Authorized Officer.

Union Bank of India



Asset Recovery Branch, Ahmedabad, 1st Floor, Rangoli Complex, Opp.V S Hospital,

SALE NOTICE (15 DAYS) FOR SALE OF Ashram Road, Ellisbridge, Ahmedabad-380006 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 provison to Rule 8(6) / 9(1) of the Security Interest (Enforcement) Rule, 2002

DATE AND TIME OF E-AUCTION: 14.08.2025 (Thursday) 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

Name of the Borrower, Co-Applicant & Guarantor/s	Description of the Property	Amount due	Reserve Price and EMD & Bid Increament
Kansara,	All that piece and parcel of House at Plot No E/207, Karmvir Sundervan-III, Near Karmvir Sundervatika-1, Opposite Prabhu Kutir, Manjipura Road, Nadiad, Gujarat. Plot Area -807Sq.Ft. Bounded By East: Approach Road, West: House No. E/202. North: Society road, South: House No. E/208 Details of encumbrances over the property, as known to the secured creditor, if any: None (Physical Possession)	Rs. 35,80,336.64 (Rupees thirty-five lacs eighty thousand three hundred thirty-six thousand and sixty-four paise only) as on 30.06.2025 and further interest at contractual rate & cost from 01.07.2025	Reserve Price : Rs.12,16,000.00/- EMD : Rs. 1,21,600.00/- Bid.Inc.: Rs. 13,000.00/-

Contact Details : Mr. S. Santosh Kumar, Mobile Number : 97319 99609

Mr. V. Suresh , Mobile Number : 82380 86623 This may also be treated as statutory 15 Days sale notice u/r 8(6) / 9(1) 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.

Date and Time of inspection for properties : as per consultation with Branch Manager. For detailed terms and condition of the sale, please refer to the link provided in https:// www.unionbankofindia.co.in

and https://baanknet.com For Registration and Login and Bidding Rules visit https://baanknet.com Date: 28.07.2025, Place: Ahmedabad Authorised Officer For Union Bank Of India



Regional Office: Netaji Marg, Nr. Mithakhali Six Roads, Ellisbridge, Ahmedabad-6. Phone: +91-79-26421671-75

SYMBOLIC POSSESSION NOTICE

NOTICE is hereby given 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, the Authorized Officer issued demand notice to the borrower(s) on the date mentioned against the account stated hereinafter calling upon them to repay the amount within 60 days from the date of receipt of said notice. The borrower(s) having failed to repay the amount, notice is hereby given to the public in general and in particular the borrower(s) that the undersigned has taken the symbolic possession of the property described herein below under Section 13(4) of the said Act read with Rule 8 of the said Rules on the date mentioned against the account. The borrower(s) 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 the Bank for the amounts, interest, costs and charges thereon. The borrowers'/mortgagors' attention is invited to the provisions of sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

Name of borrower(s), Guarantor & Loan Account No.	Description of the property mortgaged (Secured Asset)	Date of Demand Notice	Date of Symbolic Possession Notice	O/s Amount as on date of Demand Notice	
Mr. Kamale Nishant Narendrabhai Mr. Narendra Shantaram Kamale 90001078562315	All that piece and parcel of Residential Flat No. 610, Area Admeasuring Built Up Area 140.540 Sq. Mtrs., City Survey No. 972, Parishram Heights, 6th Floor, Moje: Vyara, Taluka: Vyara, Disrict: Tapi, Gujarat, and same bounded as under: North: Road, East: Flat No. 609, West: Building - A, South: Common Passage	05.05.2025	24.07.2025	Rs.40,07,385.43	
Mr. Shantubhai Fakirbhai Patel Mrs. Urmilaben Shantubhai Patel 20003070002728	All that piece and parcel of property along with All Present and Future Structures at Flat No. 202 & 203- Ushakiran Apartment Coop Housing Socity Ltd, Second Floor, Desalwad, Kaliyawadi Navsari Gujarat - 396445.same bounded as under: North: Flat No. 204, East: Nearby Land, West: Open Land, South: Flat No. 201	22.04.2025	24.07.2025	Rs.4,29,736.01	
Mr. Ajaykumar Rameshchandra Pandya Mr. Nileshkumar Rameshchandra Pandya Mrs. Niruben Rameshchandra Pandya Mr. Alpeshkumar Shankarbhai S. 20003130001227	All that piece and parcel of the immovable property Admeasuring 64.10 Sq. mtr., Carpet area, 106.84 Sq. Mtr. Super Built up Area, Situated at Block No. 358, Building C/2, Flat No. 201, 2nd Floor, Luxuria, Property No. 1208/C/2-201, Moje Babe, Bardoli, Surat, Gujarat-394601, same bounded as under: North: Open Space, East: Open Space, West: OTS, Flat No. C/2-204, South: Flat No. C/2-202	02.01.2025	25.07.2025	Rs.11,85,774.02	

AAVAS FINANCIERS LIMITED CIN:L65922RJ2011PLC034297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square,



andhan Bank Limit

Mansarovar Industrial Area, Jaipur. 302020 AUCTION NOTICE

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.

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

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortagors	wers/ Dues As on 13/2)Demand		Date of Poss- ession	Description of Property	Reserve Price For Property	Earnest Money For Property	Date & Time of Auction	Submission Tondor	
SHYAMSUNDARBHAI SHARMA, MRS. SHARMA RADHABEN (AC NO.) LNBAR02116- 170034738 & LNBAR01816-170035831	Rs. 41,04,878.00/- & Rs. 11,94,394.00/- DUES AS ON 28 JULY 2025	1267798.41/-	3 OCT 21	REVENUE SURVEY NO. 166, T.P. NO. 5, FINAL PLOT NO. 466, PLOT NO. 6, FLAT NO. 302(TF), SHANTINATH COMPLEX, AJWA ROAD, VADODARA, VILLAGE - BAPOD, DIST. & SUB-DIST. VADODARA, GUJARAT ADMEASURING 36.74 SQ. MTRS.	Rs. 682560/-	Rs. 68256/-	12/2/2004/2004/2004	115,116,1ST FLOOR, ATLANTIS, SARABHAI ROAD, VADODARA- 390007,GUJARAT- INDIA	
HARISINH RAJ, MRS. REKHABEN RAJ (AC NO.) LNBAR00613- 140004273	Rs. 9,35,844.00/- DUES AS ON 26 JULY 2025	8 SEP 17 Rs. 848637/- DUES AS ON 7 SEP 17	29 AUG 22	BLOCK NO. 36, SONANAGAR, R.S. NO. 855, VILLAGE KARJAN, DISTT. VADODARA, GUJARAT ADMEASURING 80.96 SQ.MTR.	Rs. 355368/-	Rs. 35537/-	11.00 AM TO 01.00 PM 29 AUG 2025	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/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 nvelopes 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 mmediately 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 he 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, IInd Floor, South End Square, Mansarovar Industrial Area, jaipur-302020 or Ramesh Jat - 9376045878 or respective branch during office hours. Note: This is also a 15/30 days notice under Rule 9(1)/8(6) 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 duesare not repaid in full.

Date: 29-07-2025 Place : Jaipur

Authorised Officer Aavas Financiers Limited



VÄRSHABEN

JAGMALBHAI

28/04/2025

Axis Bank Ltd. (CIN: L65110GJ1993PLC020769)

Branch Office: Axis Bank Limited, Collection Center, First Floor, Unit No.101 & 102 (Part) Balleshwar Avenue S G Highway Opp. Rajpath Club Bodakdev Ahmedabad Gujarat - 380054. Corporate Office: Axis Bank Ltd., 3rd Floor, Gigaplex, NPC - 1 TTC Industrial Area, Mugalsan Road, Airoli, Navi Mumbai - 400 708.

Possession Notice APPENDIX –IV [Rule 8(1)]

Whereas, the undersigned being the Authorized Officer of the AXIS BANK LTD, under the Securitisation 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 mentioned herein below tabel calling upon the Borrower/Co-Borrower/Mortgagor/Guarantor, mentioned herein below table to repay the amount mentioned hereunder in the notice as mentioned in the said notice together with further interest at the contractual rate on the aforesaid amount and incidental expenses, costs, charges etc. incurred/to be incurred, within 60 days from the date of the said notice. Borrower/Co-Borrower/Mortgagor/Guarantor, mentioned herein below tabel having failed to repay the Banks dues as mentioned in the notice issued to him under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, notice is hereby given to the Borrower and other mentioned herein above in particular and the public, in general, that the undersigned has taken Possession (mentioned herein below tabel) of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rule 8 of the said Rules on following date.

Borrower/Co-Borrower/Mortgagor/Guarantor mentioned herein below tabel in particular, 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 the AXIS BANK LTD for an amount mentioned herein below tabel as mentioned in the said notice together with further interest at the contractual rate on the aforesaid amount and incidental expenses, costs, charges etc. incurred/to be incurred.

The	The Borrowers attention is invited to the provisions of sub Section (8) of section 13 of the SARFAESI act, 2002 in respect of time available, to redeem the secured assets							
	Description of the Properties							
Sr. No	Name of Borrower/ Guarantor/ Co-Borrower	Demand Notice Date & o/s. Amount Rs (interest + Charges-Recovery	SCHEDULE OF IMMOVABLE PROPERTY	Date & Type of Possession				
1	(1) FALDU AMIT CHANABHAI (2) FALDU BHAVNABEN AMITBHAI	17/02/2025 & Rs. 20,80,834.39/- as on 10/02/2025	ALL THE PIECE AND PARCEL OF IMMVOABL PROPERTY COMPRISING OF SOUTHERN SIDE OF EASTERN SIDE ROAD OPEN N.A. LAND ADM. ABOUT 74-15 SQ. MTRS. OF SUB PLOT NO. 49/1 PAIKI OF AMALGAMETED PLOT NO. 49 OF THE AREA KNOWN AS "KRISHNA TOWNSHIP" LYING AND SITUATED AT REVENUE SURVEY NO. 175, 395, 396 AND 399 OF KALAWAD TALUKA OF JAMNAGAR DISTRICT OWNED BHAVNABEN AMITBHAI FALDU & AMITBHAI CHANABHAI FALDU. BOUNDED AS UNDER: EAST: ROAD, WEST: AMALGMETD PLOT NO.47, NORTH: REMAINING LAND OF SUB PLOT NO.49/1 PAIKI, SOUTH: REVENUE SURVEY NO.400. WITH BUILDINGS CONSTRUCTED THEREON ALONG WITH OTHER ASSETS SUCH AS FURNITURE AND FIXTURES, EQUIPMENTS, MACHINERY —FIXED AND MOVABLE, STRUCTURE AND ANY OTHERS ASSETS SUTUATED THEREON.	26.07.2025. (Physical)				
2	(1) NITINBHAI MANASHUKHBHAI CHITRODA (2) HANSABEN NITINBHAI CHITRODA	19/02/2025 & Rs.9,45,487/- as on 18/02/2025	ALL THE PIECE AND PARCEL OF IMMOVABLE CONSTRUCTED PORPOERTY BEARING SUB PLOT NO. 192/29 ADM. PLOT AREA 46.225 SQ. MTRS. OF PLOT NO. 192 OF REVENUE SURVEY NO. 5/1, 5/2, 10, 11/1, 11/2 AND 12 KNOWN AS "MADHURAM RESIDENCY-1" OF AREA NAVGAM GHED IN LIMITS OF JAMNAGAR MUNICIPLE CORPORATION OF JAMNAFAR CITY OWNED BY HANSABEN NITINBHAI CHITRODA & NITIN MANSUKHBHAI CHITRODA. BOUNDED AS UNDER: EAST: SUB PLOT NO. 192/54 AND 192/55, WEST: 7.50 MTR WIDE ROAD, NORTH: SUB PLOT NO. 192/28, SOUTH: SUB PLOT NO. 192/30. WITH BUILDINGS CONSTRUCTED THEREON ALONG WITH OTHER ASSETS SUCH AS FURNITURE AND FIXTURES, EQUIPMENTS, MACHINERY –FIXED AND MOVABLE, STRUCTURE AND ANY OTHERS ASSETS SUTUATED THEREON.	26.07.2025. (Physical)				
3	(1) CHAUHAN SHASHIKANT (2) CHAUHAN GITABEN	16/12/2024 & Rs.7,62,627/- as on 16/12/2024	ALL THE PIECE AND PARCEL OF IMMVOABLE HOUSE PROPERTY TO BE CONSTRUCTED UPON NON-AGRICULTURE LAND FOR RESIDENTIAL USE BEARING PLOT NO.245, REVENUE SURVEY NO.11, ADM.83.34 SQ. MTRS. "SHRI SWAMINARAYAN NAGAR" SITUATED AT VILLAGE: RATA TALAV, TALUKA: ANJAR, DIST: KUTCH SUB REGISTRATION DISTRICT: ANJAR REGISTRATION DISTRICT: KUTCH OWNED BY CHAUHAN GITABEN SHASHIKANT. BOUNDED AS UNDER: EAST: INTERNAL ROAD, WEST: PUBLICE PLOT, NORTH: PLOT NO. 244, SOUTH: PLOT NO.246. WITH BUILDINGS CONSTRUCTED THEREON ALONG WITH OTHER ASSETS SUCH AS FURNITURE AND FIXTURES, EQUIPMENTS, MACHINERY—FIXED AND MOVABLE, STRUCTURE AND ANY OTHERS ASSETS SUTUATED THEREON.	25-07-2025 (Symbolic)				
4	(1) KUGASIYA SAGAR PRABHATBHAI (2) KUGASIYA PRABHATBHAI NAGDANBHAI	& Rs. 1,73,28,690/- as	ALL THE PIECE AND PARCEL OF IMMVOABLE RESIDENTIAL PROPERTY MEASURING 91.63 SQ. MTRS. SITUATED AT NANA MAUVA REVENUE SURVEY NO. 35P TP NO. 3 FP NO. 39P PLOT NO. 29 P SUB PLOT NO. 29-B-3 IN RAJKOT OWNED BY SAGAR PRABHATBHAI KUGASIYA EAST: ROAD, WEST: PLOT NO. 24, NORTH: PLOT NO. 30 SOUTH: SUB PLOT NO. 29-B-2. WITH BUILDINGS CONSTRUCTED THEREON ALONG WITH OTHER ASSETS SUCH AS FURNITURE AND FIXTURES, EQUIPMENTS, MACHINERY –FIXED AND MOVABLE, STRUCTURE AND ANY OTHERS ASSETS SUTUATED THEREON.	22-07-2025 (Symbolic)				
5	(1) PARMAR ASHA RAMESH (2) PARMAR RAMESHBHAI CHAKVBHAI	28/04/2025 & Rs.9,81,887.22/ - as on 25/04/2025	ALL THE PIECE AND PARCEL OF IMMVOABLE RESIDENTIAL HOUSE ON SUB PLOT NO.14/A OF AREA KNOWN AS "SHALIBHADRA NAGAR-2" WHICH SUB PLOT IS PART & PARCEL OF LAND BEARING R.S. NO. 224 OF VILLAGE: MADHAPAR, TAL: BHUJ-KUTCH AREA OF SAID PLOT IS 50.00 SQ. MTRS AND BUILT-UP AREA OF SAID HOUSE IS 53.45 SQ. MTRS. OWNED BY PARMAR ASHABEN RAMESH. BOUNDED AS UNDER: EAST: 7.62 MTRS. WIDE ROAD, WEST: SUB PLOT NO.14/B, NORTH: 9.14 MTRS WIDE ROAD, SOUTH: PLOT NO.15. WITH BUILDINGS CONSTRUCTED THEREON ALONG WITH OTHER ASSETS SUCH AS FURNITURE AND FIXTURES, EQUIPMENTS, MACHINERY—FIXED AND MOVABLE, STRUCTURE AND ANY OTHERS ASSETS SUTUATED THEREON.	25-07-2025 (Symbolic)				
6	(1) PAYAN JAGMAL AASHABHAI (2) PAYAN	28/04/2025 & Rs.13,60,222/-	ALL THAT PIECE AND PARCEL OF IMMVOABLE HOUSE PROPERTY ADMEASURING 79.65 SQ. MTRS. OF BUILT-UP AREA CONSTRUCTED ON PLOT NO. 118 ADMEASURING 63.02 SQ. MTRS. WHICH PLOT IS PART & PARCEL OF LAND BEARING R.S NO. 605/PAIKI 3 SITUATED AT BHUJ, KUTCH AND KNOWN AS "MAA ASHAPURA NAGAR-4" OWNED BY PAYAN VARSHABEN JAGMAL & PAYAN JAGMAL AASHABHAI. BOUNDED AS UNDER: EAST: 7.50 MTRS. WIDE INTERNAL ROAD, WEST: PLOT NO.111, NORTH:PLOT NO.119, SOUTH: PLOT NO.117. WITH PLUI DINGS CONSTRUCTED THEREON ALONG WITH OTHER ASSETS SUCH AS ELIPHITURE AND EXTURES	25-07-2025 (Symbolic)				

Please further note that as mentioned in sub-section 13 of Sec. 13 of the aforesaid Act, you shall not transfer by way of sale, lease or otherwise any of the assets stated under security referred to in this Notice without prior written consent of our Bank. Date: 29.07.2025, Place: Gujarat Authorised Officer, Axis Bank Ltd.

BUILDINGS CONSTRUCTED THEREON ALONG WITH OTHER ASSETS SUCH AS FURNITURE AND FIXTURES.

EQUIPMENTS, MACHINERY -FIXED AND MOVABLE, STRUCTURE AND ANY OTHERS ASSETS SUTUATED



Whereas, the undersigned being the Authorised Officer of Grihum Housing Finance Limited (formerly known as Poonawalla Housing Finance Limited as the name Poonawalla Housing Finance Limited changed to Grihum Housing Finance Limited with effect from 17 Nov 2023 (Previously known as Magma Housing Finance Limited and originally incorporated with name of GE Money Housing Finance Public Unlimited Company) herein after referred as Secured Creditor of the above Corporate/ Register office under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred as the "said Act") and in exercise of the powers conferred under Section 13 (12) of the said Act read with Rule 3 of the Security nterest (Enforcement) Rules 2002, issued a demand notice below dated calling upon the below Borrowers to repay the amount mentioned in the notice withn 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/ her under Section 13 (4) of the said Act read with Rule 8 of the said rules of the Security Interest Enforcement Rules 2002 on the date as mentioned herein below. The borrowers in particular 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 secured Creditor the amount 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. Details of Property taken in possession are herein below.									
Sr.		Description of Property	Possession	Date of statutory	Amount in Demand Notice (Rs.)					
1.	Borrowers DUDHAM VISHAL, DUDHAM RAJUBHAI, DUDHAM RADHIKABEN	All that piece and Parcel of Bearing Non-Agricultural Plot of Land In Mauje Vadodara Kasba, Vadodara Lying Being Land Bearing Vibhag B, Tika No. 20/2, C.S. No. 7/1 & 7/2 & 4 & 5/B Known As "Shree Vishnu Niketan Apartment" Flat No. 304 On Third Floor Built Up Area Admeasuring 605 Sq. Fts., Service Area Admeasuring 56.22 Sq. Mtrs., at Registration District & Sub District Vadodara District Vadodara & Bounded as Under: North: Survey No. 6, East: Flat No. 303, South: Flat No. 305, West: Survey No. 5	23/07/2025	10/05/2025	Loan No. HL00626100000005017145 Rs.1081626/- (Rupees Ten Lakh Eighty One Thousand Six Hundred Twenty Six Only) payable as on 10/05/2025 along with interest @ 10.7 p.a. till the realization.					
2.	CHAN- DRAKANT G THULE, THULE ANITA,	All the Piece and Parcel of Immovable Non-Agriculture Residential Property Being Flat No. A/5 Admeasuring 622.00 Sq Ft's I.E. 57.78 Sq Meters (Super Built-Up) & 447.84 Sq Ft's I.E. 41.60 Sq Meters (Built-Up), Along With Undivided Admeasuring 8.89 Sq Meters In Whole Ground Land, 2nd Floor, Building Known & Identified As "Ravi Apartment" Situated At Revenue Survey No. 29, Block No. 34/1 Admeasuring 32831 Sq Meters, T.P. Scheme No. 28 (Althan-Bhatar), O.P. No. 33. F.P. No. 33 N.A. Land Paikki Plot No. Y/1, Y/2, Y/3, Y/4 Total Admeasuring 796 Sq Vaar I.E. 655.80 Sq Meters Land Of Village: Althan, Taluka: Surat City, Dist. Surat, State Gujarat. and Boundaries of The Property North -20 Ft Road, South: Ravi Apartment's Stair, East: - Flat No. A/6, West -20 Ft Road.	25/07/2025	10/03/2025	Loan No.L0058910000005031189 Rs.1739814/- (Rupees Seventeen Lakh Thirty Nine Thousand Eight Hundred Fourteen Only) payable as on 10/03/2025 along with interest @ 13.35 p.a. till the realization.					
3.	PARMAR JAYDIPSINH, PARMAR SANDHYA	All the Piece or Parcel of the Constructed Residential Property Of Flat No. 203 Admeasuring Super Buildup 52.04 Sq. Mtrs of Mahek Apartment Constructed On Plot No. 25 Paiki Admeasuring 276.55 Sq.Mtrs. of Plan No. B/1 of Property Bearing Old City Survey No. 39-G-5 Paiki And Bearing New City Survey No. 2498 In Sheet No. 105 Of Word No. 12 Located On Patel Colony Street No. 2, Road No. 3 In Jamnagar. Bounded As Under. North:Plot No. 25 Is Situated, South :Flat No. 204 Is Situated, East :Plot No. 24 Is Situated, West:Common Passage and Entrance Are Situated.	26/07/2025	07/01/2025	Loan No.HF0225H19100085 Rs.1389835/- (Rupees Thirteen Lakh Eighty Nine Thousand Eight Hundred Thirty Five Only) payable as on 07/01/2025 along with interest @ 14 p.a. till the realization.					
Pla	Place: Gujarat Sd/- Authorised Officer									

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Dated: 29-07-2025

Asset Recovery Management Branch: 21 Veena Chambers Mezzanine Floor, Dalal Street, Near Bombay Stock Exchange, Fort, Mumbai-400023. **Email:** ubin0553352@unionbankofindia.bank

Grihum Housing Finance Limited, (Formerly known as Poonawalla Housing Finance Limited)

E-AUCTION SALE NOTICE (UNDER SARFAESI ACT)

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 PROVISON 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 **Symbolic /Physical 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 Dated 14.08.2025 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) websitfe 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 14.08.2025 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: 14.08.2025 at 12.00 PM 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 C) Bid Increment in Rupees	Debt Due Contact Person and Mobile No. Inspection Date/Time	Encumbrance Possession: Symbolic/ Physical
1	A) M/s Beepee Enterprises Pvt. Ltd. B) Asset Recovery Management Branch C) All that piece & parcel of the immovable property known as Plot No. C/1, admeasuring 3204.00 Sq Mtrs. & Plot No. C/2, admeasuring 1314.64 Sq Mtrs. Of block No. 498 (Present computerized Block/ Survey No. 498/Paiki Plot No. C/1) Situated at village: Palsana, Taluka Palsana, District: Surat, together with common approach, access easement and future structure building to be constructed thereto. D) M/s Rukmani Fibers Pvt. Ltd.		Rs.17,84,50, 311/- (Rupees Seventeen Crore Eighty Four Lakh Eighty Eight Thousand Nine Hundred Thirty One & Ninety Paisa only) as on 31.03.2025 plus further interest, cost & expenses Vikash Upadhyay-Mob No. 7572002323	Not known to A.O. Physical Possession

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 of Service Provider Indian Banks Auction Properties Information baanknet 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 saidloan 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. Sd/

Place: Mumbai

Date: 29.07.2025

Tyger Home Finance Private Limited

Registered Office: Shikhar, Nr. Mithakhali Circle, Navrangpura, Ahmedabad-380009, Gujarat, India

Corporate Office: One BKC, C-Wing, 1004/5, 10th Floor, Bandra Kurla Complex, Bandra (East), Mumbai 400 051. Maharashtra, India. CIN: U65999GJ2017PTC098960, Website: www.tygerhomefinance.in

PUBLIC NOTICE FOR E-AUCTION CUM SALE

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Tyger Home Finance Pvt Ltd. (formerly Known as M/s. Adani Housing Finance Pvt Ltd vide Certificate of Incorporation dated 6th June 2024, issued by the Office of the Registrar of Companies, Ministry of Corporate Affairs, herein after refer to 'THFPL') under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the realization of loan dues from borrower/s, in the following loan accounts right to sale on 'AS IS WHERE IS BASIS', 'AS IS WHAT IS BASIS' and 'Whatever Is There Is Basis',. The sale will be done by the undersigned through website: https://Tygerhome.procure247.com/ Particulars of which are given Under:

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Ш	No.	Co-Borrower (s) / Guarantor(s)				EMD		
		Loan Agreement No			Outstanding Amount (Secured debt)	Bid Increase Amount		
	1	8010HL001034983 / 801LAP001036925 / Ajeet Ramraj Sharma / Vijay Laxmi	Residency situated a new Block Nos.: 5 a admeasuring about 4 in the said land for R	arcel of Plot No: 44 of the society known as "Sal Krupa at: Lindiyad bearing Old Block no: 3 and 5, after re-survey and 7 of village: Lindiyad, Taluka: Mangrol, District: Surat 1.06 Square Meter along with undivided proportionate share bad and cop admeasuring about 26.29 Square Meter. Which Society Internal Road West-Block No.2 North- Plot No.45	Rs. 1068376/- (596746 + 471630) As On Date 10-Jan-25	Rs. 80000/- Rs.1000/-		
	EMD Submission Account details (10% of RP) NEFT / RTGS			A/c No.: ADANIC100EMDCAP001, Bar Name of Beneficiary: Adani Capital Private Li				
	Date/ Time of e-Auction			29-Aug-25, 11.00 AM TO 4.00 PM				
П	Authorised Office			Ajay Kumar - 9619661491 / Alpeshkumar Patel - 9033002279				
1		TERMS & CONDITIONS:	"40 IO MUIEDE IOU	-1 "AO IO MILAT IO DAOIO"				

The e-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS".

1. Inspection at Site on 05-08-2025&18-08-2025 2. Online BID (EMD) / Offer start on 29-Jul-25 and end on 28-Aug-25 before 5:30 Pm

To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ ies put on auction and claims/ rights/ dues/ effecting 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 AHFPL. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.

. 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/ies but on auction will be permitted to interested bidders at sites as mentioned against each property description. 5. The interested bidders shall submit their EMD through Web Portal: https://Tygerhome.procure247.com (the user ID & Password can be obtained free of cost by

registering name with https://Tygerhome.procure247.com) through Login ID & Password. The EMD shall be payable through NEFT in the account mentioned above. 6. After Registration (One Time) by the bidder in the Web Portal, the intending bidder/ purchaser is required to get the copies of the following documents uploaded in the Web Portal before the Last Date & Time of submission of the Bid Documents viz. i) Copy of the NEFT/RTGS Challan or Demand Draft; ii) Copy of PAN Card; iii) Proof of Identification/ Address Proof (KYC) viz. self-attested copy of Voter ID Card/ Driving License/ Passport etc.; without which the Bid is liable to be rejected. UPLOADING SCANNED COPY OF ANNEXURE-II & III (can be downloaded from the Web Portal: https://Tygerhome.procure247.com) AFTER DULY FILLED UP & SIGNING IS ALSO REQUIRED. The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid Documents, Training/ Demonstration on Online Inter-se Bidding etc., may contact M/s i-Sourcing Technologies Pvt. Ltd. 603, 6th Floor Shikhar Complex, Navrangpura, Ahmedabad 380 009, Gujarat, India E-mail ID: Karan@procure247.com, Rajesh@procure247.com, Tapan@procure247.com, Support Helpline Numbers: Rajesh Chauhan – 6354910183 Karan Modi - 7016716557. Enquiries: Helpdesk@procure247.com, and for any property related query may contact Authorised Officer: Ajay Kumar - 9619661491 e-mail ID: ajay.kumar2@tyger.in /Alpeshkumar Patel - 9033002279, e-mail ID: Alpeshkumar.Patel1@tyger.in during the working hours from Monday to Saturday.

The interested bidder has to submit their Bid Documents [EMD (not below the Reserve Price) and required documents (mentioned in Point No.4)] on/ before 28-Aug-25 up to 5:30 pm and after going through the Registering Process (One time) and generating User ID & Password of their own, shall be eligible for participating the e-Auction Process, subject to due verification (of the documents) and/ or approval of the Authorised Officer.

8. During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the 'Bid Increase Amount' (mentioned above) or its multiple and in case bid is placed during the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (each time till the closure of e-Auction process), otherwise, it'll automatically get closed. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the e-Auction Process shall be declared as a Successful Bidder by the Authorised Officer/ Secured Creditor, after required verification

9. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, within 24 hours of the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting borrower shall have no claim/ right in respect of property/ amount. 10.The prospective qualified bidders may avail online training on e-Auction from i-Sourcing Technologies Pvt. Ltd. prior to the date of e-Auction. Neither the Authorised

Officer/ Bank nor M/s. i-Sourcing Technologies Pvt. Ltd. shall be liable for any Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event 11.The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, rates,

assessment charges, fees etc. owing to anybody

12. The Authorised Officer is not bound to accept the highest offer and the Authorised 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

13. The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of M/s. i-Sourcing Technologies Pvt. Ltd., https:// **Tygerhome.procure247.com**) before submitting their bids and taking part in the e-Auction

14. The publication is subject to the force major clause. Special Instructions-Bidding in the last moment should be avoided in the bidders own interest as neither the Adani Housing Finance Pvt. Ltd nor Service provider will be responsible for any lapse/failure (Internet failure/power failure etc.). in order to ward-off such contingent situations bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc, so that they are able to circumvent such situation and are able to participate in the auction successfully.

Note - STATUTORY 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002 The borrowers / Co-borrower / Guarantors are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned / sold and balance dues, if any, will be recovered with interest and cost.

Place : Gujarat Date: 29.07.2025

Ahmedabad

Authorised Officer

Tyger Home Finance Private Limited

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