

AHMEDABAD ZONE
1st Floor, Baleswar Square, Sarkhej - Gandhinagar
Highway, Opp. ISCON Temple Ahmedabad - 380015
Gujarat, Ph: 6357374043
Email : cmab_ah@mahabank.co.in,
dzmahmedabad@mahabank.co.in

POSSESSION NOTICE (For Immovable Property)
As Per DRT-I, Order No. R.C. No. 262/2015

WHEREAS, The undersigned being the Authorized Officer of Bank of Maharashtra (Directed by Honorable Debts Recovery Tribunal - I, Ahmedabad) as Per DRT Order No. R.C. 262/2015 Date 08.12.2025 issued demand notice calling upon the Borrower M/S ASHAPURA COTTONS & OTHERS to repay the amount Mentioned in the Notice Being Issued with Further interest Compounded with Monthly rests, and all Costs, Charges and Expenses thereon

The borrower M/S. ASHAPURA COTTONS & OTHERS having failed to repay the amount, the undersigned as per the Honorable Debts Recovery Tribunal-I, Ahmedabad Order No. R.C. No. 262/2015 has taken **Physical Possession** of the property described herein below on this **21st day of Month January of the year 2026.**

The borrower/mortgagor/guarantor and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Bank of Maharashtra-Ahmedabad

DESCRIPTION OF THE IMMOVABLE PROPERTY

1. Residential House situated at CS No. 737 Sheet No. 54, Chalta No. 99, Near Khajachali, Kandoivada, behind Shiv Complex, Taluka : Harji, Distt: Patan.Total land area 35.41 sq. yards

2. Residential House at CS No. 1841, 1842, 1889 and 1890 total admeasuring 223.87 Sq. mts at Amrapur Vistar, Near Railway Road, Harji. North : Open Land, South : Road & Adj. Property, East : Open Space & Compound Wall, West : Road & Adj. Property

(Court Commissioner/Authorized Officer)
RO-1, DRT-1/Bank of Maharashtra
Note : In case of any controversy English version will be considered.

Date : 21.01.2026

FINANCIAL EXPRESS

RBL BANK LTD.
REGISTERED OFFICE: 1st Lane, Shahupuri, Kolhapur-416001
National Operating Centre : 9th Floor, Technplex-I, Off Veer Savarkar Flyover, Goregaon (West) Mumbai - 400062.

GOLD AUCTION CUM INVITATION NOTICE

The below mentioned borrower has been served with demand notices to pay outstanding amount towards the loan facility against gold ornaments ("Facility") availed by them from RBL Bank Limited. Since the borrower has failed to repay dues under the Facility, we are constrained to conduct an auction of the pledged gold ornaments on **03-Feb-26**.

In the event any surplus amount is realised from this auction, the same will be refunded to the concerned borrower and if there is a deficit post the auction, the balance amount shall be recovered from the borrower through appropriate legal proceedings. RBL Bank has the authority to remove following account from the auction without prior intimation. Further, RBL Bank reserves the right to change the Auction Date without any prior notice.

Sr. No.	Account Number	Borrower's Name	Details of Gold Ornament (in gms)	
1.	8090008945937	KRISHAN KANT KUMAR	TOTAL_GROSS_WT	5.07
			TOTAL_IMPURITY	0.07
			TOTAL_STONE_WT	0
			TOTAL_NET_WT	5

The online auction will be held on <https://egold.auctiontiger.net> on 03-Feb-26 from 02:00 PM, 05:00 PM IST.

Intending bidders should contact M/s. e-Procurement Technologies Ltd. (AuctionTiger) at 6351896640/7984129853.

For detailed Terms and Conditions, please visit the auction portal.

Place : Gujarat
Date : 23/01/2026

Authorized Officer
RBL Bank Ltd.

Regional Stressed Asset Recovery Branch, First Floor, Surya Complex, Swastik Cross Road, Navrangpura, Ahmedabad - 380009
Phone: 7486013985 Email: sarah@bankofbaroda.co.in

[Earlier symbolic possession notice dated 22/03/2022 stands withdrawn due to technicality.]

APPENDIX-IV [Rule 8(1)] POSSESSION NOTICE (For Immovable Property)

Whereas, The undersigned being the Authorized Officer of the Bank of Baroda under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of Powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice dated 17.05.2021 under section 13(2) of the said Act calling upon the borrower/mortgagor/guarantor M/s Shree Dhanlaxmi Chemicals Through Proprietor Mr. Subhash Jayantilal Ghelani to repay the amount mentioned in the notice being Rs. 1,66,53,482.46/- (Rupees One Crore Sixty Six Lakhs Fifty Three Thousand Four Hundred Eighty Two and Forty Six Paise Only) with further interest thereon as mentioned in the notice, till the date of payment and incidental expenses, costs, charges incurred/ to be less recovery thereafter if any, within 60 days from the date of receipt of the said notice.

The borrower/mortgagor/guarantor having failed to repay the amount, notice is hereby given to the borrower/mortgagor/guarantor and the public in general that the undersigned has taken **Symbolic possession** of the property described herein below in exercise of powers conferred on him/her under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 and under section 14 of the said Act, on this **21st day of January of the year 2026.**

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

The Borrower/Guarantors/Mortgagors in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Bank of Baroda for an amount being Rs. 2,75,92,405.20/- (Rupees Two Crore Seventy Five Lakhs Ninety Two Thousand Four Hundred Five and Twenty Paise Only) as on 21.01.2026 and interest thereon at the contractual rate plus cost, charges and expenses till date of payment.

Description of the Immovable Property

All that piece and parcel of Immovable Property bearing NA Plot bearing Plot No.24, Block-I, Survey No.228 and 229, Area about 450 Sq. Mtrs. Village: Chudva, Taluka: Gandhidham, District: Kutch in the name of M/s Shree Dhanlaxmi Chemicals through its proprietor Mr. Subhash Jayantilal Ghelani bounded as under: East : By Plot No. 17, West : By Internal Road, North : By Plot No. 23, South : By Remaining Land Plot No. 24.

Sd/- Authorised Officer
Bank of Baroda

Union Bank of India, Bareja Branch,
Shop No.5,6,7, Shyam Super Market,
Main Bazar Bareja
Ahmedabad Gujarat 382428

[Rule - 8 (1)] POSSESSION NOTICE (For Immovable property)

Whereas The undersigned being the authorised officer of **Union Bank of India, Bareja Branch,** Shop No.5,6,7,Shyam Super Market, Main Bazar Bareja Ahmedabad Gujarat 382428 under the Securitisation and Reconstruction of Financial Assets and Enforcement Security Interest (Second) Act, 2002 (Act No. 54 of 2002) and in exercise of powers conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated **01.07.2025** calling upon The borrower **Mr. Prakash Natvarlal Prajapati and Mrs. Aruben Prakash Bhai Prajapati** to repay the amount mentioned in the notice being **Rs.9,33,488/- (Rupee Nine Lakh Thirty Three Thousand Four Hundred Eighty Eight Only)** within 60 days from the date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken **possession** of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with rule 8 of the said rules on this **21st day of January of the year 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 the **Union Bank of India** for an amount **Rs.9,33,488/-** and interest thereon. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available to the borrower to redeem the secured assets.

DESCRIPTION OF IMMOVABLE PROPERTY

The immovable property bearing tenement/raw House No.32, admeasuring 74 Sq Mt. (common plot and 24 Sq. Mt. undivided land) and 150 sq yards i.e 125.41 sq mt. construction on ground floor and first floor (Bareja Nagar Palika Property No.7578) of scheme Radheyshamam bearing block/survey no. 2101, New Block/Survey No. 3027 adm. 16794 Sq Mt., T.P scheme no. 1, F.P No. 348/1 adm. 10076 sq mt. N.A Land situate lying and being at mouje Village Bareja, Taluka Daskroi, District and Sub District of Ahmedabad-11 (Asali)

Bounded as under: East: Internal road of society **West:** Tenement/Raw House No.17 North: Tenement/Row House No.33 and Joint wall South: Tenement/Row House No.31 and Joint wall

Date : 21.01.2026

Authorized Officer
Union Bank of India

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CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED
Corporate Office : "CHOLA CREST", C54 & 55, Super B-4, Thiru Vi Ka Industrial Estate, Guindy, Chennai - 600 032.

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

WHEREAS the undersigned being the Authorised Officer of M/s. CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 hereinafter called the Act and in exercise of powers conferred under Section 13 [2] read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued demand notices calling upon the borrowers, whose names have been indicated in Column [B] below on dates specified in Column [C] to repay the outstanding amount indicated in Column [D] below with interest thereon within 60 days from the date of receipt of the said notice.

The borrower / Co Borrowers having failed to repay the amount, notice is hereby given to the borrower / Co Borrowers and the Public in general that the undersigned has taken possession of the property described herein below in exercise of the powers conferred on him under Sub-Section (4) of Section 13 of Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on this **20th Day of January 2026.**

The borrower's / Co Borrowers' 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.

The borrowers in particular and the Public in general are hereby cautioned not to deal with the properties mentioned in Column [E] below and any such dealings will be subject to the charge of M/s. Cholamandalam Investment And Finance Company Limited for an amount mentioned in Column [D] and interest thereon.

SI No.	Name and Address of Borrower & Loan Account Number	Date of Demand Notice	Out Standing Amount	Description of the Immovable Property	Date of Possession
(a)	(b)	(c)	(d)	(e)	(f)
1.	Loan Account No. TLO1VOD0000059481 1. M/s. Shivam Bakers 2. Mr. Mitesh N Jani 3. Mrs. Bhavikaven M Jani & 4. Mr. Jainin N Jani	16.10.2025	Rs. 2,50,27,084/- as on 16.10.2025 with interest thereon.	All that piece and parcel of Non Agriculture Property in Mouje Vadsar, Vadodra lying being land bearing R.S./Block No. 221/1, T.P.No.31, F.P.No.64, admeasuring 2974.20 Sq. Mtr., at Registration District & Sub-District Vadodra District Vadodra & bounded as under- East : Block/Survey No. 221/2, West : 24 Mtr TP Road, North : 12 Mtr Road, South : 18 Mtr Road.	20.01.2026

Date : 23.01.2026
Place: Chennai

Authorized Officer
M/s. Cholamandalam Investment and Finance Company Limited

Bank of Baroda
Mithakhali Cross Road Branch,
2-Nagpure House, Mithakhali Cross Road,
Navrangpura, Ahmedabad-380009 Phone: 079-26443882
Email : VJNAVP@bankofbaroda.com

APPENDIX - IV
[Under Rule 8(1) Security Interest (Enforcement) Rules, 2002]
POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

Whereas, The undersigned being the Authorized Officer of the Bank of Baroda under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the power conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued demand notice dated 15.04.2025 calling upon the borrower Mr. Amit Manilal Rathod and Mrs. Smitaben Amithbai Rathod., to repay the amount mentioned in the Demand notice issued under section 13 (2) being Rs.17,16,141.90/- (Rupees Seventeen Lakh Sixteen Thousand One Hundred forty one and Ninety paise only) as on 10.01.2025 and accrued interest and cost etc. Within 60 days from the date of receipt of the said notice.

The borrower/ Partner's/ Guarantors having failed to repay the amount, notice is hereby given to them and public in general that the Court Commissioner Chief Court Ahmedabad, has in compliance to order dated 24.11.2025 issued by the HONBLE CHIEF JUDICIAL MAGISTRATE Ahmedabad, under Sec. 14 of the SARFAESI Act 2002 taken **Physical Possession** of the property described hereunder and handed over the possession of the same to the authorized officer of the bank on this 18-01-2026

The borrower/ Partner's/ Guarantors in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of Bank of Baroda for amount Rs.17,16,141.90/- (Rupees Seventeen Lakh Sixteen Thousand One Hundred forty-one and Ninety paise only) as on 10.01.2025 together with further interest thereon till the day of payment and incidental expenses, cost, charges etc.

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

Description of the Immovable Property

All that piece and parcel of immovable property bearing Flat No. E/306, 3rd floor, Block No. E. admeasuring about 28.53 Carpet area and balcony wash carpet area are 3.17 and 12.92 square meters undivided proportionate land share in the scheme known as Aatrey Elegance lying and situated on the non-agriculture land bearing Block /Survey No. 231+232+233 with total admeasuring 15479 Sq. Mtrs paiki 14381 Sq. Mtrs. T P scheme No. 70 (Muthiya), final plot No. 27+28+29, Sub plot no. (27+28+29)/1 and (27+28+29)/2, admeasuring about 8628 Sq. Mtrs situated and lying and being at Mouje Muthiya, Ta Asavva, Dist Ahmedabad and reg. Sub District of Ahmedabad-6 (Naroda), 382330

Bounded by: North:- Passage and Flat No. E-301 South:- Society Road East:- Flat No. E/305 West:- Flat No. E/307

Date : 18-01-2026

Place : Ahmedabad

Authorized Officer,
Bank of Baroda

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Cholamandalam Investment and Finance Company Limited
Corporate Office : "CHOLA CREST" C 54 & 55, Super B-4, Thiru Vi Ka Industrial Estate, Guindy, Chennai - 600032, India.
DEMAND NOTICE UNDER SECTION 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002

Name of Borrower(s) & Address		Secured Assets	
1. Biplob Laxmikant Adhikari (Applicant), S. Y. No. 31-32, Tps-7, Plot No. 178, Pusthanagar Society -2, Anjana, Surat-394210. 2. Biplob Laxmikant Adhikari (applicant), At Also: 114, Shree Darshan Industrial, Nr. Amrut Udhyanagar And Shiv Ind. east, Kamrej Road, Kholwad, Surat, Gujarat - 394190. 3. V P Creation (co-applicant), 114, Shree Darshan Industrial, Nr. Amrut Udhyanagar And Shiv Ind. east, Kamrej Road, Kholwad, Surat, Gujarat - 394190. 4. Jyoti Roy (co-applicant), S. Y. No. 31-32, Tps-7, Plot No. 178, Pusthanagar Society-2, Anjana, Surat-394210		Plot No. 114, [after Kjp Block/survey No. 387/paikes 114 & After Re-survey Promulgation New Survey/block No. 1356] Admeasuring 170.00 Sq.mts., Along With 59.00sq.mts., Undivided Share In The Land of Road & Cop, Total Admeasuring 229.00 Sq.mtr. In Shree Darshan Industrial Estate Situated At R.s. No. 104, Block No. 387 Of Mouje Village: Kholwad, Taluka : Kamrej, Dis. Surat. Own By Biplob Laxmikant Adhikari. Boundaries Are As Under: East: Adj. Society Internal Road, North: Adj. Plot No. 115, West: Adj. Block No. 369, South: Adj. Plot No. 113.	

Date of Loan	Account Number	Loan Amount	Date of Demand Notice	Outstanding Amount	NPA Date
31/07/2024	HE01RHE00000081857	58,00,000.00	12/01/2026	Rs. 57,17,728.00 as on 12/01/2026 together with further interest at contractual rate of interest	03/01/2026

The Under signed is the Authorised Officer of Cholamandalam Investment & Finance Company Limited hereinafter called the secured creditor, under Rule 2(a) of the security Interest (Enforcement) Rules framed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. In pursuant to Name of Borrower's / Co - Borrower's / Guarantor's & Address mentioned in column [A] Secured Assets in column [B] Date of Loan in column [C] Account Number in column [D] Loan Amount in column [E] Date of Demand Notice in column [F] Outstanding amount in column [G] NPA Date in column [H]. Towards the due repayment of loan, equitable mortgage by deposit of title deeds of the assets in column [G] was created by the borrowers.

On persistent default in repayment of the loan amount the loan accounts of the borrowers have been classified by the secured creditor as **Non Performing Asset** in column [H] in accordance with the directions and guidelines issued by the Reserve Bank of India. Consequently notice under Sec. 13(2) of the Act was also issued to each of the borrowers on the dated mentioned in column [F], which have been returned undelivered. I state the under section 13(8)(f) the Securitisation Act, you can redeem the secured asset by payment of the entire outstanding including all costs, charges and expenses before notification of sale.

In view of the above, the above named borrowers are called upon to discharge in full their liabilities towards the Secured Creditor by making the payment of the entire outstanding indicated in Column [G] above including up to date interest, costs and charges within 60 days from the date of the notice, failing which, the creditor shall be entitled to take possession of the Secured Asset and shall also take other actions as is available to the Secured Creditor in law. In the absence of full discharge of dues even after the transfer of secured assets the secured creditor reserves its right to proceed against the borrowers before a Sole Arbitrator, in terms of the Loan Agreement. In addition the above named borrowers shall not alienate by way of transfer, sale lease or otherwise or create third party interest or dealing with the Secured Asset in column [B] mentioned against the name of the each borrowers in any manner except with specific prior written permission of the secured creditor.

Date : 12/01/2026

Sd/- Authorized Officer, Cholamandalam Investment and Finance Company Limited

INDOSTAR CAPITAL FINANCE LTD

Silver Utopia, Third Floor, Unit No 301-A, Opposite P & G Plaza,
Cardinal Gracious Road, Chakala, Andheri (E), Mumbai - 400099, Maharashtra, India.

NOTICE UNDER SECTION 13 (2) OF SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.

I, the undersigned as the authorized officer of M/s Indostar Capital Finance LTD, hereby give the following notice to the below mentioned Borrower (S) / Co-Borrower (S) / Guarantor (S) who have grossly failed to discharge their legal liability i.e. defaulted in the repayment of the amount i.e. principal as well as the interest and other charges accrued there-on for Loan (S) Against Property (S) advanced to them by M/s Indostar Capital Finance LTD and as a consequence thereof, the Loan (S) have become Non-Performing Assets (N.P.A.s) of the company on 03rd August 2025. Accordingly, Notice (S) were issued to them under Section 13(2) of Securitization and Reconstruction/Financial Assets and Enforcement of Security Interest Act, 2002 and rules there-to, on their last known addresses through India Post however the same have been delivered or returned un-served and it is apprehended that the parties mentioned here-in are avoiding the service of the same, as such the Borrower (S) / Co-Borrower (S) / GUARANTOR (S) named below are hereby intimated by way of this publication notice to clear their entire outstanding dues for the loan facilities availed and also for which securities have been created by them as detailed under:

SI No.	Name of the Borrower / Co-Borrower & Address	Description of the Schedule Property	Notice Date & Amount (S) Demanded
1	Red Fox Protection Services Pvt Ltd E503 Vrundavan Residency, Haridharshan X RD, NR. Sandipani School, Naroda, Ahmedabad 382330	All that, PROPERTIES AT- All that part and parcel of: at agricultural land bearing : Property 1: Flat no. E/502 adm. 129.60 sq. mtrs on 5th floor in the scheme Vrundavan Residency, forming part of S.no. 645/1, 645/2 draft T.P.Scheme no.121, F.P.no 55/1, 55/2 of mouje Naroda, Sub District Ahmedabad-6, (Naroda) & Ahmedabad Property 2: Flat no. E/503 adm. 105.35 sq. mtrs on 5th floor in the scheme Vrundavan Residency, forming part of S.no. 645/1, 645/2 draft T.P.Scheme no.121, F.P.no 55/1, 55/2 of mouje Naroda, Sub District Ahmedabad-6, (Naroda) & Ahmedabad Property 3: Flat no. E/504 adm. 129.60 sq. mtrs on 5th floor in the scheme Vrundavan Residency, forming part of S.no. 645/1, 645/2 draft T.P.Scheme no.121, F.P.no 55/1, 55/2 of mouje Naroda, Sub District Ahmedabad-6, (Naroda) & Ahmedabad In respect of office no. 410 to 412 (office no. 409 to 411 on 4th floor per brochure) adm. 1385 sq.ft. on 4th floor in Block No. C in the Scheme of Avni Square Constructed on R.S.no.770/2 Paliki South Side adm. 6308 Sq.mts of Mouje (Naroda) and District Ahmedabad.	27 November 2025 Total Rs. Rs. 1,11,84,730 (Rupees One Crore Eleven Lakhs Eighty Four Thousand Seven Hundred and Thirty Only) LOAN ACCOUNT NO:- LSAHD05518-190003154, LSAHD13920-210004458.
2	Rajendrasinh S Shekhawat E503 Vrundavan Residency, Haridharshan X RD, NR. Sandipani School, Naroda, Ahmedabad 382330.	Same as above	Same as above
3	Gajendrananwer Shekhawat E503 Vrundavan Residency, Haridharshan X RD, NR. Sandipani School, Naroda, Ahmedabad 382330	Same as above	Same as above

PART 2: All that piece and parcel of property bearing residential Apartment bearing independent Municipal No. A-2, Ground Floor of "SUMANGALA APARTMENT" constructed upon composite property bearing No.12, situated at HAL, 3rd Stage Extension, BBMP Ward No.83, PID No.83-177-A-2, Bangalore, having a super built up area of 1380 square feet, one car parking space bearing No.A-2, and 1/8th undivided share, right, title and interest in the entire land which works out to 693.25 square feet, along with lawn/garden area measuring 24 feet X 10 feet, in the front and court yard n rear measuring 56 feet * 7 feet, with rights to pass through all the common passage leading to the main road and free for egress and ingress at all times and entitled for all common areas and amenities, having RCC roof, Mosaic flooring, Slab Doors and windows, with the amenities of Electricity water and sanitation.

This step is being taken for substituted service of the un-served notice (S). The above mentioned Borrower (S)/ Co-Borrower (S)/ Guarantor (S) are advised to make the payments of amount demanded above along with future interest and other charges accrued there-on, within 60 days from the date of publication of this notice falling which (without prejudice to any other right remedy available with Indostar Capital Finance LTD) further steps for taking possession of the Secured Assets/Mortgaged property will be initiated under the provisions of Sec. 13 (4) of the Securitization and Reconstruction of Financial Assets and Enforcement of security Interest Act, 2002 and Rules there -to. The parties named above are also advised not to alienate, create third party interest in the above mentioned properties on which Indostar Capital Finance LTD has the first Charge.

Place: Ahmedabad
Date: 23 January 2026

Sd/-
Authorized Officer
INDOSTAR CAPITAL FINANCE LIMITED

यूनियन बैंक Union Bank of India

Union Bank of India KALOL BRANCH
Shop No. 1, 2, Ground Floor, Riyanesh Complex,
Nr. City Mall, Ice Factory Road, Kalol-382721

SALE NOTICE (15 DAYS) 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 provision to Rule 8(6) of the Security Interest (Enforcement) Rule, 2002

DATE AND TIME OF E-AUCTION - 13.02.2026 (Friday) from 12:00 p.m. to 04:00 p.m.

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 Union Bank of India (Secured Creditor), will be sold on "As is where is", "As is what is" and "Whatever there is" on the date mentioned below, for recovery of dues as mentioned hereunder to Union Bank of India from the below-mentioned Borrower(s) & Guarantor(s). The Reserve Price and the Earnest Money Deposit are also mentioned hereunder:

Name of the Borrower, Co-Applicant & Guarantor(s)	Description of the Property	Date of Demand notice u/s 13(2)	Amount due	Reserve Price and EMD & Bid Increment
M/s. Shree Ram Traders (Borrower), Prop. Mr. Barot Mukeshkumar Ramjibhai, Mr. Barot Mukeshkumar Ramjibhai (Proprietor & Mortgagor) S/o. Ramjibhai Barot,	All that part and parcel of the City Sy No. 2245, 2246, 2247 of Amalgamated New City Sy. No. 2245 Paliki TPS NP 1, Final Plot No. 78, 79, 80 and Plot No. 78, Unit C-17, Ground Floor, construction 71.07 sq mtrs., Pruthvi Apartment, Kalol, Distt: Gandhinagar (Gujarat) & bounded by North - Round and Compound wall, South - Passage and Flat No. C-20, East - Lift and Flat No. C-18, West - Staircase and Parking Details of encumbrances over the property, as known to the secured creditor, if any: None (Physical Possession)	26.09.2023	15,75,0289.23 as on 25/09/2023 (Plus, further cost, interest and expenses)	Reserve Price : Rs. 13,40,000/- EMD : Rs. 1,34,000/- Bid. Inc. : Rs. 13,400/-

This may also be treated as statutory 15 Days sale notice u/r 8(6) of Security Interest (Enforcement) Rules, 2002 to the borrower(s) and guarantor(s) of the above 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 in www.unionbankofindia.bank.in and <https://baanknet.com> For Registration and Login and Bidding Rules visit <https://baanknet.com>

Date : 21.01.2026, Place : Gandhinagar

Authorized Officer For Union Bank Of India

यूनियन बैंक Union Bank of India

Union Bank of India, Zundal Branch
Ground Floor, Gram Panchayat Building,
Zundal, Gandhinagar, Gujarat - 382421

SALE NOTICE (30 DAYS) 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 provision to Rule 8(6) of the Security Interest (Enforcement) Rule, 2002

DATE AND TIME OF E-AUCTION - 27.02.2026 (Friday) from 12:00 p.m. to 05:00 p.m.

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 Union Bank of India (Secured Creditor), will be sold on "As is where is", "As is what is" and "Whatever there is" on the date mentioned below, for recovery of dues as mentioned hereunder to Union Bank of India from the below-mentioned Borrower(s) & Guarantor(s). The Reserve Price and the Earnest Money Deposit are also mentioned hereunder:

Name of the Borrower, Co-Applicant & Guarantor(s)	Description of the Property	Date of Demand notice u/s 13(2)	Amount due	Reserve Price and EMD & Bid Increment
MR. VIJAYKUMAR KALIDAS PATEL, (Borrower & Mortgagor)	All that Piece and parcel of immovable property Flat No. D-23, Municipal Tenement No. 0328-07- 3926-0001-F, Block-D, on fourth floor admeasuring 110 sq. Yards. In scheme known as "Dharmabhoomi Apartment" of Dharmabhoomi (CTM) Association Constructed on the land bearing Sub-Plot No. 8 of Final Plot No. 37 of Town Planning Scheme No. 1, Survey No. 157 situate lying and being at Mouje: Khokhra of Taluka-Maninagar in the Registration District of Ahmedabad and Sub-District of Ahmedabad-5 (Narol), and bounded as under: East: Flat No. D/24, West: Margin and Block-C, North: Margin and Other Society, South: Flat No. D/22 Details of encumbrances over the property, as known to the secured creditor, if any: None (Physical Possession)	03/10/2024	Rs. 22,08,231.75/- as on 25/09/2023 (Plus, further cost, interest and expenses)	Reserve Price: Rs. 21,35,000/- EMD : Rs. 2,13,500/- Bid. Inc. : Rs. 21,350/-

This may also be treated as statutory 30 Days sale notice u/r 8(6) of Security Interest (Enforcement) Rules, 2002 to the borrower(s) and guarantor(s) of the above 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 in www.unionbankofindia.bank.in and <https://baanknet.com> For Registration and Login and Bidding Rules visit <https://baanknet.com>

Date : 21.01.2026, Place : Gandhinagar

Authorized Officer For 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 provision 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.
Hansabhai Dosalbhai Herama, Mr. Bhaveshbhai Herama, Mr. Bharatbhai Herama Guarantor : Mr. Khodubhai Lakhubhai Bhau (AC NO.) UNSR02118-190074213	Rs. 11,31,590.00/- Dues As On 22 Jan 2026	21 Jul 21 Rs. 713791/- Dues As On 21 Jul 21	23 Jan 23	Piece And Parcel Of Immovable Property, Premises Of :D Type At Site Plot No. 165, Mouje Shekhpur, Block No. 18, 19, 20, Palike No. 1, 22 & 27 Amalgamated As Block No. 18 Along With Undivided Share In Road And Cop, Haridharshan Residency, Situated In Gujarat, Admeasuring 40.19 Sq. Mtrs	Rs. 500480/-	Rs. 50048/-	11.00 Am To 01.00 Pm 25 Feb 2026	F.11, First Floor, Dharam Empire, District -Surat, Taluka -Karmej, Mouje -Navagam-394185,Gujarat-India

Terms & Conditions: 1). The person, taking part in the tender, will have to deposit his offer in the tender form provided by the AFL which is to be collected from the above branch offices during working hours of any working day, super scribing "Tender Offer for name of the property" on the sealed envelope along with the Cheque/DD payable 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 adjournment 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 therefor. 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 also a 15/30 days notice under Rule 9(1)(8)(i) to the Borrowers/Guarantors/Mortgagor of the above said loan accounts about tender inter se bidding sale on the above mentioned date. The property will be sold, if their out standing dues are not paid in full.

Place : Gujarat Date : 23-01-2026

Authorized Officer Aavas Financiers Limited