

AAVAS FINANCIERS LIMITED
(CIN-L65922RJ201PLC034297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square,
Mansarovar Industrial Area, Jaipur. 302020
**AUCTION NOTICE**

Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.
Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of **AAVAS FINANCIERS LIMITED** Secured Creditor, will be sold on "As is where it is", As 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.
Padam Singh Pemp Singh, M/s. Taro Kanwar Guarantor : Mr. Sumerbhai Rupsinh Rajpurao (AC NO.) LNHI02215-160027352.	Rs. 35,57,776.00/- Dues As On 02 Feb 2026	17 Feb 24 Rs. 2675,709.91/- 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. 114251/-	Rs. 114252/-	11.00 AM To 01.00 PM 09 Mar 2026	"Damodar Complex" First Floor, Unit No.112 & 13, Javapura, Taluka-Idar, Dist - Sabarkantha-383430, 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 AFT, which is to be collected from the above branch offices during working hours of any working day, after certifying "Tender Offer" for name of the property "on the sealed envelopes along with the Cheque/DD/pay order of 10% of the Reserve Price as Earned 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, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur-302020 or Ramesh Jain - 9376045878 or respective branch during office hours. Note: This is also a 15/30 days notice under Rule 9(1)(B) 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.

Authorised Officer Aavas Financiers Limited

Place : Gujarat Date : 03-02-2026

IndiaShelter INDIA SHELTER FINANCE CORPORATION LTD. POSSESSION NOTICE FOR IMMOVABLE PROPERTY
Home Loans Regd. Office:- Plot-15,6th Floor, Sec-44, Institutional Area, Gurugram, Haryana-122002

Whereas, The Undersigned Being The Authorised Officer Of The India Shelter Finance And Corporation Ltd, Under The Securitisation And Reconstruction Of Financial Assets And Enforcement (Security) Interest Act,2002 And In Exercise Of Power Conferred Under Section 13(12) Read With Rule 3 Of The Security Interest (Enforcement) Rules,2002 Issued Demand Notice On The Date Noted Against The Account As Mentioned Hereinafter, Calling Upon The Borrower And Also The Owner Of The Property/Surety To Repay The Amount Within 60 Days From The Date Of The Said Notice. Whereas The Owner Of The Property And The Other Having Failed To Repay The Amount, Notice Is Herby Given To The Under Noted Borrowers And The Public In General That The Undersigned Has Taken Physical Of The Properties Described Herein Below In Exercise Of The Powers Conferred On Him/Her Under Section 13(4) Of The Said Act Read With Rules 8 & 9 Of The Said Rules On The Dates Mentioned Against Each Account. Now, The Borrower In Particular And The Public In General Is Herby Cautioned Not To Deal With The Properties And Any Dealing With The Properties Will Be Subject To The Charge Of India Shelter Finance Corporation Ltd For An Amount Mentioned As Below And Interest Thereon, Costs, Etc.

Name of the Borrower/Guarantor (Owner Of The Property) & Loan Account Number	Description Of The Charged/mortgaged Property (All The Part & Part Of The Property Consisting Of)	Dt.of Demand Notice, Amount Due As On Date Of Demand Notice	Date Of Possession
MRS.SAROBEN PANARA & MR HARDIKBHAI PANARA RESIDES AT : SHIV NAGAR,PANCHASAR, MORBI, GUJARAT-363641. LOAN ACCOUNT NO : LA36VLLONS000005077891 / AP-10190353 (MORBI BRANCH)	All Pieces And Parcel Of Residential Property Situated At Morbi District, Pipali Village, R.s. No.29/12 Paikkee 1, Converted In To Resi Use, N/a As Shyam Park-2, N/a Resi Plot No.15 Paikkee Land Admeasuring 44.652 Sq.mtrs. In The Build Up Residential House Having totally Build Up Area Admeasuring 50.186 Sq.mtrs (G.F.) And 37.64 Sq.mtrs (F.F.) Build Up Area Admeasuring 54.6 in Halvd Road, Morbi, Gujarat-363641. Bounded With : East : N/a Land Road, West : S.no.29/12 Agricultural Land, North : Plot No.15 Paikkee Land, South : Plot No.16 Land.	Demand Notice: 11.11.2025 Only Due As On 11.11.2025 Together With The Interest From 12.11.2025 And Other Charges And Cost Till The Date Of The Payment.	28.01.2026

Place: GUJARAT Date: 03.02.2026 For India Shelter Finance Corporation Ltd (Authorized Officer)
For Any Query Please Contact Mr. Kishan Chauhan (+91 6354053032) & Mr. Ashish Bhatt (+91 7874110808)

Chola CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED
Corporate Office: Chola Crest, Super B, C54 & C55, 4, Thiru Vi Ki Industrial Estate, Guindy, Chennai - 600032

Whereas the undersigned being the Authorized Officer of **M/s. Cholamandalam Investment and Finance Company Limited**, under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002), and in exercise of the powers conferred under Section 13(12) of the said Act calling upon you being the borrowers (names and addresses mentioned below) to repay the amount mentioned in the said notice and interest therein within 60 days from the date of receipt of the said notice. The Borrowers mentioned herein below having failed to repay the amount, notice is hereby given to the Borrowers mentioned herein below and to the Public in General that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on me under sub-section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002. The Borrowers mentioned here in below in particular and the Public in General are hereby cautioned not to deal with said Property and any dealings with the Property will be subject to the charge of **M/s. Cholamandalam Investment and Finance Company Limited** for an amount as mentioned herein under and interest thereon. The borrower's attention is invited to provisions of sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

Name and Address of the Borrower/s & Loan Account No	Date of Demand Notice	Outstanding Amount	Description of the Immovable Property	Date of Possession
Loan A/c No. HL03AME000013824 1. Mr/Mrs. Harishbhavi Devijihai Pandya 2. Mr/Mrs. Chetana Harishbhavi Pandya All Are R/At : - B-303 Naroda Pride, Nr Padmavati Society, Nikol Road, Ahmedabad City, Gujarat - 382330 Also At : B- 44 4th Floor Samyog Apartment Nr Surdhara Society Naroda Dehgam Road Naroda Ahmedabad City 382330	12.11.2025	Rs. 29,80,709/- (Rupees Twenty Nine Lakhs Eighty Thousand Seven Hundred Nine Only) 12.11.2025	Property Bearing Flat No. B-44, Admeasuring About 100.24 Sq. Mts. At And In "Amaranth Co-op.hous.soc. ltd." In The Scheme Known As "Sahyog Apartments", Situated On The Land Bearing Survey No. 563/1 Of Town Planning Scheme No. 1 Final Plot No. 436/2 Paikki, In The Site Of Moje Village : Naroda Of Taluka: Asara, Dist. Ahmedabad In The District Of Ahmedabad And Registration Sub-District Of Ahmedabad-6 (Naroda)	29-01-2026 (Possession)

Place : Ahmedabad, Gujarat Date : 29.01.2026 For Cholamandalam Investment and Finance Company Limited Authorised Officer

MUTHOOT HOUSING FINANCE COMPANY LIMITED
Registered Office: TC NO.14/2074-7, Muthoot Centre, Punnen Road, Thiruvananthapuram - 695 034, CIN NO U65922KL2010PLC025624
Corporate Office: 12/A 01, 13th floor, Parinee Crescenzo, Plot No. C38 & C39, Bandra Kurla Complex-G block (East), Mumbai-400051 TEL: 022-62728517. Email id: authorised.officer@muthoot.com

APPENDIX -IV [Rule 8(1)] Possession Notice (For Immovable Property)

Whereas The undersigned being the Authorized Officer of the Muthoot Housing Finance Company Ltd., under the Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest 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 to below mentioned Borrower/s/ Guarantor/s. After completion of 60 days from date of receipt of the said notice, The Borrower/s / Guarantor/s having failed to repay the amount, notice is hereby given to the Borrower/s / Guarantor/s that the public in general that the undersigned has taken Physical Possession of the property described herein below in exercise of powers conferred on them under section 13(4) of the said Act read with Rule 8 of the said rules on this.

S. Name of Borrower / Co-Borrower/ Guarantor	Date of Demand notice	Total O/A Amount (Rupee's Future Interest Applicable)	Description of Secured Asset(s) / Immovable Property (ies)	Date of Possession
1. LAN No. 16100085982 2. Gulamkhwaja Abdulaziz Sheikh 2. Rasidabili Gulamkhaja Shaikh	27-03-2021	Rs. 57,986.35 as on 26-03-2021	All The Piece And Parcel Of Immovable Property Bearing Flat No. 108, Which Built-up Area Admeasuring 433 Sq. Fts. L-40.25 Sq. Mtrs. Along With Undivided Share In Underneath Land And Its Related All Internal And External Rights, Situated On The 1st Floor In "aloor Residency", Situated On The Land Known As "anjoo Residency", Bearing Revenue Survey No. 314, City Survey No. 2184, Situated At Non-agriculture Land Of Moje Village: Tarsadi, Sub-district: Mangrol, District: Surat. Bounded By: East: Society Road, West: Open Space, North: Road, South: Open Space.	01-02-2026
The Borrower/s / Guarantor/s 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 Muthoot Housing Finance Company Limited, for an above mentioned demanded amount and further interest thereon.				

Place : GUJARAT Date: 03 February, 2026 Sd/- Authorised Officer For Muthoot Housing Finance Company Limited

DMI HOUSING FINANCE PRIVATE LIMITED
MBO House, Gulab Bhawan, 2nd Floor, 6, Bahadur Shah Zafar Marg, New Delhi - 110002 Tel.: +91-011-66107107, 011-69223700 Email: mohnish.mishra@dmihousingfinance.in www.dmhousingfinance.in

E - AUCTION SALE NOTICE THROUGH PRIVATE TREATY (under SARFAESI Act)

E-Auction Sale notice for Sale of Immovable Secured Assets under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and to the Borrower/s and Guarantor/s in particular, by the Authorized Officer, as mentioned below, that the PHYSICAL POSSESSION of the under mentioned properties mortgaged to **DMI HOUSING FINANCE PRIVATE LIMITED** (Secured Creditor) had already been taken over under provisions of section 13(4) of the Securitisation and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 on 20.06.2023. Whereas the Secured Creditor acting through its Authorized Officer, in exercise of its powers under Section 13(4) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI), will put the below mentioned property to E-Auction for recovery of under mentioned dues and further interest, charges and costs etc. The properties are being sold on "AS IS WHEREVER THERE IS AND WITHOUT RECOURSE BASIS" as such sale is without any kind of warranties and indemnities.

Inspection Date & Time: 13/02/2026 at 11:00 AM to 03:00 PM Last Date of submission of Bid/EMD: 16/02/2026 at 04:00 PM

Name of Borrower/ Co-Borrower/Guarantor	Outstanding Amount	Details of Secured Assets	Rs. Reserve Price/EMD 10%
KISHAN KUMAR LALBABU S/O LAL BABU MAHESHWAR GUPTA RANI DEVI W/O KISHAN KUMAR GUPTA	In Loan Account Nos HFC0001423789 and vide application no GSB30440 Rs. 5,15,11/- (Rupees Five Lacs Eleven Thousand Five Hundred and Eleven Only) as on 20-Jan-23	FLAT NO. 403, 4TH FLOOR, SHRIE GANESH PALACE, PLT NO. 1.2.3 AND 4, BLOCK NO. B2, SAYAN ROAD, B/H RANDAL MATA TEMPLE SAYAN, SAYAN POLICE STATION, SAYAN, SURAT, GUJARAT, INDIA 394130	2,00,00/- 20,000/-

Terms & Conditions:

1. Sale through Private Treaty will be on "AS IS WHEREVER THERE IS BASIS" and "AS IS WHAT IS BASIS".
2. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims/rights/due's affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/rights/due's/outstanding statutory dues/axes/etc.
3. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property put on auction will be permitted to interested bidders at sites as mentioned against each property description.
4. The assets will not be sold below the Reserve Price. The Authorized Officer is not bound to accept the highest offer, and the Authorized Officer has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction without assigning any reason thereof.
5. The EMD of successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded within 7 working days from the date of auction. The EMD shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, immediately i.e. on the same day or not later than next working day and the balance 75% of the sale price within 15 days from the date of auction.
6. The interested parties may contact the Authorized Officer for further details/ clarifications and for submitting their application. The details of the Authorized Officer are as follows: Mr. Mohnish Mishra, Mobile No. 9825037921 & e-mail ID: mohnish.mishra@dmihousingfinance.in during the working hours from Monday to Friday.
7. The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties, society dues in respect of purchase of the property.
8. The aforesaid Borrower/s/ Co-borrower/s' attention is invited to provisions of section 13(8) of SARFAESI Act for redemption of secured assets mentioned hereinabove by borrower/s the above mentioned outstanding dues together with all costs, charges and expenses incurred by the bank before the sale of secured asset **within 15 days** from the date of this notice failing which the assets will be sold as per terms and conditions mentioned above.

Place: Surat, Date: 03.02.2026 Sd/- (Authorised Officer) DMI Housing Finance Private Limited

DEBTS RECOVERY TRIBUNAL-II
Govt. of India, Ministry of Finance

4th Floor, Bhikhubhai Chambers, Nr. Kochrab Ashram, Paldi, Ahmedabad, Gujarat PIN-380 006, Ph. No. 079-26579343, Fax No. 079-26579341

FORM NO. 14 [See Regulation 33(2)]

RP/R.C. No. 527/2018	O.A. No. 467/2017
Bank of Baroda	Certificate Holder Bank

V/S.

M/s Dwarkesh Construction & ors	Certificate Debtors