (Rupees Eight Lakh Eighty Thousand Two Hundred Thirty Seven only) as on 02.02.2026	Rs. 58,488/-	Rs. 11,897/-	@ 7.85% p.a monthly rests with 4% as penal charges from 03.02.2026

As such, the bank as a secured creditor as envisaged under section 2(2d) of the Act hereby call upon you, as contemplated under Sec. 13 (2) of the said Act, to pay the said amount with further interest thereon till the date of payment and costs/other charges within 60 days from the date of this notice, failing which the Bank as a secured creditor shall be constrained, without prejudice to any of its other rights and remedies, to take, without any further notice, the following recourse measures prescribed under section 13(4) of the Act against you.

- To take possession of the secured assets described above and transfer the said assets by way of lease, assignment or sale for realising the dues.
- To take over the management of the secured assets and transfer them by way of lease, assignment or sale for realising the dues.
- To appoint any person to manage the secured assets the possession of which has been taken over by the bank.
- To require at any time by notice in writing, to any person who has acquired any of the secured assets from you and from whom any money is due or may become due to you, to pay to the bank.

You are also put on notice that as per section 13(13) of the Act, you shall not after receipt of this notice transfer by way of sale, lease or otherwise any of the secured assets referred to in this notice in any manner whatsoever to the prejudice of the interest of the bank without its prior written consent.

You are also put on notice that Section 13(8) of the Act empowers the bank to give a valid title to the transferee all rights in, or in relation to, the secured asset transferred as if the transfer had been made by the owner of such secured asset. Please be informed that in the event of your failure to discharge your liability in full within 60 days from the date of this notice and the bank initiates remedial actions under the provisions of the Act, you shall further be liable to pay to the bank all cost, charges and expenses incurred in that connection. Your attention is also invited to the provisions of section 13 (8) of the Act, in respect of time available, to redeem the secured assets (security properties). In case the dues are not fully satisfied with the sale proceeds of the secured assets, the bank shall proceed against you for the recovery of the balance amount personally. This notice is issued without prejudice to the other rights and remedies available to the bank for recovering its dues.

Notice issued under Sec 13(2) of SARFAESI Act, 2002 sent on 11/06/2025 stands withdrawn. This notice is issued without prejudice to the other rights and remedies available to the bank for recovering its dues.

For The Federal Bank Ltd.
Shailendra Kumar Pandey
Associate Vice President & Branch Head
Authorised officer under SARFAESI Act

AXITA COTTON LIMITED
CIN: L17200GJ2013PLC076059
Registered Office: Survey No. 324, 357, 358, Borisana, Kadi - Thol Road, Kadi, Mahesana - 382715, Gujarat, Bharat
Corporate Office: Rannade House, First Floor, Opp. Sankalp Grace 3, Near Ishan Bungalows, Shilaj, Ahmedabad-380059, Gujarat, Bharat
Telephone: +91-6358747514 | Email: cs@axitacotton.com, investor.relations@axita.in | Website: www.axitacotton.com

NOTICE OF POSTAL BALLOT AND E-VOTING

NOTICE is hereby given pursuant to the provisions of Sections 108, 110 and other applicable provisions, if any of the Companies Act, 2013 ("the Act") read with Rules 20 and 22 of the Companies (Management and Administration) Rules, 2014 ("the Rules"), Regulation 44 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and Secretarial Standards on General Meetings (SS-2) issued by the Institute of Company Secretaries of India, and in accordance with the requirements prescribed by the Ministry of Corporate Affairs ("the MCA") for conducting postal ballot process through e-voting, vide their circulars issued from time to time (collectively "the MCA Circulars"), the approval of Members of Axita Cotton Limited ("the Company") is being sought for the below mentioned business (detailed business has been provided in the Notice of Postal Ballot dated February 16, 2026), by way of voting by electronic means (hereinafter termed as "Remote E-Voting") by following the process of Postal Ballot and remote e-voting:

Sr. No.	Description of Resolutions	Resolution Type
1	To Approve Addition and Alteration in Main Object Clause of the Memorandum of Associations of the Company.	Special Resolution
2	To Approve the Adoption of new set of Memorandum of Association as per the Companies Act, 2013	Special Resolution
3	To Authorize Company to Charge for Service of Documents to Members under Section 20 of the Companies Act, 2013	Ordinary Resolution

In accordance with the General Circular Nos. 14/2020 dated 8th April, 2020, 17/2020 dated 13th April, 2020, 20/2020 dated 5th May, 2020, 22/2020 dated 15th June, 2020, 33/2020 dated 28th September, 2020, 39/2020 dated 31st December, 2020, 10/2021 dated 23rd June, 2021, 20/2021 dated 8th December, 2021, 3/2022 dated 5th May, 2022, 11/2022 dated 28th December, 2022, 9/2023 dated 25th September, 2023 and the General Circular No. 9/2024 dated 19th September 2024 and the General Circular No. 03/2025 dated 22nd September 2025 issued by the Ministry of Corporate Affairs, Government of India ("MCA Circulars"), Regulation 44 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations") and Secretarial Standard on General Meetings ("SS-2") issued by the Institute of Company Secretaries of India and any other applicable law, rules and regulations (including any statutory modification(s) or re-enactment(s) thereof, for the time being in force), the Notice of Postal Ballot along with explanatory statement has been sent through electronic mode only, to those Members whose names appeared in the Register of Members / List of Beneficial Owners maintained by the Company / Depositories as on Friday, February 13, 2026 ("the Cut-off Date") and whose e-mail IDs are registered with the Company / Depositories. Member may note that the Notice of Postal Ballot along with explanatory statement and instruction of e-voting, have been uploaded on the website of the Company at www.axitacotton.com, website of BSE Limited at www.bseindia.com, National Stock Exchange Limited website at www.nseindia.com and website of National Securities Depository Limited (NSDL), i.e. www.evoting.nsdl.com.

Further, pursuant to the MCA Circulars, the requirement of sending physical copy of the Notice, Postal Ballot forms and pre-paid business reply envelope has been dispensed with.

The members whose names appeared in the Register of Members and the Register of Beneficial Owners as on the Cut-off date are entitled to vote on the Resolution as set forth in the Notice. A person who is not a member as on the Cut-off date shall treat the Notice for information purpose only. In accordance with the MCA Circulars, the Company has provided the facility to vote on the resolutions by e-voting and for this purpose, the Company has engaged the services of National Securities Depository Limited (hereinafter referred to as "NSDL" or "Service Provider") for facilitating e-voting to enable the Members to cast their votes electronically instead of dispatching postal ballot forms. The detailed procedure and instructions for e-voting are enumerated in the Notice.

THE REMOTE E-VOTING FACILITY IS AVAILABLE DURING THE FOLLOWING PERIOD:

Commencement of e-Voting	From 9.00 a.m. (IST) on Sunday, February 22, 2026
End of e-Voting	Upto 5.00 p.m. (IST) on Monday, March 23, 2026
EVEN	138650

The remote e-voting module shall be disabled at 5:00 p.m. (IST) on Monday, March 23, 2026 and remote e-voting shall not be allowed beyond the same. During this period, the Members holding shares either in physical form or in dematerialized form, may cast their votes by e-voting.

Once the vote is cast on the resolution, the Member will not be allowed to change it subsequently or cast the vote again.

The Board has appointed Mr. Premnarayan R. Tripathi, Proprietor of M/s. PRT & Associates Company Secretary in Practice, as a Scrutinizer ("Scrutinizer") for conducting the e-voting process in a fair and transparent manner.

The Result of the Postal Ballot will be submitted within 2 (Two) working days from conclusion of the e-voting period to the stock exchanges in accordance with the SEBI Listing Regulations. The results will be uploaded on the Company's website at www.axitacotton.com website of NSDL www.evoting.nsdl.com and will also be available on the websites of the Stock Exchanges i.e., BSE Limited and National Stock Exchange of India Limited at www.bseindia.com and www.nseindia.com respectively.

In case of any query and/or grievance in respect of voting by electronic means, you may refer the Frequently Asked Questions (FAQs) for Shareholders and e-voting user manual for Shareholders available at the download section of www.evoting.nsdl.com or you can write an email to evoting@nsdl.co.in or Call us: - Tel: 1800-222-990 or Members may also contact Mr. Shyam Sunder Panchal, Company Secretary of the Company at the registered office of the Company or may write an e-mail to investor.relations@axita.in or may call on 6358747514 for any further clarification.

For Axita Cotton Limited
Sd/-
Nitinbhai Govindbhai Patel
Chairman Cum Managing Director
Date: February 20, 2026
Place: Kadi, Mahesana
DIN: 06626646

ROHA HOUSING FINANCE PRIVATE LIMITED
Corporate Office : Unit No. 1117 & 1118, 11th Floor, World Trade Tower, Sector 16, Noida, Uttar Pradesh - 201 301.

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

Whereas the undersigned being the authorized officer of **Roha Housing Finance Private Limited** (hereinafter referred to as "RHFPPL"), having its registered office at JJT House, A 44/45, Road No. 2, MIDC, Andheri East, Mumbai - 400 093 under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002), and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated mentioned below under Section 13(2) of the said Act calling upon you being the borrowers (names and addresses mentioned below) to repay the amount mentioned in the said notice and interest thereon within 60 days from the date of receipt of the said notice. The borrower mentioned herein having failed to repay the amount, notice is hereby given to the borrowers mentioned herein below and to the public in general that undersigned has taken **Physical Possession** of the property described herein below in exercise of powers conferred on me under sub section (4) of section 13 of the Act read with the Rule 8 of the Security Interest (Enforcement) Rules, 2002. The borrowers mentioned here in above in particular and the public in general are hereby cautioned not to deal with the said property and any dealings with the property will be subject to the Charge of **Roha Housing Finance Private Limited** for an amount as mentioned herein under and interest thereon. The Borrower's attention is invited to provisions of sub section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

Sr. No.	Name of the Borrower(s)/Co-Borrower (s)/ Loan A/c No. / Branch	Schedule of The Properties	Demand Notice Date & Amount	Date of Possession
1	LAN: LASRCLPCP000005006738 / Branch: Surat Cluster 1. Mr./Mrs. Sumersingh Hemarisingh Rajput Add.: Devpriya General Store 79 Ishwardarshan Society, Kumbhariya, Surat, Gujarat-395010. 2. Mr/Mrs. Durga Bai W O Sumar Singh Both Add: 79 Ishwardarshan Society, Kumbhariya, Surat, Gujarat- 395010. Both Add : Shop No. 04, Adm. 18.87 Sq. Mtr., Ground Floor Ishwardarshan Residency R.S. No. 197/2 Block No. 181 Which Is Constructed On Plot No. 38 39 & 40 Ishwardarshan Society Surat Gujarat- 395010 India.	All that part and parcel of Property bearing: - Shop No. 04, Adm. 18.87 Sq. Mtr., Ground Floor Ishwardarshan Residency R.S. No. 197/2 Block No. 181 Which Is Constructed On Plot No. 38 39 & 40 Ishwardarshan Society Surat Gujarat- 395010 India	14/10/2025 & Rs. 10,03,480/-	18-02-2026

Date : Gujarat
Date : 21.02.2026

Sd/- Authorised Officer
Roha Housing Finance Private Limited

ASSAM ELECTRICITY GRID CORPORATION LIMITED
No. AEGCL/MD/Tech-1211/PP&D/400KV GSS/EOI/2026/3 Date: 20.02.2026

NOTICE: EXPRESSION OF INTEREST (EOI)
EOI No. - AEGCL/MD/ Tech-1211/PP&D/400KV GSS/EOI/2026/2.

EOI are invited from intending Scheduled Commercial Bank or Financial Institution registered with the Reserve Bank of India for **Advancing term loan from intending Financial Institution to meet capital expenditure of the project "Construction of two (2) nos. of 400kV Substation along with its associated transmission lines and bay extension"** for evacuating and consuming 3200 MW of Thermal Power Generation.

Eoi Document shall be available in the-https://assamtenders.gov.in & www.aegcl.co.in from 10.00 hours of 21.02.2026 to 12.00 hours of 17.03.2026. The proposal shall be submitted electronically in the e-tendering portal https://assamtenders.gov.in.

- Last Date/ Time for receipt of Eoi documents is 17.03.2026 up to 12.00 Hours.
- Eoi documents shall be opened on 18.03.2026 at 15:00 Hours.

The TIA reserves the right to accept or reject any proposal and to cancel/annul the EOI.

Name of the TIA: Chief General Manager (PP&D), AEGCL
Address of the TIA: 1st Floor Bijulee Bhawan, Paltanbazar, Guwahati-1
Email Id: gm.ppr@aegcl.co.in

Sd/- Chief General Manager (PP&D), AEGCL
Bijulee Bhawan, Guwahati-781001, Assam

Union Bank
Pratapnagar Branch, Vadodara
Telephone: 9137133692
E-mail: ubin0807346@unionbankofindia.bank.in

AUCTION NOTICE

The following vehicle (s) financed by the Union Bank of India (Bank) and seized from the concerned defaulting borrower/ guarantor, are available for sale. Persons interested to buy the vehicles may contact the undersigned for physical inspection and details of the vehicles. Intending buyers shall submit their offer letter accompanying a refundable / adjustable Demand Draft for **Rs. 6,500.00 (Rupees Six Thousand Five Hundred Only)** as earnest money deposit for vehicle, favouring **Union Bank of India** and payable at **Vadodara** towards interest free earnest money deposit.

Intending buyers shall submit their offer in sealed envelopes with superscriptions "Quotation for purchase of vehicle no. GJ-06 AX-1464" and the same should reach the undersigned by **04:00 PM on 08/03/2026**. Sealed quotations will be opened at **11:00 AM on 09/03/2026** & intending buyer who have submitted their offers may choose to remain present at that time.

Successful bidders will have to deposit the quoted price in full within **10 (Ten)** working days from the date of opening of the quotation or any such time as may be extended by the Bank, failing which, the EMD shall be forfeited and the vehicle(s) will be sold forthwith.

The vehicles as being sold on "as is and where is" basis and will not be sold below the reserve price fixed by the bank. The undersigned reserves the right to accept or reject all or any of the offers without assigning any reason therefor.

Sr. No.	Vehicle details (make, model, year)	Registration No.	Reserve Price
1.	Renault India Pvt. Ltd. Renault Lodgy 29/07/2016 RXL 85 PS DCI Ltd.	GJ-06-AX-1464	Rs. 65,000.00 (Rupees Sixty-Five Thousand Only)

Date : 21.02.2026 - Place : Vadodara
Sd/ Union Bank Of India

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

AUCTION NOTICE

Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the 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.

Name of Borrower/ Co-Borrowers/ Guarantors/Mortgagors	Dues As on	Date & Amount of Demand Notice	Date of Possession	Description of Property	Reserve Price For Property	Earnest Money For Property	Date & Time of Auction	Place of Tender Submission, Tender Open & Auction at Aavas Financiers Ltd.
Vinod Soma Mahajan, Mrs. Surekha Vinod Mahajan Guarantor : Mr. Tukaram Kharu Mahajan (AC NO.) LNSUR00315-160019472	Rs. 18,22,095.00/- Dues As On 18 Feb 2026	1 Jul 21 Rs. 803174.41/- Dues As On 26 Jun 21	1 May 23	Flat No G1 & G2, Ground Floor, Constructed On Plot No. 198, 199, 200, R.S. No. 48, F. P. No. 6/A, T.P. Scheme No. 40, Shubham Residency, Street No 06, Sanjay Nagar, Limbayat, Surat, Gujarat, 394210, Admeasuring 250 Sq. Ft. + 250 Sq. Ft.	Rs. 400000/-	Rs. 40000/-	11.00 Am To 01.00 Pm 23 Mar 2026	301 & 305, Regent Square, Above D-Mart, Adajan, Surat-395009, Gujarat-India
Girish Koshthi, Koshi Girishbhai (AC NO.) LNNAR1723-240339340 & LNNAR17923-240335792	Rs. 9,18,954.00/- & Rs. 7,59,573.00/- Dues As On 18 Feb 2026	9 Aug 24 Rs. 71,1638/- & Rs. 579432/- Dues As On 7 Aug 24	23 Mar 25	The Property Bearing Flat No. F-403 On 4th Floor In Block No. F, Scheme Known As "Aditya Heights" B/H Sohag Hill Narol Survey No. 594/2 Paiki Of T.P. Scheme No. 80 (Vatva-6) Of Final Plot No. 42/2, Mouje Village: Vatva, Taluka: Vatva, District: Ahmedabad-11(Aslali) Gujarat Pin-382405 Admeasuring 59 Sq.Yds. i.e. 49.33 Sq.Mts.	Rs. 1000384/-	Rs. 100038/-	11.00 Am To 01.00 Pm 23 Mar 2026	Office No -201, 2nd Floor, Shrimad Square, Narol - Aslali Highway, Nr. Bhagirath Icon, N.H.-8, Narol, Ahmedabad-382405, Gujarat-India
Narendrasinh Ganpatsinh Chavda, Mrs. Jyotsnaben Narendrasinh Chavda (AC NO.) LNBRD02217-180049431	Rs. 55,56,946.00/- Dues As On 18 Feb 2026	11 Jun 21 Rs. 2465024.41/- Dues As On 10 Jun 21	25 Jul 23	Plot No 52/2, Prem Estate, Godhira Road Block/R.S. No. 90, Halol, Panchmahal, Gujarat Admeasuring 69-70 Sq. Mtrs	Rs. 1410000/-	Rs. 141000/-	11.00 Am To 01.00 Pm 23 Mar 2026	Shop No - 5 & 6, 1st Floor, Sun Rise Complex, Waghadia Road, Near Vrundavan Crossing, Chanda Nagar, Vrundavan, Waghadia, Vadodara-390019, Gujarat-India
Anil Kumar Mishra, Mrs. Poonamdevi Mishra (AC NO.) LNBRD01417-180057411	Rs. 42,99,336.00/- Dues As On 18 Feb 2026	13 Nov 18 Rs. 1101396.41/- Dues As On 13-Nov-18	19 Jul 19	Block / Revenue Survey No.217/Paiki 1, 217/Paiki 2, Flat No. 403, 4th Floor, Sai Sudha Residency, Village - Pratappura, Sub-Dist Halol, Dist-Panchmahal, Gujarat, Admeasuring 58.55 Sq. Mt(Super Built Area), Or Admeasuring 19.52 Sq. Mt. (Undivided Land Area Constructed Property)	Rs. 402800/-	Rs. 40280/-	11.00 Am To 01.00 Pm 23 Mar 2026	115,116,1st Floor, Atlantis, Sarabhai Road, Vadodara-390007, Gujarat-India
Girish Bariya, Mrs. Manjulaben Bariya Guarantor : Mr. Rakeshbhai Suransing Bhuriya (AC NO.) LNBRD02419-200115637	Rs. 29,29,511.00/- Dues As On 18 Feb 2026	15 Apr 21 Rs. 1218562/- Dues As On 7 Apr 21	18 Jul 22	Flat No Gf2, Sai Sudha Residency, Mauje-Pratappura, Ta.Halol,S.No. / Block No. 217, Paiki 2, Pavagadh, Panchmahal, Gujarat, 389360 Admeasuring 630 Sq. Ft..	Rs. 402800/-	Rs. 40280/-	11.00 Am To 01.00 Pm 23 Mar 2026	Shop No - 5 & 6 1st Floor, Sun Rise Complex, Waghadia Road, Near Vrundavan Crossing, Chanda Nagar, Vrundavan, Waghadia, Vadodara-390019, Gujarat-India
Jadav Indrajitsinh Natvarsinh, Mrs. Jadav Niruben Natvarsinh Guarantor : Mr. Parmar Jitendrabhai Bhikhabhai (AC NO.) LNBAR0316-170045546	Rs. 42,03,237.00/- Dues As On 18 Feb 2026	7 Aug 18 Rs. 906781.41/- Dues As On 7-Aug-18	14 Oct 19	Flat No. 207, 2nd Floor, 'Sai Sudha Residency' Block No. / Revenue Survey No. 217 Paiki 1 & 217 Paiki 2, Village - Pratappura, Sub Dist - Halol, Dist - Panchmahal, Gujarat. Admeasuring 58.55 Sq. Ft.	Rs. 402800/-	Rs. 40280/-	11.00 Am To 01.00 Pm 23 Mar 2026	115,116,1st Floor, Atlantis, Sarabhai Road, Vadodara-390007, 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 AF which will 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 EMD 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.