

### 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 Authorized 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.
Mrs. Ritaben Thakkar (AC No.) LNBDR01417-180057438	Rs. 45,29,294.00/- Dues As On 23 Feb 2026	Rs.1112963.41/- Dues As On 12-Nov-18	25 Jul 19	R.S. No. 217/P/1, 217/P/2, Flat No. 406, 4th Floor, "Sai Sudha Residency", Exchange, Village Pratappura, Ta. Halol, Dist. Panchmahal, Gujarat. Admeasuring-58.55 Sq. Mtr.	Rs. 403200/-	Rs. 40320/-	11.00 Am To 1.00 Pm 27 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 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 payable 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 Authorized 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, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur-302020 or Ramesh Jai - 9376045878 or respective branch during office hours. Note: This is a 15/30 days notice under Rule 9(1)&(8) 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 outstanding dues are not repaid in full.

Place : Gujarat Date : 24-02-2026  
Authorized Officer Aavas Financiers Limited

### IDFC FIRST Bank Limited

(erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) CIN : L65110T2014PLC097792  
Registered Office - KRM Towers, 8th Floor, Harrington Road, Chelpet, Chennai- 600031.  
Tel : +91 44 4564 4000 | Fax: +91 44 4564 4022

#### NOTICE UNDER SECTION 13 (2) OF THE SECURITIZATION 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 IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited). The loans of the below-mentioned borrowers and co-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 loan were classified as NPA as per the RBI guidelines. Amounts due by them to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) are mentioned as per 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. Account No.	Loan No.	Type of Loan	Name of borrowers and co-borrowers	Section 13 (2) Notice Date	Outstanding amount as per Section 13 (2) Notice
1	76328861	Loan Against Property	1. Meniya Prahladhbai Jerambhai 2. Meniya Hansaben Prahladhbai	27.12.2025	INR 2,16,598,50/-
2	102897271 & 106613444	Home Loan	1. Vishal Ashokbhai Dholakiya 2. Sarojben Ashokbhai Dholakiya 3. Ashok Harjibhai Dholakiya	30.01.2026	INR 11,73,584,51/-

**Property Address :** All The Piece Or Parcel Of Immovable Property Being The Residential Property Bearing Bhadana Gram Panchayat Milkathouse Aakrani No. 3/46/1, Land Admeasuring: 63.17 Sq. Mtrs. (680.00 Sq. Fts.) Within The Limits Of Gram Panchayat, Situated At Place Known As Village Bhadana, Taluka: Dasada, District: Surendranagar, Gujarat-382775, And Boundary As Under: East: House Of Dasharbhai, West: Open Plot, North: Public Road, South: Road.

**Property Address :** All That Piece And Parcel Of A Residential Flat No. C-303, Having Built-up Area 32.01 Sq. Mtrs. On 3rd Floor Of The Building Known As "Shree Nathji Residency" Constructed On Plot No. 40 To 46 Of The Area Known As "Satyam Park" Of Rsn 214p3 Of C.S.W. No. 12/2 Of C.S. No. 3864/740 Of Rajkot City, Taluka & Reg. District: Rajkot, District: Rajkot In The State Of Gujarat-360003, And Bounded As: East : Adj. Flat No. A-303, West : Adj. Passage & Lift, North : Adj. Margin Space, South : Adj. Flat No. C-304

You are hereby called upon to pay the amounts to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) as per the 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, under Section 13(4) and section 14 of the SARFAESI Act, against the mortgaged properties mentioned hereinabove to realize the amount due to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited). Further you are prohibited under Section 13(13) of the said Act from transferring the said secured assets either by way of sale/lease or otherwise.

Sd/-  
Authorized Officer  
IDFC First Bank Limited  
(erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)

Date : 24.02.2026  
Place : Gujarat

### AAVAS FINANCIERS LIMITED

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

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

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

Loan A/c Number / 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 E-Auction	Date of Bid Submission	E-Auction Place of Tender Submission	Contact Person, Property Visit Date & Time
(AC NO.) LNSRT02219-200127771 Aena Rana, Pinkesh Kaniyalal Rana, Niramala Ben Rana	Rs. 45,17,098.00/- Dues As On 20 Feb 2026	26 May 25 Rs. 4072407/- Dues As On 26-May-2025	13 Jan 26	Awash No-12, Admeasuring-55 Sq. Mtr., "Dahima Nagar Co. Op. Ho. Sq. Ltd. Block No-"g" Revenue Survey No-199/1, 199/3 & 200, Block No. 170, Admeasuring 12748 Sq. Mtr, Draft T.P Scheme No-42, Original Plot No48/A, Final Plot No 48/A, Admeasuring 12041 Sq. Mtr. Moje- Jhanganabad, City Of Surat, Dist-Surat Gujarat	Rs. 5776650/-	Rs. 577665/-	11.00 Am To 01.00 Pm 27 Mar 2026	On Or Before 27 Mar 2026	F.11, First Floor, Dharam Empire, Property District- Surat, Taluka: Kamrej, Moje- Navagam-394185, Gujarat -India	Ramesh Jat - 9376045878, Property Visit Date: 26-03-2026 9:00 am TO 5:00 pm
(AC NO.) LNDH00621-220218058 Chhaganbhai Devabhai Damor, Nabuben Chhaganbhai Damor	Rs. 6,99,783.00/- Dues As On 20 Feb 2026	9 Jul 24 Rs. 468848/- Dues As On 04-Jul-2024	26 Jan 26	G.P House No. 1693 Property Situated At Gamtal Moje Kharoda, Ta. Dist. - Dahod Gujarat Admeasuring 167.22 Sq. Mtrs.,	Rs. 1130000/-	Rs. 113000/-	11.00 Am To 01.00 Pm 28 Mar 2026	On Or Before 27 Mar 2026	Shop No. F-21 F-22, F-31 & F-32, 1st Floor, GK Tower, Station Road, Near Bus Depot, Dahod, 389151- Gujarat, India	Ramesh Jat - 9376045878, Property Visit Date: 26-03-2026 9:00 am TO 5:00 pm
(AC NO.) 211219901839665 Durgesh Chauhan, Manisha Chauhan	Rs. 12,05,619.00/- Dues As On 20 Feb 2026	9 Jul 25 Rs. 1098245/- Dues As On 04-Jul-2025	4 Jan 26	Flat No. -102, Uma Flats Situated At Block No. 72 Paiki Plot No. 69-70 Village-Kadodara, Tal.-Palsana, Surat Gujarat (India)-394327/ Admeasuring 54.96 Sq.Mtrs.	Rs. 1393200/-	Rs. 139320/-	11.00 Am To 01.00 Pm 28 Mar 2026	On Or Before 27 Mar 2026	404 & 405, 4th Floor, Milestone Vibrant, Behind Reliance Mall, Udhana Darwaja, Udhana-395001, Gujarat -India	Ramesh Jat - 9376045878, Property Visit Date: 26-03-2026 9:00 am TO 5:00 pm
(AC NO.) 21120820240335 Hiralben Sanjaybhai Mandani, Sanjaybhai Vasharabhai Mandani, Varshaben Dineshbhai Bheda	Rs. 2,83,269.00/- Dues As On 20 Feb 2026	7 Aug 25 Rs. 237363/- Dues As On 04-Aug-2025	10 Jan 26	Gamtal Property No -339 Village- Ankoli Taluka Palitana & Dist- Bhavnagar Gujarat (India)- 364760 / Admeasuring 1200 Sq.Ft	Rs. 972600/-	Rs. 97260/-	11.00 Am To 01.00 Pm 28 Mar 2026	On Or Before 27 Mar 2026	Office No - 202, 2nd Floor, Siddhivinayaka Complex, Waghadia Road, Near Vrudavan Crossing, Chand a Nagar, Vrudavan, Wa ghodia, Vadodara-390019, Gujarat -India	Ramesh Jat - 9376045878, Property Visit Date: 26-03-2026 9:00 am TO 5:00 pm
(AC NO.) 21021601485726 Kamlesh B Yadav, Kamlawatidevi K Yadav	Rs. 6,89,217.00/- Dues As On 20 Feb 2026	8 Sep 25 Rs. 642139/- Dues As On 04-Sep-2025	24 Jan 26	Plot No.28 Paiki Western Side, Plot No.28/4 Paiki Constructed Old R.S.No.33/2 Paiki 1, New Sur.No.83, Moje-Katol, Sub.Dist.Kalol, Dist.Panchmahal, Gujarat 389350 Admeasuring 44.00 Sq.Mtrs	Rs. 758200/-	Rs. 75820/-	11.00 Am To 01.00 Pm 28 Mar 2026	On Or Before 27 Mar 2026	Shop No - 5 & 6, 1st Floor, Sun Rise Complex, Waghadia Road, Near Vrudavan Crossing, Chand a Nagar, Vrudavan, Wa ghodia, Vadodara-390019, Gujarat -India	Ramesh Jat - 9376045878, Property Visit Date: 26-03-2026 9:00 am TO 5:00 pm

**The terms and conditions of e-auction sale:-**  
(1.) The E-Auction sale of Secured Asset is on "As is where is", "As is what is", "whatever there is" and "no recourse" basis for and on behalf of the Secured Creditor viz. AUSFB and there is no known encumbrance which exists on the said property. (2.) For participating in online e-auction sale, Bid document, copies of PAN Card, Board Resolution in case of Company and photo ID, address proof are required to be submitted along with EMD, which is payable by way of RTGS/NEFT/DD in the name of AAVAS FINANCIERS LIMITED. Current account No.005487000107 AAVAS FINANCIERS LIMITED, Regd. & Corp Office : 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur 302020 IFSC Code: HDFC0000554. Once an Online Bid is submitted, same cannot be withdrawn. Further any EMD submitted by bidder will be required to send the UTR/Ref No/DD No of the RTGS/NEFT/DD with a copy of cancelled cheque on the following email ID: [auction@avaas.in](mailto:auction@avaas.in). (3.) All interested participants / bidders are requested to visit the website <https://sarfaesi.auctiontignr.net> & <https://avaas.in/sarfaesi-sale-notices> for further details help procedure & online training on E-Auction prospective bidder may contact including Terms & Conditions, to take part in e-auction sale proceeding and are also advised to contact e-mail [auction@avaas.in](mailto:auction@avaas.in) & [ramprasad@auctiontignr.net](mailto:ramprasad@auctiontignr.net), Contact No. 8000023297 (Aavas Contact Person : Ramesh Jat-9376045878, Mohd. Kalim - 7849821425)

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

Place : Gujarat Date : 24-02-2026  
Authorized Officer Aavas Financiers Limited

### RELIGARE HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED

CIN No. U74899DL1993PLC054259

Regd. Office: First Floor, Office No. 101, 2E/23, Jhandewalan Extn., New Delhi-110055, India. Phone: +91-11-4472 5876. Corporate Office: 8th Floor, Max House, Block A, Dr. Jha Marg, Okhla Phase 3, Okhla Industrial Estate, New Delhi - 110023, India. Phone: +91-11-4739 2500. [www.religarehomedev.com](http://www.religarehomedev.com) | [homeinfo@religare.com](mailto:homeinfo@religare.com) | 1800-266-4111 | 1800-103-9711 | 1800-309-9711

#### POSSESSION NOTICE (APPENDIX IV) RULE 8(1)

Whereas the undersigned being the Authorized Officer of Religare Housing Development Finance Corporation Limited (RHFCL), a Housing Finance Company registered with National Housing Bank (fully owned by Reserve Bank of India) under the provision of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) (hereinafter referred to as "RHFCL") and in exercise of the powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rule, 2002 issued a Demand Notice dated 17-Oct-2025 calling upon Mr. Babubhai Dilipbhai Lohariya S/O Dilipbhai Ravji Lal Lohariya and Mrs. Daraben Babubhai Lohariya W/o Babubhai Lohariya, R/o: Market Yard, Lohar Faliyan, Vyara, Tapi, Gujarat-394650, Also At: D-42, Chanicyuri Ten Bardoli, Landmark, Near Sai Mandir, Surat, Gujarat-394601, Also At: Plot 28 Shop No 1 Payal Park Soc Varel Palitana, Surat, Gujarat-394315, to repay the amount mentioned in the notice being Rs.7,07,168.48/- (Rupees Seven Lakh Seven Thousand One Hundred Sixty Eight and Forty Eight Paise Only) and interest other charges thereon 31.07.2025 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 under sub-section (8) of section 13 of Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 19 day of February, 2026. 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 "RHFCL" for an amount of Rs.7,07,168.48/- (Rupees Seven Lakh Seven Thousand One Hundred Sixty Eight and Forty Eight Paise Only) and interest other charges thereon 31.07.2025.

The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, if the borrower clears the dues of the "RHFCL" together with all costs, charges and expenses incurred, at any time before the date fixed for sale or transfer, the secured assets shall not be sold or transferred by "RHFCL" and no further step shall be taken by "RHFCL" for transfer or sale of the secured assets.

**DESCRIPTION OF IMMOVABLE PROPERTY(S) IS AS UNDER**  
Schedule Of Property(S) Property Bearing Flat No. 210 On The 2 Floor Admeasuring 565 Sq. Fts. ie. 52.51 Sq. Mts. Super Built Up Area, & 374 Sq. Fts. ie. 34.76 Sq. Mts. Built Up Area. Along With 10.43 Sq. Mts. Undivided Share In The Land Of "Siddhi Vinayak Residency", Situated At Block Survey No. 329 Paiki In "Chanicyuri" Town in Plot No. 10/27, 2/28, D/29, D/30, D/31, D/35, D/36, D/37, D-38, 2/39 Totally Admeasuring 476.30 Sq. Mts. (F22 Admeasuring 480 Sq. Mts.), Of Village Ten, Ta. Bardoli, Dist. Surat, Gujarat Boundaries: East: Internal Road, West: Internal Road, North: Margin Road, South: Internal Road.

PLACE: SURAT  
DATE: 19.02.2026  
Religare Housing Development Finance Corporation Limited

### STARLINEPS ENTERPRISES LIMITED

CIN: L46909GJ2011PLC065141  
Regd. Off: Office No. 805, Solaris Bay View, Near Iscon Mall, Piplod, Surat-395007, Gujarat, India  
Contact No: +91-7574999004 | Email ID: info@starlineps.com | Website: www.starlineps.com

#### CORRIGENDUM TO THE NOTICE OF THE EXTRA ORDINARY GENERAL MEETING

This is in reference to the Notice dated 30th January, 2026 ("EGM Notice") issued for convening the Extraordinary General Meeting of the Members of STARLINEPS ENTERPRISES LIMITED ("the Company") scheduled to be held on Tuesday, 24th February, 2026 at 1:00 p.m. through Video Conferencing (VC) (Other Audio Visual Means (OAVM), in due compliance with the provisions of the Companies Act, 2013, and rules made thereunder, read with circulars issued by the Ministry of Corporate Affairs and Securities Exchange Board of India, respectively.

This Corrigendum is being issued with respect to give notice to amend/provide additional details as mentioned herein pursuant to the provisions of SEBI (Issue of Capital and Disclosure Requirements) Regulations, 2018 and relevant guidelines/circulars of Stock Exchange thereto.

1. In Explanatory Statement of Resolution 3 & 4: SN 23 of Point 7 would be as follows:

SN	Name of the Proposed Allottees	Category	Ultimate Beneficial Owner	Pre-Preferential Issue*	Proposed Issue		Post Preferential Issue** (Assuming full conversion of 48,00,000 Warrants into Equity Shares)		
					No. of Equity Shares proposed to be allotted	No. of Convertible Warrants proposed to be allotted	No. of shares held	% of share holding	
1.	Nirmalkumar Jain	Non-Promoter	-	245000	0.07	4,16,665	-	6,61,665	0.07

This Corrigendum to the EGM Notice shall form an integral part of the EGM Notice, and on and from the date hereof, the EGM Notice shall always be read in conjunction with this Corrigendum. All the other information in the EGM Notice shall remain unchanged. Corrigendum is available on the website of the Stock Exchange i.e. BSE Limited at [www.bseindia.com](http://www.bseindia.com) also available at the website of the Company [www.starlineps.com](http://www.starlineps.com). The Company has completed the dispatch of Corrigendum to the EGM Notice to the Shareholders on 23rd February, 2026.

For StarlinePS Enterprises Limited  
Sd/-  
Madhuriben Chhatrola  
Company Secretary & Compliance Officer  
ACS: 74197

Place: Surat  
Date: 23/02/2026

### U GRO Capital Limited

4th Floor, Tower 3, Equinox Business Park, LBS Road, Kuria, Mumbai 400070

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

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, Kuria, Mumbai 400070 under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice to repay the amount 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 the day, month and year mentioned below.

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 available, to redeem the secured assets.

Sl. No.	Borrower Details	Demand Notice	Mortgaged Property	Physical Possession Date
1.	1) VIJAY TEA COMPANY 2) VIVEK VIJAY SOMAIYA 3) SUDHANBHAI GORDHANBHAI SOMAIYA 4) SHRUTI VIVEK SOMAIYA Loan Account Number: UGRAPSS000030967	Demand Notice dated 07-Oct-2025 for an amount of Rs.1,32,32,183.00/- (Rupees One Crore Thirty-Two Lakh Thirty-Two Thousand One Hundred Eighty-Three Only) As on 06/10/2025	All That Piece And Parcel Of Property Of Residential Flat No.7-A Having Sq. Feet 1725-Sq On 7th Floor Of The Building Known As "Arnut Prabh Apartment" Situated At "Dr. Yagnik Road" & 20 New Jagnath Plot Corner" Of C.S. No. 1896/0 Of Rajkot City Of Rajkot Of Dist. Rajkot In The State Of Gujarat And Bounded As: North-20 New Jagnath Plot Road South- Flat No.7-B East - Dr. Yagnik Road West - Open Parking	20.02.2026

Place: GUJARAT  
Date: 24/02/2026  
Sd/-(Authorized Officer)  
For UGRO Capital Limited

### UNITY SMALL FINANCE BANK LIMITED

Corporate Office: Centrum House, Vidyanageri Marg, Kalina, Santacruz (E) Mumbai - 400 098.

#### PUBLIC NOTICE FOR E-AUCTION SALE OF SECURED ASSETS

Unity Small Finance Bank Limited is an assignee and a secured creditor of below mentioned borrower by virtue of Business Transfer Agreement dated 26.10.2021 executed with Centrum Financial Services Limited. The undersigned in exercise of powers conferred under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 hereby give notice to public in general that the below mentioned property shall be sold by way of "online e-auction" for recovery of dues. The property shall be sold strictly on "AS IS WHERE IS", "AS IS WHAT IS" and "NO RECOURSE" basis apart from other terms mentioned below.

Name of the Borrower & A/c No.	Amount of Secured Debt as per Demand Notice (Amt. in Rupees)	Description of Property	Last date for submission of Bid	Date & Time of Inspection	Date & Time of E-Auction	Reserve Price (Amt in Rupees)	Earnest Money Deposit (Amt in Rupees)	Bid Incremental amount
1. NEHA FURNITURE (BORROWER)	Demand Notice amount/ Totaling as on 12/05/2025	PROPERTY NO.1 - ALL THE PIECE AND PARCEL OF IMMOVABLE PROPERTY BEARING INDUSTRIAL SHED NO. 1, TOTAL LAND ADMEASURING AREA 290.47 SQ. METERS, (PLOT AREA ADMEASURING 196.46 SQ. METERS TOGETHER WITH UNDIVIDED PROPORTIONATE SHARE OF LAND ADMEASURING AREA 94.01 SQ. METERS) ALONG WITH CONSTRUCTED ON GROUND FLOOR ADMEASURING AREA 55.10 SQ. METERS AND ON MAZZINI FLOOR ADMEASURING 17.17 SQ. METERS. TOTAL CONSTRUCTED ADMEASURING AREA 72.28 SQ. METERS, IN THE LAND OF SCHEME KNOWN AS "SAFAL INDUSTRIAL ESTATE", CONSTRUCTED ON THE NON-AGRICULTURAL LAND BEARING NEW BLOCK NOS. 1274 & 1049 (OLD BLOCK NOS. 163A & 163B) INCLUDED IN T.P. SCHEME NO. 131 ALLOTTED FINAL PLOT NOS. 251/252 SITUATED, LYING & BEING AT MOUJE KATHVADA, TALUKA DASCROI AND IN THE REGISTRATION DISTRICT OF AHMEDABAD AND SUB DISTRICT OF AHMEDABAD - 12 (NIKOL). BOUNDARY AS PER REG. SALE DEED NO. 3046 DATED 03.03.2016 AS BELOW: EAST: SHED NO. 2; WEST: OPEN PLACE OF ESTATE MARGIN; NORTH: 60 FT. T.P. ROAD; SOUTH: SHED NO. 3.	13.03.2026 Till 5.00 PM	04.03.2026 & 11.03.2026 (12.00 P.M. To 02.00 P.M.)	On Between 16.03.2026 & 11.00 A.M. To 12.30 P.M.	Rs. 1,50,00,000/-	Rs. 15,00,000/-	Rs. 50,000/-
2. KUSHAWAHA SHUSHIL ANANT (CO-BORROWER & MORTGAGOR)	Rs. 1,79,67,016.10/- CRORE SEVENTY-NINE LAKH SIXTY-SEVEN THOUSAND SIXTEEN AND TEN PAISA ONLY ONLY	PROPERTY NO.2 - ALL THE PIECE AND PARCEL OF IMMOVABLE PROPERTY BEARING INDUSTRIAL SHED NO. 2, TOTAL LAND ADMEASURING AREA 128.05 SQ. METERS, (PLOT AREA ADMEASURING 86.61 SQ. METERS TOGETHER WITH UNDIVIDED SHARE OF LAND ADMEASURING AREA 41.44 SQ. METERS) ALONG WITH CONSTRUCTED ON GROUND FLOOR ADMEASURING AREA 55.10 SQ. METERS AND ON MAZZINI FLOOR ADMEASURING 17.17 SQ. METERS. TOTAL CONSTRUCTED ADMEASURING AREA 72.28 SQ. METERS, IN THE LAND OF SCHEME KNOWN AS SAFAL INDUSTRIAL ESTATE", CONSTRUCTED ON THE NON-AGRICULTURAL LAND BEARING NEW BLOCK NOS. 1274 & 1049 (OLD BLOCK NOS. 163A & 163B) INCLUDED IN T.P. SCHEME NO. 131 ALLOTTED FINAL PLOT NOS. 251, 252 SITUATED, LYING & BEING AT MOUJE KATHVADA, TALUKA DASCROI AND IN THE REGISTRATION DISTRICT OF AHMEDABAD AND SUB DISTRICT OF AHMEDABAD - 12 (NIKOL). "JB BOUNDARY AS PER REG. SALE DEED NO. 3047 DATED 03.03.2016 AS BELOW: EAST: INTERNAL ROAD OF ESTATE; WEST: SHED NO. 1; NORTH: 60 FT. T.P. ROAD; SOUTH: SHED NO. 3; BOUNDARIES (AS PER MORTGAGE DOCUMENT):- EAST: Shed No. 2; WEST: Open Place of Estate Margin; NORTH: 60 Ft. T.P. Road; SOUTH: Shed No. 3;	13.03.2026 Till 5.00 PM	04.03.2026 & 11.03.2026 (12.00 P.M. To 02.00 P.M.)	On Between 16.03.2026 & 11.00 A.M. To 12.30 P.M.	Rs. 1,50,00,000/-	Rs. 15,00,000/-	Rs. 50,000/-

**CONDITIONS OF E-AUCTION SALE:** 1. The property shall not be sold below the reserve price and sale is subject to the confirmation by Unity Small Finance Bank Limited as secured creditor. The property shall be sold strictly on "AS IS WHERE IS" and "AS IS WHAT IS" and "NO RECOURSE BASIS". 2. E-auction will be conducted "online" through Bank's Approved service provider M/s. Arca E Mart Pvt.Ltd at the Web Portal - [www.auctionbazaar.com](http://www.auctionbazaar.com). 3. E-auction Tender Documents containing online e-auction bid form, Declaration, and General Terms and Conditions of online auction sale are available in [www.auctionbazaar.com](http://www.auctionbazaar.com). 4. Bidders shall hold a valid email ID. (e-mail ID necessary for the intending bidder as all the relevant information and allotment of ID & Password by M/S. ARCA EMART PVT. LTD (Auctionbazaar.com) may be conveyed through e-mail). 5. The prospective qualified bidders may avail of online training on e-auction from M/s. ARCA EMART PVT. LTD, Flat 1405, C Block, MPM Santha Srimam Pinnacle, Yella Reddy Guja. Ameerpet, Hyderabad - 500073. In Website at [www.auctionbazaar.com](http://www.auctionbazaar.com). Helpline No. +91-8370 969696, +91- 7207941010. Email ID: [contact@auctionbazaar.com](mailto:contact@auctionbazaar.com), [support@auctionbazaar.com](mailto:support@auctionbazaar.com) to the date of e-auction. Neither the Authorized Officer/Bank nor M/s. ARCA EMART PRIVATE LIMITED/Auctionbazaar.com will be held responsible for any internet Network problem/Power failure/any other technical lapses/failure etc. to ward off such contingent situations the interested bidders are requested to ensure that they are technically well-equipped with adequate power back-up etc., for successfully participating in the e-auction event. 6. Money Deposit (EMD) shall be deposited through RTGS/DD/NEFT fund transfer to Current Account No. 026881300002122, Name of the Bank: Yes Bank Limited, Branch: Kalanagar, Greater Mumbai, Name of the Beneficiary: Unity Small Finance Bank Limited, IFSC Code: YESB0000266. Please note that the Cheque/Demand Draft shall not be accepted towards EMD. 7. The Bids below reserve price and/or without EMD amount shall not be accepted. Bidders may improve their further bid amount in multiple bids as per above table amount. 8. The successful bidder shall pay 25% of the bid amount/sale price (including earnest money already paid) immediately after declaration of successful bidder. The successful bidder will deposit balance 75% of the bid amount/sale price within 15 days from declaration of successful bidder, subject to TDS as may be applicable. 9. If successful bidder fails to deposit sale price as stated above, all deposits including EMD shall be deemed to be forfeited without any further notice. However extension of further reasonable period for making payment of balance 75% may be allowed and shall be at the sole discretion of authorized officer. 10. The EMD amount of unsuccessful bidders will be returned without interest, after the closure of the E-auction as per process. 11. The particulars given by the Authorized officer are stated to the best of his / her knowledge, belief and records. Authorized officer shall not be responsible for any error, mis-statement or omission etc. 12. The undersigned being Authorized Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale or modify any terms and conditions of the sale without any prior notice or assigning any reasons. 13. The bidders should make discreet enquiries as regards charges/encumbrances on the property and should satisfy themselves about the title, extent, quality of the property before submitting their bid. No claim of whatsoever nature regarding charges, encumbrances over the property and any other matter etc., shall be entertained after submission of the online bid. 14. Any arrears, dues, taxes, charges whether statutory or otherwise including stamp duty/registration fees on sale of property shall be borne by the purchaser only. 15. For further details, contact Mr. Neelesh Bidwe Mobile No.8877900092, Mr. Barot Ajaykumar Navinbhai Mobile No. 9737191095, Mr. Rajiv Mistry Mobile No.9825213234 and Mr. Patel Samir Sureshbhai Mobile No. 9879844888, Authorized Officer of Unity Small Finance Bank Limited at above mentioned address. 16. The Sale Certificate will be issued post realization of entire sale proceeds and the possession of the immovable asset(s) will be delivered post 15 days thereof along with registration of sale certificate (if required any) with prior appointment and post confirmation of the authorized officer. Further, the sale certificate in the name of the purchaser(s) only and will not be issued in any other name(s). 17. The Borrower(s)/Guarantor(s) are hereby given Statutory Sale Notice under Rule 8 & 9 of the SARFAESI Rules, 2002 and the sale shall be subject to rules/ conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. 18. Auction Notice can be viewed on Bank's website-<https://unitybank.com/regulatory-disclosures.html>.

**THIS NOTICE WILL ALSO SERVE AS STATUTORY 15 DAYS NOTICE TO THE BORROWER/ GUARANTORS/ MORTGAGOR UNDER SARFAESI ACT AND RULES MADE THEREUNDER.**

Authorized Officer  
For Unity Small Finance Bank Limited

Date : 24.02.2026, Place : Gujarat