

Suryoday Small Finance Bank Limited
Registered Office: & Corporate Office: 1101, Sharda Terrace, plot 65, Sector 11, CBD Belapur, Navi Mumbai – 400614, CIN: L65923MH2008PLC261472.

PUBLIC NOTICE E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice of 30 days for sale of immovable Asset(s) under the Securitization and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 read with proviso to rule 8 and 9 of the security interest (Enforcement) Rules, 2002.

In exercise of powers contained in the Securitization and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002, the Authorized Officer of the Suryoday Small Finance Bank Ltd., (hereinafter referred to as the "Company") has taken the possession of under mentioned properties (hereinafter referred to as "Secured Asset") and held as security in respect of Home Loan / Loan Against Property facilities granted to below mentioned customers (hereinafter referred to as "Borrowers") and further it has been decided to sell the Secured Asset on "as is where is", "as is what is", "whatever there is" and "no recourse" basis/conditions by inviting sealed tenders from public in respect of the secured debt amounting to amount in below with further interest and expenses thereon till final payment of the overdue from Borrowers.

Sr. No.	Name of Borrower/s & LAN	Possession Type & Date	13(2) Demand Notice Date & Amount	Reserve Price	EMD
1	LAN No. 23700000973 (HL) & 217090002767 (LAP) 1) MR. PATEL MUKUNDKUMAR GANDABHAI S/O GANDABHAI KACHRABHAI PATEL 2) MRS. SAPNABEN MUKUNDBHAI PATEL W/O MUKUNDBHAI (Co-Borrower)	Physical Possession - 02-11-2025	14-05-2025 & Rs. 18,51,263.74/-	Rs.17,64,000/-	Rs. 1,76,400/-
2	LAN No. 217060001110 1) MRS. PRAJAPATI NILAM BEN RUPESHKUMAR 2) MR. RUPESHBHAI DINESHBHAI PRAJAPATI 3) MRS. PRAJAPATI SAROJ BEN DINESHBHAI	Physical Possession - 02-11-2025	13-12-2023 & Rs. 21,26,986.52/-	Rs.27,72,000/-	Rs. 2,77,200/-

PROPERTY DETAILS:
ALL THE PIECE AND PARCEL OF IMMOVABLE RESIDENTIAL PROPERTY BEING A FLAT NO. C/2, ON GROUND FLOOR, ADMEASURING 80 SQ.YARD, i.e. 66.89 SQ. METERS, (SUPER BUILT UP AREA), TOGETHER WITH UNDIVIDED LAND ADMEASURING 14.29 SQ. METER, IN RUPSHAW (HIRAWADI) COOPERATIVE HOUSING SOCIETY LIMITED THE SCHEME FORMALLY KNOWN AS PUSHPAK APARTMENT CONSTRUCTED ON THE LAND OF SURVEY NO. 346/5, 346/6, 347/7/K, 346/7/B, PAIKI, T.P. SCHEME NO. 48 (DRAFT), F.P. NO. 24 PAIKI OF NEW FINAL PLOT NO. 47, PAIKI SITUATE, BEING AND LAYING AT MOJE:- SAIPUR-BOGHA, TALUKA CITY, IN THE REGISTRATION DISTRICT AHMEDABAD AND SUB-DISTRICT-6 (NARODA), BOUNDED AS: EAST- MARGIN SPACE, WEST- FOYER, NORTH- MARGIN SPACE, SOUTH- MARGIN SPACE.

FLAT NO. A-702 ON THE 07TH FLOOR OF BLOCK NO. A, ADMEASURING 60.94 SQ. METERS (CARPET AREA) IN THE SCHEME KNOWN AS "RADHE HILLS", CONSTRUCTED ON NON AGRICULTURE LAND BEARING BLOCK NO. 458/A (OLD SURVEY NO. 165,166,167,168 &173) SITUATE, LYING AND BEING AT MOJIE HATHIAN IN THE REGISTRATION DISTRICT AHMEDABAD AND SUB DISTRICT AHMEDABAD-11 (ASLALI), GUJARAT.

Inspection Date & Time: 05-DECEMBER-2025 & 08- DECEMBER -2025 at 10.00 AM to 05.00 PM.

Auction Date: 24-DECEMBER-2025, 10.00 AM to 03.00 PM & Last date for Submission of Bid: 23- DECEMBER-2025.

Place of Sale: Online

Terms & Conditions of public auction:-

- The properties will be sold by e-Auction through the Bank's approved service provider M/s.C1 India (P) Ltd., under the supervision of the Bank.
- E-Auction Tender Document containing online e-Auction bid form, declaration, general terms and conditions of online auction sale are available on website www.bankeuctions.com
- Bids in the prescribed forms given in the Tender Document shall be submitted "online" through the portal of https://www.bankeuctions.com. Bids submitted otherwise shall not be eligible for consideration.
- The EMD and other deposits shall be remitted through EFT/NEFT/RTGS to the bank account as specified above.
- Bid form without EMD shall be rejected summarily.
- The Bid increment / multiplier shall be at Rs.10000/-
- Online auction sale will start automatically on and at the time as mentioned above. Auction / bidding time will initially be for a period of one hour with auto time extension of five minutes each till the sale is concluded.
- Auction / bidding will be only online bidding through the portal provided by M/s.C1india (P) Ltd.,
- Demo e-Auction process will be conducted by M/s.C1india (P) Ltd., for familiarization and allocation of user Name / password to eligible prospective bidders for access to the e-Auction at the specified date and time.
- The properties shall be sold to the highest bidder. The successful bidder shall deposit 25% of the bid amount (less the EMD) immediately on the sale being confirmed in his/her favour and the balance money within 15 days from the date of auction sale.
- The sale certificate will be issued in the name of the successful bidder(s) / Applicant(s) only, after payment of the entire bid amount and other charges, if any.
- The successful bidder should bear the charges/fee payable for conveyance such as registration fee, stamp duty, etc. as applicable as per law.
- The Authorised Officer has the absolute right to accept or reject the bid or postpone or cancel the sale, as the case may be.
- The properties are generally sold on "as is where is basis" and "as is what is basis" condition. The purchasers should make their own enquiries regarding any statutory, liabilities, arrears of property tax, electricity dues, etc. of the borrower by themselves before participating in the auction.
- EMD of the unsuccessful bidders will be returned through EFT/NEFT/ RTGS to the bank account details provided by them in the bid form and intimated by their email id.
- The prospective bidders can inspect the properties on the date and time mentioned above.
- The intending purchaser / bidder is required to submit amount of EMD and register their name at https://www.bankeuctions.com and get user ID and password and get training on E-Auction from M/s. C1 India (P) Ltd. Haryana (+91-7291981124 /25 /26) Bidders are required for participating in the E-Auction to hold digital signature certificate and also to furnish the details in the auction application form available on the site.

For further details regarding other conditions of sale, the intending bidders may contact The Authorised Officer, Suryoday Small Finance Bank Ltd., CBD Belapur. Mobile: Mr. Ravi Ranjan - 9712404543 or the Bank's approved service provider M/s. C1 India (P) Ltd. Phone/ Mobile No. +91-743281709, (or) through email support@bankeuctions.com | tne@c1india.com.

Place: Ahmedabad, Gujarat
Date: 25-11-2025

Sd/-
Authorized Officer
For Suryoday Small Finance Bank Ltd.

ELECON ENGINEERING COMPANY LIMITED
Registered Office: Anand, Sujitra Road, Vallabh Vidyanagar, Vallabh Vidyanagar, Gujarat, India, 388120.

NOTICE is hereby given that the certificate(s) for the undermentioned securities of the Company have been lost and the holder(s) of the said securities / applicant(s) has applied to the Company to issue duplicate certificate(s).

Name of Holder(s) & Jt. Holder(s), If any.	Kind of Securities	A Face Value	No. of Securities	Folio No.
DIGVIJAY SINGH	Equity Shares of INR 02/-	480	SHARES	0011946

Certificate No. Distinctive Number(s)
20944 71481-714990
9726 3079361-30793630

Any person who has a claim in respect of the said securities should lodge such claim with the Company at its Registered Office within 15 days from this date, else the Company will proceed to issue duplicate certificate(s) without further intimation.

Place: New Delhi
Date: 25-11-2025

DIGVIJAY SINGH
Name(s) of Holder(s) / Applicant(s)

बैंक ऑफ बड़ोदा Regional Office
Bank of Baroda Jamnagar

CORRIGENDUM

Please refer to "E-Auction Sale Notice" Dt. 10.12.2025 Published in the Financial Express Dated 23.11.2025. In this connection, please read the correct Demand Notice Date and Total Dues of Account of Sr. No. 1 Devsi Viram Sida as Dt. 16.09.2024 and Rs. 20,37,818.19/- accordingly (Instead of Rs. 39,44,057.97/-). Sr. No. 2 Lakshman Jeshu Kuchhadiya as Dt. 16.09.2024 and Rs. 20,42,453.66/- accordingly (Instead of Rs. 22,88,624.47/-). Sr. No. 3 Ashwin Damodar Kotecha as Dt. 27.08.2022 and Rs. 8,12,834.85/- accordingly (Instead of Rs. 20,37,818.29/-) and also read the correct Auction Date as 26.12.2025 (Instead of Dt. 10.12.2025) of Sr. No. 6 Rajubhai alias Rajeshbhai Balubhai Raninga. All other contents remain unchanged.

Date : 26.11.2025, Authorised Officer,
Place : Jamnagar, Bank of Baroda

LLOYDS METALS AND ENERGY LTD.
Plot No A1-2, MIDC Area, Ghugus, Chandrapur, Maharashtra, 442505

Notice is hereby given that the Certificate(s) for the under mentioned 1000 Equity Shares of the Company have been lost / misplaced and the holder(s) / purchaser(s) of the said Equity Shares have applied to the Company to issue duplicate Share Certificate(s). Any person who has a claim in respect of the said Shares should lodge the same with the Company at its Registered Office within 21 days from this date else the Company will proceed to issue duplicate certificate(s) to the aforesaid applicants without any further intimation.

Folio No.	Name of Shareholder	No of Shares	Certificate Nos	Distinctive Nos.	Face Value
0347191	Harshad Rameshbhai Rao, Ramesh P Barot	1000	1542	1778641 TO 1779640	Rs. 1

Place : Kalol
Date : 26.11.2025

NAME OF SHARE HOLDER
Harshad Rameshbhai Rao, Ramesh P Barot

LLOYDS METALS AND ENERGY LTD.
Plot No A1-2, MIDC Area, Ghugus, Chandrapur, Maharashtra, 442505

Notice is hereby given that the Certificate(s) for the under mentioned 1000 Equity Shares of the Company have been lost / misplaced and the holder(s) / purchaser(s) of the said Equity Shares have applied to the Company to issue duplicate Share Certificate(s). Any person who has a claim in respect of the said Shares should lodge the same with the Company at its Registered Office within 21 days from this date else the Company will proceed to issue duplicate certificate(s) to the aforesaid applicants without any further intimation.

Folio No.	Name of Shareholder	No of Shares	Certificate Nos	Distinctive Nos.	Face Value
0426253	Amul V Shah, Harshada A Shah	1000	1497	1730641 TO 1731640	Rs. 1

Place : Gandhinagar
Date : 26.11.2025

NAME OF SHARE HOLDER
Amul V Shah, Harshada A Shah

Gujarat Narmada Valley Fertilizers and Chemicals Limited
(An ISO 9001, ISO 14001, ISO 45001 & ISO 50001 Certified Company)
Regd. Office: P.O.Narmadanager - 392015, Dist.: Bharuch (Gujarat), India
CIN: L24110GJ1976PLC002903, Website: www.gnfc.in

Inland Handling services of Imported Denatured Ethyl Alcohol cargos to be discharged at Pipavav/ Hazira/ Mundra and its transportation from port to GNFC Site-Bharuch.

GNFC intent to enter into Annual Service Contract for Inland Handling services of Imported Denatured Ethyl Alcohol cargos to be discharged at Pipavav/ Hazira / Mundra port and its transportation from port to GNFC Site-Bharuch.

For detailed specification and other details, please visit web notice placed on our Web Site www.gnfc.in (in Tenders ---> Tender Notice ---> Materials Management Department).

Last date and time for response : 27.11.2025 @ 1400 hrs IST.

IndusInd Bank 1st Floor, Sangam Tower Church Road, Jaipur- 302001

PUBLIC NOTICE OF E-AUCTION OF GOLD

It is hereby informed that the below mentioned borrowers & other availed Gold loan facility from IndusInd Bank Limited. Due to failure in repayment of the loan and breach of the terms & condition of the agreement, the Gold pledged against this loan is now scheduled for an open public auction. The respective auction proceed / bid amount will be credited to their/the borrowers respective loan account(s) and Linked Loan Accounts.

The Gold pledged will be auctioned on an "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" basis. Interested bidders intending to participate in the auction are required to adhere to the terms & conditions outlined on IndusInd Bank's web site www.indusind.com and those of approved auction service provider. The auction will be conducted through IndusInd Bank's approved service provider C1 India Pvt Ltd., via their web portal https://www.bankeuctions.com.

Bid Documents, Declaration, General Terms and Conditions, these are available for reference on IndusInd Bank's website i.e. https://www.indusind.com and website of service provider i.e. https://www.bankeuctions.com.

The Authorized officer reserves the right at their sole discretion to amend or vary any of the terms and condition of sale.

GL Account No.	Customer Name	Branch	Branch Contact No.	City	Gold Weight In Grams
704001043157	JAYDEEP MANI BHAI DHOLA	VARACHHA ROAD- SURAT	9586151213	Surat	106.50

Last Date of Submission of Bid 02.12.2025 by 05.00 PM from the date of this notice.
Date of auction is 03.12.2025 from 11.00 AM.
The Borrowers retain the option to repay the full loan outstanding before the commencement of the auction. In doing so they may reclaim the pledged gold as per the terms and conditions of IndusInd Bank Ltd., vide 15.11.2025.

Authorized Signatory
IndusInd Bank Ltd.

BEFORE THE HON'BLE NATIONAL COMPANY LAW TRIBUNAL AHMEDABAD BENCH, AHMEDABAD
CP(CAA) NO. 54 OF 2025 IN CA (CAA) 32 OF 2025

In the matter of the Companies Act, 2013

AND

In the matter of the Composite Scheme of Arrangement (the Scheme) under section 230 to 232 of the Companies Act, 2013 and other applicable provisions of the Companies Act, 2013.

AND

In the matter of Composite Scheme of Arrangement in the nature of demerger of Domestic division of Eris Oaknet Healthcare Private Limited into Eris Therapeutics Limited and Amalgamation of Aprica Healthcare Limited with Eris Therapeutics Limited and their respective Shareholders.

..... Petitioner Companies

NOTICE OF PETITION

A petition under section 230 to 232 of the Companies Act, 2013, for sanctioning the Composite Scheme of Arrangement in the nature of demerger of Domestic division of Eris Oaknet Healthcare Private Limited into Eris Therapeutics Limited and Amalgamation of Aprica Healthcare Limited with Eris Therapeutics Limited and their respective shareholders was admitted by the Hon'ble National Company Law Tribunal Bench, at Ahmedabad (Hon'ble NCLT) on 20th November 2025. The said petition is now fixed for final hearing on Thursday, the 28th Day of February, 2026 before the Hon'ble NCLT, Ahmedabad Bench-II at 1st and 2nd Floor, Corporate Bhavan, Besides Zydus Hospital, Thaltej, Ahmedabad -380 059.

Any person desirous of supporting or opposing the said petition should provide notice of his intention, signed by him or his advocate, with his name and address to the petitioner Company's representative Mr. Ashish Shah, Practicing Company Secretary at 402, Shaival Plaza, Near Gujarat College, Ellisbridge, Ahmedabad - 380 006 and same would reach the petitioner Company's representative not later than two (2) days before the date fixed for hearing of the Petition. Where such person seeks to oppose the petition, the grounds of opposition or a copy of his affidavit intended to be used in opposition to the petition should be filed with Hon'ble NCLT, Ahmedabad Bench at address mentioned herein above and copy thereof served to the Petitioner Company's representative not later than two (2) days before the date fixed for hearing.

A copy of the petition will be furnished by the Petitioner Company's representative to any person requiring the same on the payment of the prescribed charges for the same.

For, **Eris Therapeutics Limited**
sd/- (Sachin Shah)
Director - DIN : 06688639

Dated : 25-11-2025
Place : Ahmedabad

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 Securitization 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 Borrowers/ Co-Borrowers/ Guarantors/Mortgagors	Dues As on	Date & Amount of 13(2) Demand Notice	Date of Possession	Description of Property	Reserve Price For Property	Earnest Money For Property	Date & Time of Auction	Place of Tender Submission, Tender Open & Auction at Aavas Financiers Ltd.
BHANUBHAI JIVANBHAI CHAUHAN, JYOTIBEN BHANUBHAI CHAUHAN GUARANTOR NATVARBHAI CHAUHAN (AC NO.) LNAD03118-19010339	Rs. 740339/- DUES AS ON 21 NOV 2025	7 JAN 25 Rs. 853719/- DUES AS ON 3 JAN 25	29 JUN 25	FLAT NO - H-108, SHUBH SHUKRA, NEAR LAI DARWAJA JAIN TEMPLE, SHUHANI ROAD, NEAR PATEL PARK, SURAT, GUJARAT SITUATED AT REVENUE SURVEY NO -405, CITY SURVEY NO -1550 GUJARAT ADMEASURING 26.56 SQ. MTRS	Rs. 520000/-	Rs. 52000/-	11.00 AM TO 01.00 PM 27 DEC 2025	3RD FLOOR, AMOLA COMPLEX, OPP. GIRISH COLD DRINK, C. G. ROAD, AHMEDABAD-380009, GUJARAT-INDIA
MANTABEN KANUBHAI VALA, AAPABHAI NANABHAI MANJARIYA (AC NO.) LNAMR00719-220125351	Rs. 2905916/- DUES AS ON 21 NOV 2025	7 APR 22 Rs. 2556641/- DUES AS ON 5 APR 22	26 JUN 25	PLOT NO. 7 PAIKEE NORTH SIDE, R. S. NO. 126/2 PAIKI, KRISHANAPARK-2, SAVARKUNDIA, AMRELI, GUJARAT ADMEASURING 133.52 SQ. MTRS	Rs. 3079040/-	Rs. 307904/-	11.00 AM TO 01.00 PM 27 DEC 2025	2ND FLOOR, SHOP NO 202, 203, 204 CITY POINT, OPP.R.D. PETROL PUMP, BUS STATION MAIN ROAD, AMRELI-365601, GUJARAT-INDIA
HETALBEN HITESHBHAI SOLANKI, HITESHKUMAR RAMESHBHAI SOLANKI (AC NO.) LNSNA00721-220207803	Rs. 1895964/- DUES AS ON 21 NOV 2025	9 DEC 24 Rs. 1587591/- DUES AS ON 5 DEC 24	14 JUN 25	RESIDENTIAL HOUSE ON DUDHREJ R.S.NO.479/B-1 PAIKI PLOT NO. 25 26 27/4 PAIKI SUB PLOT NO.25 26 27/4 PAIKI NORTHERN SIDE LAND ADMEASURING 40.59 SQ.MT. PURSUANT THERETO, AT SURENDRANAGAR WITHIN MUNICIPAL LIMITS, TALUKA WADHWAN, DIST- SURENDRANGAR, GUJARAT ADMEASURING 40.59 SQ. MT	Rs. 1604500/-	Rs. 160450/-	11.00 AM TO 01.00 PM 27 DEC 2025	OFFICE NO 308/309 & 303/4, 3RD FLOOR, MEGAMALL, BUS STATION MAIN ROAD, AMRELI-365601, GUJARAT-INDIA
PADAM SINGH PEMP SINGH, MRS. TARO KANWAR GUARANTOR : MR. SUMERBHAI RUPSIINH RAIPUROHIT (AC NO.) LNHIM02215-160027352	Rs. 3469291/- DUES AS ON 21 NOV 2025	17 FEB 24 Rs. 2675709.91/- DUES AS ON 17 FEB 24	1 MAY 25	HOUSE NO. 13, PLOT NO. 12, REVENUE SURVEY NO. 47/1/P, SHRI KRUPA CO OP HOUSING SOCIETY, NEAR PANDYA SOCIETY, NEAR LALODA ROAD, IDAR, SABARKANTHA, GUJARAT, ADMEASURING 29.42 SQ. MTRS	Rs. 1269463/-	Rs. 126946/-	11.00 AM TO 01.00 PM 27 DEC 2025	"DAMODAR COMPLEX" FIRST FLOOR, UNIT NO. 112 & 113, JAVANPURA, TALUKA-IDAR, DIST- SABARKANTHA-383430, GUJARAT-INDIA
FULMATI RAJU, MR. RAJU GAYAPRASAD DIVAKAR GUARANTOR : MR. VINOD D MAHAJAN (AC NO.) LNSUR00319-200110721	Rs. 20,21,880.00/- DUES AS ON 25 NOV 2025	15 APR 21 Rs. 838208/- DUES AS ON 7 APR 21	2 MAY 23	FLAT NO. 503, 5TH FLOOR, DHARMANANDAN RESIDENCY, R.S. NO. 525, BLOCK NO. 526, PAIKEE 1, MOJE- PALSANA, SURAT, GUJARAT, 394315 ADMEASURING 400.7 SQ. FT	Rs. 552000/-	Rs. 55200/-	11.00 AM TO 01.00 PM 26 DEC 2025	301 & 305, RECENT SQUARE, ABOVE D-MART, ADAJAN, SURAT-395009, GUJARAT-INDIA
HITESH VILAS PATIL, CHHAYABAI VILAS PATIL,VILAS ARVIND PATIL (AC NO.) LNUDN00722-230254242	Rs. 14,10,198.00/- DUES AS ON 25 NOV 2025	9 JAN 24 Rs. 1022776/- DUES AS ON 4 JAN 24	22 MAY 24	PLOT NO. 164 (AS PER APPROVAL PLAN PLOT NO. A/164), SHIVDARA RESIDENCY R.S. NO. 348 BLOCK NO. 364 MOJIE KARELI, SUB DIST & TALUKA CHORIYASHI DIST. SURAT GUJARAT ADMEASURING 40.15 SQ. MTR	Rs. 735283/-	Rs. 73528/-	11.00 AM TO 01.00 PM 26 DEC 2025	404 & 405, 4TH FLOOR, EASTERN VIBRANT, BEHIND RELIANCE MALL, UDHANA DARWAJA, UDHANA-395001, GUJARAT-INDIA
MANGILAL VELARAM CHAUDHARY, MRS. LERAKI MANGILAL CHAUDHARY GUARANTOR : MR. NITESHKUMAR GANGAPRASAD DUBEY (AC NO.) LNVAP00315-160024301	Rs. 16,07,860.00/- DUES AS ON 25 NOV 2025	9 FEB 23 Rs. 1086081.41/- DUES AS ON 8 FEB 23	16 JAN 24	FLAT NO 304, 3RD FLOOR, SAKI VIHAR, PLOT NO. 69, R. S. NO. 8/2, NEAR DGVCL OFFICE, SARIGAM, VALSAD, GUJARAT ADMEASURING 68.28 SQ. MTR.	Rs. 705600/-	Rs. 70560/-	11.00 AM TO 01.00 PM 26 DEC 2025	SHOP NO-122,1ST FLOOR, EASTERN VIBRANT, BEHIND RELIANCE MALL, UDHANA DARWAJA, UDHANA-395001, GUJARAT-INDIA
RAHUL RAJESH SHIMPI, LAXMIBEN KIRANBHAI PATEL GUARANTOR : BHIMDAS BANGALI (AC NO.) LNUDN00322-230247984	Rs. 16,05,455.00/- DUES AS ON 25 NOV 2025	9 DEC 23 Rs. 1175446/- DUES AS ON 6 DEC 23	8 MAY 24	PLOT NO. 52/A, DHAWKA RESIDENCY, R.S. NO. 102 8AMP; 103, NEW BLOCK NO. 372, MOJIE VILLAGE KARELI, SUB DIST - PALSANA, DIST - SURAT PIN 363001 ADMEASURING 45.28 SQ. MTR.	Rs. 703400/-	Rs. 70340/-	11.00 AM TO 01.00 PM 26 DEC 2025	404 & 405, 4TH FLOOR, MILESTONE VIBRANT, BEHIND RELIANCE MALL, UDHANA DARWAJA, UDHANA-395001, GUJARAT-INDIA
KALPESH AGRAWAL, MRS. SNEHLATA AGRAWAL (AC NO.) LNVAD00319-200137466	Rs. 27,50,785.00/- DUES AS ON 25 NOV 2025	7 JUL 23 Rs. 1894412/- DUES AS ON 4 JUL 23	26 NOV 23	RESIDENTIAL PROPERTY BEARING FLAT NO. 706, 7TH FLOOR, BLOCK 8, KUSHAL AWAAS, F.P. NO. 73 OF TP. NO. 84 (VATVA-VI) SURVEY NO. 1448, VATVA, AHMEDABAD, GUJARAT 32.04 SQ. MTRS & RESIDENTIAL PROPERTY BEARING FLAT NO. 707, 7TH FLOOR, BLOCK 8, KUSHAL AWAAS, F.P. NO. 73 OF TP. NO. 84 (VATVA-VI) SURVEY NO. 1448, VATVA, AHMEDABAD, GUJARAT ADMEASURING 32.04 SQ. MTRS	Rs. 1547100/-	Rs. 154710/-	11.00 AM TO 01.00 PM 26 DEC 2025	3RD FLOOR, AMOLA COMPLEX, OPP. GIRISH COLD DRINK, C. G. ROAD, AHMEDABAD-380009, 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, prior 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, 1Ind Floor, South End Square, Mansarovar Industrial Area, Jaipur-302020 and Ramesh Raj - 9376045878 or respective branch during office hours. Note: This is also a 15/30 days notice under Rule 9(11/8(6)) to the Borrowers/Guarantors/Mortgagor of the above sold loan accounts about tender inter se bidding sale on the above mentioned date. The property will be sold, if their out standing dues are not repaid in full.

Place : GUJARAT Date : 26-11-2025

Authorised Officer Aavas Financiers Limited

यूनियन बैंक ऑफ इंडिया Union Bank of India
भारत सरकार का उपक्रम A Government of India Undertaking

Assets Recovery Management Branch :
21, Veena Chambers, Mezzanine Floor, Dalal Street, Near Bombay Stock Exchange, Fort, Mumbai - 400001.

E-AUCTION SALE NOTICE (UNDER SARFAESI ACT)

15 DAYS E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISION TO RULE 8 (6) / 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(s) and Guarantor(s), that the below described immovable property mortgaged / charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Union Bank of India (Secured Creditor) will be sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and "WITHOUT RECOURSE BASIS" on 11.12.2025 in between 12.00 PM to 5.00 PM., for recovery of respective amounts, due to the Union Bank of India (Secured Creditor) from the respective Borrower(s) and Guarantor(s) as mentioned below. The Reserve Price and Earnest Money Deposit will be as mentioned below. For details terms and conditions of the sale, please refer to the link provided in Union Bank of India (Secured Creditor) website i.e. www.unionbankofindia.co.in. Bidder may also visit the website https://baanknet.com. The under mentioned properties will be sold by Online E-Auction through website https://baanknet.com on 11.12.2025 for recovery of respective amounts plus interest and other expenses in the respective borrowers accounts.

Online E-Auction through website https://baanknet.com			
Date & Time of Auction : 11.12.2025 at 12.00 P.M to 05.00 P.M.			
Lot No.	a) Name of the Borrower b) Name of the Branch c) Description of Property d) Name of the Owner/s	a) Reserve Price in Rupees b) Earnest Money Deposit (EMD) in Rupees	Encumbrance Possession: Symbolic / Physical
1	M/s. Eternity Globtex Pvt. Ltd. and M/s. Enigma Fusion Texprint Pvt. Ltd. b) Asset Recovery Management Branch c) Residential open plots bearing computerized revenue survey no 175/2 paiki plot nos. 1 to 79, three common open plots bearing computerized revenue survey no 175/2 paiki plot nos. 80 to 83, Mahatma Gandhi College road, Bhutsad, Taluka Jalalpore, Navsari administrative 12303.00 Sq. mtrs. d) Mr. Jagdishbhai Amrubhai Kachhadiya, Mr Pankajbhai Madhubhai Sheladia and Mr. Yogesh Govindbhai Dhorajia	a) ₹ 3,14,00,000.00 b) ₹ 31,40,000.00 c) ₹ 1,00,000.00	Rs.49,90,03,075.31/- (Rs. Forty Nine Crore Ninty Lakh Three Thousand Seventy Five And Paise Thirty One Only) as on 30.09.2025 plus further interest thereon w.e.f 01.10.2025 at applicable rate of interest, cost and charges till date. Mr. Amit Masram- Mobile No. 787 5832686 Mr. Kishor Chandra Kumar - Mobile No:9466747894

Bidders are requested to visit the Bank's website www.unionbankofindia.co.in for detailed terms & conditions of E-Auction and other details before submitting their Bids for taking part in the E-Auction. Bidder may also visit the website https://baanknet.com Portal.

The intending bidders must have valid e-mail ID to participate in on-line Auction. The terms and conditions of sale shall be strictly as per the provisions of The Security Interest (Enforcement) Rules, 2002.

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8 (6) / RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002

This may also be treated as notice under Rule 8 (6) / Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about the holding of E-Auction Sale on the above mentioned date. For detailed terms and condition of the sale, please refer to the link provided i.e. www.unionbankofindia.co.in or https://baanknet.com

Date : 25.11.2025
Place: Mumbai

Sd/-
Authorised Officer, Union Bank of India

बैंक ऑफ बड़ोदा Ahmedabad City Region-2
Bank of Baroda 1st Floor, Denalaxmi Bhavan, Ashram Road, Ahmedabad
Email: Recovery.ahmedabad2@bankofbaroda.co.in

SALE NOTICE FOR SALE OF MOVABLE & IMMOVABLE PROPERTIES
"APPENDIX- IV-A [See proviso to Rule 6(2) & 8 (6)]"

E-Auction Sale Notice for Sale of Movable/Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6 (2) & 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 Movable/immovable properties mortgaged/charged/hypothecated to Bank of Baroda, the Secured Creditor, the Physical possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" without recourse basis on 15.12.2025 for recovery of below mentioned account/s. The details of Borrowers/ Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below –

Sr.
