Designated Partner

DPIN: 07291591

SHIVALIK SMALL FINANCE BANK LTD Registered Office: 501, Salcon Aurum, Jasola District Centre, New Delhi - 110025 CIN: U65900DL2020PLC366027

AUCTION NOTICE

The following borrowers of Shivalik Small Finance Bank Ltd. are hereby informed that Gold Loan's availed by them from the Bank have not been adjusted by them despite various demands and notices including individual notices issued by the Bank. Al corrowers are hereby informed that it has been decided to auction the Gold ornaments kept as security with the Bank and accordingly has been fixed at 11:00 am in the branch premises from where the loan was availed. All, including the borrowers, account holders and public at large can participate in this auction on as per the terms and conditions of

| 00    | Auction date is 29-July-2025 @ 11:00 am. |              |                       |  |  |  |  |  |  |  |  |
|-------|--|--------------|-----------------------|--|--|--|--|--|--|--|--|
| S. NO | Branch                                   | Account No.  | Actt Holder name      |  |  |  |  |  |  |  |  |
| 1     | MAJIWADA<br>THANE                        | 103742513396 | GOUTAM G TUNGARIYA    |  |  |  |  |  |  |  |  |
| 2     | GHAZIABAD                                | 101542514202 | VYAS VIRAL            |  |  |  |  |  |  |  |  |
| 3     | SURAT                                    | 103842511318 | BARAIYA K VALLABHBHAI |  |  |  |  |  |  |  |  |
| 4     | SURAT                                    | 103842511126 | SHAH N DILIPKUMAR     |  |  |  |  |  |  |  |  |
| 5     | SURAT                                    | 103842511139 | MAKWANA KAPIL         |  |  |  |  |  |  |  |  |
| 6     | SURAT                                    | 103842511300 | SOJITRA A SHAMBHUBHA  |  |  |  |  |  |  |  |  |

The Bank reserves the right to delete any account from the auction or cancel the auction without any prior notice.

Authorised Officer, Shivalik Small Finance Bank Ltd

Sale Notice for sale of Immovable Property 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 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

APPENDIX IV-A

Guarantor(s) that the below described Immovable Property mortgaged to Sammaan Capital Limited (formerly known as Indiabulls Housing Finance Ltd.) [CIN L65922DL2005PLC136029] ("Secured Creditor"), the physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis on 21.08.2025 from 05.00 P.M. to 06.00 P.M., for recovery of Rs. 22,45,849/- (Rupees Twenty Two Lakh Forty Five Thousand Eight Hundred Forty Nine only) pending towards Loan Account No. HHLAHE00451682, by way of outstanding principal, arrears (including accrued late charges) and interest till 10.07.2025 with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. 11.07.2025 along with legal expenses and other charges due to the Secured Creditor from SOLANKI PRAKASHBHAI RAMESHCHANDRA and ASHABEN PRAKASHBHAI

The Reserve Price of the Immovable Property will be Rs. 12,25,000/- (Rupees Twelve Lakh Twenty Five Thousand only) and the Earnest Money Deposit ("EMD") will be Rs. 1,22,500/- (Rupees One Lakh Twenty Two Thousand Five Hundred only) i.e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY

ALL THAT PIECE AND PARCEL OF IMMOVABLE PROPERTY BEARING FLAT NO. A/107, FIRST FLOOR, OF "AVADHUT RESIDENCY", ADMEASURING ABOUT 63.10 SQ. MTRS. (SUPER BUILT - UP AREA), WITH UNDIVIDED PROPORTIONATE SHARE IN LAND ADMEASURING ABOUT 36.63 SQ. MTRS. (WITH COMMON PARKING, COMMON STAIRCASE), SITUATED, LYING AND BEING AT BLOCK / SURVEY NO. 1215, HISSA NO. 2, LAND ADMEASURING HE. ARE. SQ. MTRS. 0-24-38, AAKAR RS. 1.68 PS., WHICH IS ALLOTTED T. P. S. NO. 114 (VASTRAL - RAMOL), FINAL PLOT, NO. 99/2, ADMEASURING ABOUT 1462 SQ. MTRS., N. A. LAND FOR RESIDENTIAL AND COMMERCIAL PURPOSE OF MOUJE VASTRAL, TALUKA VATVA, DISTRICT AHMEDABAD, SUB - DISTRICT AHMEDBAD - 12 (NIKOL) THERE ABOVE WITH FIXED STRUCTURE INSTALLATIONS, FITTINGS ETC. **BOUNDARIES:** 

EAST :- F.P.NO.8+9/1 WEST :- F.P.NO.8+9/1

NORTH :- 100 FT. ROAD SOUTH :- ASHRAM OF BAJARIYA BAPU

For detailed terms and conditions of sale, please refer to the link provided on the website of the Secured Creditor i.e. www.sammaancapital.com; Contact No : 0124 6910910, +91 7065451024; E-mail id : auctionhelpline@sammaancapital.com. For bidding, log on to www.auctionfocus.in.

**AUTHORIZED OFFICER** SAMMAAN CAPITAL LIMITED (Formerly known as Date: 14.07.2025 INDIABULLS HOUSING FINANCE LTD.) Place: AHMEDABAD

IDFC FIRST Bank Limited (erstwhile Capital First Limited and

amalgamated with IDFC Bank Limited)

**IDFC FIRST** Bank

CIN: L65110TN2014PLC097792 Registered Office: KRM Towers, 8th Floor, Harrington Road,

Chetpet, Chennai-600031. TEL: +91 44 4564 4000 | FAX: +91 44 4564 4022. APPENDIX IV [Rule 8(1)] POSSESSION NOTICE

(For immovable property)

Whereas the undersigned being the Authorised Officer of the IDFC FIRST Bank Limited (erstwhile Capital First Limited and amalgamated with IDFC Bank Limited) 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 23.04.2025 calling upon the borrower, co-borrowers and guaranters 1. BALVANTSINH CHAUHAN, 2. CHAUHAN INDUBEN, to repay the amount mentioned in the notice being Rs. 4,27,529.83/- (Rupees Four Lac Twenty Seven Thousand Five Hundred Twenty Nine And Eighty Three Paise Only) as on 22.04,2025 within 60 days from the date of receipt of the said Demand notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrowe 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 under sub section (4) of section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules 2002 on this 11" day of July 2025.

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 THE IDFC FIRST Bank Limited (erstwhile Capital First Limited and amalgamated with IDFC Bank Limited) for an amount of Rs. 4,27,529.83/- (Rupees Four Lac Twenty Seven Thousand Five Hundred Twenty Nine And Eighty Three Paise Only) 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. Description of the Immovable properties.

All That Piece And Parcel Of Gamtal House No. 79, Admeasuring About 1448.83 Sq. Ft. Situated At Mouje Kothaydi Under Ghoghamba Taluk, District: Panchmahals, Gujarat 389341, And Bounded As: East: Own Vado West: RCC Road North: House of Jitsinh South: House of Rameshbhai

Date: 11-07-2025 Place: GUJARAT Loan Account No: 109526940 & 39846042

**Authorised Officer** IDFC First Bank Limited

(erstwhile Capital First Limited and amalgamated with IDFC Bank Limited

KRETTO SYSCON LIMITED CIN: L70100GJ1994PLC023061

Regd. Office: A-401, Sankalp Iconic, Opp. Vikram Nagar Iscon Temple Cross Road, S.G. Highway, Ahmedabad-380054 | E-mail: idealopticalsltd@gmail.com, info@krettosysconltd.com | Website: www.krettosysconltd.com

> Notice of Extra-Ordinary General Meeting ("EGM") of the Company

Members of the Company are hereby informed that a Postal Ballot Notice, seeking their approval to the resolutions set out in the said Notice has been sent electronically, pursuant to the circulars issued by the Ministry of Corporate Affairs, to the members whose e-mail address is registered with the Company / Purva Sharegistry India Pvt Ltd, Company's Registrar and Transfer Agent/ Depository Participant(s) / Depository, as on Friday, July 11, 2025, ("Cut-Off Date"). The Company has completed electronic despatch of the Postal Ballot Notice on Wednesday, July 16, 2025.

The Postal Ballot Notice is available on the Company's website at www.krettosysconltd.com and on the website of the Stock Exchanges, i.e., BSE Limited at www.bseindia.com and on the website of RTA at www.purvashare.com Members who do not receive the Postal Ballot Notice may download it from the above-mentioned websites. The documents referred to in the Postal Ballot Notice are available for inspection electronically and members seeking to inspect such documents can send an e-mail to idealopticsItd@gmail.com mentioning his /her/ its role number / DP ID and Client ID.

Instruction for e-voting

Date: 17th July, 2025

Place: Ahmedabad

The Company is providing to its members the facility to exercise their right to vote on the resolutions proposed in the said Postal Ballot Notice only by electronic means ("e-voting"). The communication of the assent or dissent of the members would take place through remote e-voting process only. The Company has engaged the services of CDSL as the agency to provide e-voting facility. Members can cast their votes during the period mentioned herein below.

Commencement of e-voting: 9:00 a.m. (IST) on Friday, July 18th 2025 End of e-voting: 5:00 p.m. (IST) on Saturday, August 16th 2025

E-voting will not be allowed beyond the aforesaid date and time and the a-voting module shall be forthwith disabled by CDSL upon expiry of the aforesaid period. Manner of e-voting by members holding shares in Demat mode, physical mode and

members who have not registered their email address has been provided in the Postal Ballot Notice. The manner in which members, who have forgotten the User ID and Password, can obtain /generate the same, has also been provided in the said Notice

Only a person, whose name is recorded in the register of members/register of beneficial owners as on the Cut-Off Date maintained by the Depositories shall be entitled to participate in the e-voting. A person who is not a member as on the Cut-Off Date, should treat the Postal Ballot Notice for information purpose only.

The resolutions, if approved, shall be deemed to have been passed on the last date of evoting i.e., Friday, July 18, 2025. The results of e-voting will be announced on or before Monday, August 18, 2025 and will be displayed on the Company's website at www.krettosysconltd.com and the website of CDSL at https://www.evotingindia.com/ noticeResults.jsp. The results will simultaneously be communicated to the Stock Exchanges and will also be displayed at the registered office of the Company.

In case of any query or e-voting, members may refer to the 'Help' and 'FAQ sections/ Evoting user manual available at CDSL E-voting section.

Contact details for addressing e-voting related queries grievances, if any: Shri Rakesh Dalvi, Sr. Manager, (CDSL) Central Depository Services (India) Limited, or send an email to helpdesk.evoting@cdslindia.com or call toll free no. 1800 22 55 33.

> By the Order of Board of Directors Tushar Shah Managing Director

DIN: 01748630

Before the Central Government Registrar of Companies, Ahmedabad In the matter of sub-section (3) of Section 13 of the Limited Liability Partnership

Act, 2008 And In the matter of Rule 17 of the Limited Liability Partnership Rules, 2009 In the matter of: 5D VDC Services LLP, having its registered office at:

D/2/107, Nilam Apartments, Hirabaug, Ambawadi, Ahmedabad - 380006, Gujarat, India . Petitioner

PUBLIC NOTICE

Notice is hereby given to the general public that 5D VDC Services LLP, a imited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008, proposes to make a petition to the Registrar of Companies. Ahmedabad under Section 13(3) of the said Act read with Rule 17 of the LLP Rules, 2009, seeking approval for shifting its registered office from the State of Gujarat to the State of West Bengal.

Any person whose interest is likely to be affected by the proposed change may deliver or send their objections, if any, by registered post, along with an affidavit stating the nature of their interest and the grounds of opposition, to the Registrar of Companies, Ahmedabad, within twenty-one (21) days from the date of publication of this notice. A copy of the objection shall also be sent to the Petitioner LLP at its registered office address mentioned above. Place: Ahmedabad For and on behalf of Pranav Snehal Parikh

5D VDC Services LLP

Date: 15-07-2025

MANAPPURAM HOME FINANCE LIMITED MANAPPURAM HOME FORMERLY MANAPPURAM HOME FINANCE PVT LTD CIN: U65923KL2010PLC039179

Unit 301-315, 3rd Floor, A wing, Kanakia Wall Street, Andheri-Kurla Road, Andheri East, Mumbai - 400093 Contact No.: 022-68194000/022-66211000.

POSSESSION NOTICE (For Immovable Property) Vhereas, the undersigned being the authorised officer of Manappuram Home Finance Ltd ("MAHOFIN" nder the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest \*[Act] 2002 (54 of 2002) and in exercise of powers conferred under section 13(12) read with rule 9 of the securit nterest (Enforcement) Rules, 2002 issued a Demand Notice calling upon the borrowers and co-borrowers to repay the amount mentioned in the notice and interest thereon within 60 days from the date of receipt of the aid 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 Symbolic 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 9 of the said rules. 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 Manappuram Home Finance Ltd as ntioned below for each of the respective properties:

| Sr.<br>No. | Name of Borrower and<br>Co-borrower/Loan<br>account number/Branch                                      | Description of Secured Asset in respect<br>of which Interest has been created  | Date of Demand<br>Notice sent & Out-<br>standing Amount | Date of<br>Possession |
|------------|--|--|---|-----------------------|
| 1          | Sakariya Hakuben<br>Chhelubhai, Sakariya<br>Shellubhai<br>Karshanbhai/<br>MHL00120038769/<br>Ahmedabad | Property bearing at Grampanchayat Property No.<br>259, Plot area 227.42 Sq. Mtr. Grampanchayat<br>Property Sr. No. 259, At. Piparali Village, Within<br>Piparali Grampanchayat limit, Tal. Chotila Dist.<br>Surendranagar, Gujarat, Pin. 363520. East-Bazar.<br>West-Road, South-House of Limbabhai, North-bazar   | 16-04-2025<br>&<br>Rs. 430702/-                         | 15-07-<br>2025        |
| 2          | Karamshibhai, Meniya<br>Karamshibhai<br>Merabhai/MHL0012   | Property bearing at Grampenchayat Property No.<br>35. Plot area 397.00 Sq. Yard, At. Nana Kandhasar<br>Vilage, Within Nana Kandhasar Group Grampanchayat<br>Umit, Tal. Chotila Dist. Surendranagar, Gujarat,<br>Pin. 363520. East-Farm, West-Road, South-Open<br>Land, North-House of Aalabhai Bharavad  |   | 15-07-<br>2025        |
| 3          | Saabliya Tkhuben<br>Hemantbhai, Sabaliya<br>Harashbhai<br>Hemastbhai/<br>MHL00120041595/<br>Ahmedabad  | Property Bearing At Grampanchayat Property No.<br>12, Plot Area 68.00 Sq. Yard, At. Mota Kandhasar<br>Wilage, Within Nana Kandhasar Group Grampanchayat<br>Limit, Tal. Chotila Dist. Surendranagar, Gujarat,<br>Pin. 363520. East-House Of Sambhai Virajibhai,<br>West-House Of Kamabhai Virajibhai, South-<br>House Of Chanabhai Amrabhai, North-Road After<br>That House Of Virambhai Danabhai | 16-04-2025<br>&<br>Rs. 328625/-                         | 15-07-<br>2025        |

INTEC CAPITAL LTD. Regd. Office: 708 Manjusha 57 Nehru Place, New Delhi - 110019

REDEMPTION NOTICE Notice Under Section 13 (8) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 ("SARFAESI Act, 2002) read with Rule 9(1) of Security Interest (Enforcement) Rules, 2002 ("Rules")

M/S SELECT REALTY THROUGH ITS PROPRIETOR, MR. BHARAT BABUBHAI DESAI. (BORROWER) Registered office at/Residing at: 802, 8TH Floor, Sapath 2, opp. Rajpath Club, SG Highway, Ahmedabad, Gujarat 380015

MR. BHARAT BABUBHAI DESAI (CO-BORROWER/MORTGAGOR/PROPRIETOR) Registered office at/Residing at: 12, Dhananjay Residency, B/H Civil Sola, Ahmedabad, Gujarat 380060; ALSO AT: 802, 8TH Floor, Sapath 2, opp. Rajpath Club, SG Highway, Ahmedabad, Gujarat 380015; ALSO AT: Block No. 1051 (Old Survey No. 770/1), admeasuring 22561 sq.mtrs. Situated at Mouje Village Rethal Taluka Sanand in the district of Ahmedabad, Gujarat-381120. (Mortgaged Property), ALSO AT: Block No. 1053 (Old Survey No. 768/1). admeasuring 22663 sq. mtrs. Situated at Mouje Village Rethal Taluka Sanand in the district of Ahmedabad, Gujarat-381120 (Mortgaged Property)

MRS. USHABEN BHARAT DESAI (CO-BORROWER) Registered office at/Residing at: 12, Dhananjay Residency, b/h Civil Sola, Ahmedabad, Gujarat 380060; ALSO AT: 802, 8TH Floor, Sapath 2, opp. Rajpath Club, SG Highway, Ahmedabad, Gujarat. 380015.

KESAR MONTANA (CO-BORROWER) Through its Partner(s); Registered office at/Residing at: 802, 8TH Floor, Sapath 2, opp. Rajpath Club, SG Highway, Ahmedabad, Gujarat 380015.

Re: M/S SELECT REALTY

We, refer to various facilities, extended to and availed of by M/s Select Realty ("Borrower Guarantor"), from time to time, interalia, from Intec Capital Limited Bank/FI. The Borrower has also executed various loan and security documents in favour of Intec Capital Limited undertaking to repay the financial assistance granted to the Borrower on the terms and conditions stated therein. To secure the said facilities, the Borrower and Mortgagors mortgaged and hypothecated various securities. Despite repeated requests, the Borrower defaulted in repayment of the loan amount and notice under Section 13 (2) of the SARFAESIAct, 2002 was issued by Inter Capital Limited on 26,04,2022 and sent on

27.04.2022 calling upon the Borrower and you the Addressees to repay the outstanding dues as This is to inform you that as all the requisitions under the provisions of SARFAESI Act, 2002 and the Rules made thereunder have been complied with.

n view thereof, your attention is invited to the provisions of sub-section (8) of Section 13 of the SARFAESI Act, 2002 read with Rule 9(1) of the Rules made thereunder, in respect of time available, to redeem the mortgaged/ secured assets. Please note, Intec Capital Limited shall proceed to sell the mortgaged

issels at any time after expiry of 30 days from the date of this notice. Yours faithfully, **Authorised Officer** 

Indusind

IndusInd Bank Limited, 2nd Floor, Business Empire, 5, Jagnath Plot Corner,

Opp. R. K. C. College, Rajkot – 360 001 **APPENDIX IV-A** 

[See proviso to Rule 8(6) & 9(1)] **Publication of Notice for Sale of Immovable Property** 

Sale Notice & E-Auction for sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8(6) & 9(1) of the Security Interest (Enforcement) Rules, 2002 (SARFAESI Act).

Notice is hereby given to the public in general and in particular to the Borrower(s), Co-borrowers and Guarantor (s) that the below described immoveable properties mortgaged to the Secured Creditors, the physical possession of which has been taken on 27/08/2023 by the Authorized Officer of Indusind Bank Limited. The secured assets, will be sold as "As and where basis", "as is what is basis", "whatever there is basis", No recourse Basis" on 28/07/2025, for recovery of Rs.24,04,267/as on 22/04/2025 together with further interest cost & expenses, etc: due to the secured Creditors from following borrower, Co-borrower & Guarantor. The reserve price and earnest money to be deposited is mention below respectively.

That along with submitting the tender documentthe Bidder shall submit along with it 10% amount of reserve price. That Bank has fixed the reserve price and the Earnest Money Deposit (EMD) mentioned herein below, shall be deposited through Demand Draft only in Favour of

The successful bidder(s) shall pay and deposit 25% of the Sale Price (less 10% amount already paid along with the Bid) i.e. the purchaser needs to pay remaining 15% on sale confirmation on the date of e-Auction or not later than the end of next working day. There after the balance amount of 75% of the Sale Price is required to be deposited within 15 days from the date of Sale Confirmation Letter as contemplated under as per SARFAESIAct.

Details of Borrowers, Co- Borrower, Guarantors with Address 1)Mr.JOGIYA MAHESH LAXMANBHAI C/O LAXMANBHAI (BORROWER) NEAR BANSIDHAR

SCHOOL, DOLATPARA PART, JUNAGADH, GUJARAT.PIN CODE: -362037, MOBILE NO 9726153537.ALSO AT PLOT NO 66, PRERNADHAM SOCIETY, KHAMDHROL NEAR TO RTO OFFICE BLOCK 1 JUNAGADH, GUJARAT PIN:-362037, MOBILE NO:- 9726153537 2) Mrs. SARDHARA PRAVINBHAI P C/O POPATBHAI (CO-BORROWER) POOJA DUPLEX SOCIETY. HOME NO.4 NR GOKUL PROVISION STORE, RAJ MANDAP VARI SHERI JUNAGADH GUJARAT PIN:-360005, MOBILE NO 9925729543 **Loan Account Number** GRJ05040M

Rs. 11,70,000/- (Eleven Lakh Seventy Thousand Rupees) Reserve Price Rs. 1,17,000/- (One Lakh Seventeen thousand Rupees) **Earnest Money Deposit** 28/07/2025 - 11.00 AM to 12.00 AM Date & Time of E-auction Last date of submission of 26/07/2025 bids along with EMD Minimum bid Increment Amount Rs. 50,000/- (Rupees Fifty Thousand Only) Date & Time of Inspection of Property 22.07.2025 (12:00 PM-01:00 PM) E-auction Website Address https://www.bankeauctions.com Description of the Immovable All the piece and parcel of land and building in residential House constructed on the land of Plot No 66/Paikee Land admeasuring Property / Secured Asset 56-525 (Sub Plot No.66/1) of R.S No. 122/2/Paikee Land admeasuring Ac.3-08 Sq. Mtrs of Khamdhrol Known as "PRERANADHAM -2" located within the limits of Junagadh Municipal Corporation and bounded as: -EAST: - Road WEST: -Land of Common Plot No.2 NORTH: -Land of Plot No.66/Paikee (Sub Plot No.66/2) SOUTH: -Land of Plot No.65

Ferms and Conditions :-

party claims / rights / dues.

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1) E-auction is being held on "AS AND WHERE BASIC", "AS IS WHAT IS BASIC" "WHATEVER THERE IS BASIC" basic and will be conducted "ONLINE".

2) The auction will be conducted through Indusind Bank approved service provider M/s C 1 India Private Limited at the web portal https://www.bankeauctions.com 3) Bid Documents, Declaration, General Terms and Conditions of online auction sale are

available at secured Creditor's website i.e https://www.indusind.com or website of service provider i.e https://www.bankeauctions.com To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent

inquiries regarding the encumbrance, title of properties put on auction and claims / rights /

dues / affecting the properties, prior to submitting their bid, in this regard, the e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of Indusind Bank. The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process, etc. may contact M/s C 1 India Private Limited, Plot No.68, 3 rd floor, sector 44, Gurgaon, 122003, Haryana. Support No. 7291981124, 25, 26

& Contact Mr. Bhavin – 8866682937 Support Email ID: support@bankeauctions.com and for any property related guery may contact the Bank Officer Mr. Jignesh Kshatriya on 7043332225/Mr. Himanshu Vala on 704333227. It may please be noted that in case of any discrepancy / inconsistency between e-auctions notices published in English and in vernacular then the contents of the notice published in English shall prevail. ) The Authorised Officer / Secured Creditors shall not be responsible in any way for any third

The sale shall be subject to rules / conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

Sd/-Authorised Officer Date :19/07/2025 Place: Junagadh Indusind Bank Ltd

Bhaveshbhai Mansukhbhai

Vaghela (Borrower),

Rinkalben Bhaveshbhai

Vaghela (Co-Borrower)

Rs. Nine Lac Twenty-Six

Thousand Two Hundred

Ninety Only As On

21-Nov-23

## Asset Reconstruction Company (India) Ltd. (Arcil)

Acting in its capacity as Trustee of various Arc

Arcii office: The Ruby, 10° floor, 29, Senapati Bapat Marg, Dadar (West) Mumbai-400 028

Branch office: Unit No. 3, 3rd Floor, Vishishta Arcade, 23rd Cross, Banashankari 2nd Stage, Bangalore-560 070 | Website: https://auction.arcil.co.in; CIN-U65999MH2002PLC134884

PUBLIC NOTICE FOR SALE THROUGH ONLINE E-AUCTION IN EXERCISE OF THE POWERS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (SARFAESI ACT) READ WITH RULES 6, 8 & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002 Notice is hereby given to the public in general and to the Borrower (s) / Guarantor (s) / Mortgagor (s), in particular, that the below described immovable property/ies mortgaged/charged to the Asset Reconstruction Company (India) Limited, acting in its capacity as Trustee of various Arcil Trusts ("ARCIL") (pursuant to the assignment of financial asset wide registered Assignment Agreements), will be sold on "As is where is", "As is what s", "Whatever there is" and "Without recourse basis" by way of online e-auction, for recovery of outstanding dues of together with further interest, charges and costs etc., as detailed below in terms of the provisions of the

| Name of the Borrower /<br>Co-Borrower/s / Guarantor/s / Mortgager/s  | LAN No. &<br>Selling Bank | Trust<br>Name | Outstanding amount as<br>per SARFAESI Notice<br>dated 17/01/2020                      | Possession<br>type and date | Date of<br>Inspection          | Type of Property<br>and Area               | Earnest Money<br>Deposit (EMD)                            | Reserve<br>Price   | Date & Time<br>of E-Auction     |
|--|---------------------------|---------------|---|-----------------------------|--------------------------------|--|---|--|---------------------------------|
| Borrower: Dasharath Kababhai Nakrani<br>Co-Borrower: Bhavanaben Dashrathbhai<br>Nakarani &<br>Guarantor: Ashishbhai Himmatbhai<br>Khichadiya |                           |               | Rs. 11,53,718/-<br>as on 17-01 2020 +<br>further interest thereon<br>+ Legal Expenses | Physical on<br>07/09/2020   | Will be arranged<br>on request | Row house<br>admeasuring<br>42.38 Sq.mtrs. | Rs. 35,000/-<br>(Rupees Thirty-<br>Five Thousand<br>Only) | Rs. 3,50,000/-<br>(Rupees Three<br>Lakhs Fifty<br>Thousand Only) | On<br>21-08-2025<br>at 03:30 PM |

Description of the Secured Asset being auctioned: Property owned by DASHARATH KABABHAI NAKRANI & BHAVANABEN DASHRATHBHAI NAKARANI: VI the piece and parcel of Immovable property bearing Plot No.110 admeasuring 42.38 Sq. mtrs, along with 21.02 Sq. mts undivided share in the land of Totally 63.40 Sq. mts in "Divine Residency-2", situated at Revenue Survey No.733, Block No.753, of Moje village Hathuran, Taluk: Mangrol, District: Surat, Gujarat, Pin code: 394120.

Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") read with Rules 6, 8 and 9 of the Security Interest (Enforcement) Rules, 2002 ("Rules")

Boundaries; EAST: Plot No. 109 WEST: Plot No. 111 NORTH: Society Internal Road & Plot No. 97 SOUTH: Other plot Pending Litigations known to ARCIL Encumbrances/Dues known to ARCIL

Last Date for submission of Bid Same day 2 hours before Auction Bid Increment amount: As mentioned in the BID document Demand Draft to be made in name of: ARCIL-Retail Loan Portfolio-087-A-TRUST Payable at Par RTGS details ARCIL-Retail Loan Portfolio-087-A-TRUST, Trust Account No: 57500001224262, HDFC Bank Limited, Branch: Kamla Mill, Mumbai, IFSC Code: HDFC0000542 Name of Contact person & number Sagar Prakash Pawar Chauhan: 8780843491 (rosurat@manappuramhometin.com)

Ferms and Conditions: The Auction Sale is being conducted through e-auction through the website https://auction.arcil.co.in and as per the Terms and Conditions of the Bid Document, and as per the procedure set out therein. The Authorised Officer ("AO")/ ARCIL shall not be held responsible for internet connectivity, network problems, system crash down, power failure etc.

At any stage of the auction, the AO may accept/reject/modify/cancel the bid/offer or post-pone the Auction without assigning any reason thereof and without any prior notice. The successful purchase; bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. that is required to be paid in order to get the secured

asset conveyed/delivered in his/her/its favour as per the applicable law. The intending bidders should make their own independent enquiries, due diligence regarding encumbrances, title of secured asset and claims/rights/dues affecting the secured assets, including statutory dues, etc., prior to submitting the bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of ARCIL. The Authorized Officer of ARCIL shall not be responsible in any way for any third-party claims/rights/dues.

The particulars specified in the auction notice published in the newspaper have been stated to the best of the information of the undersigned; however undersigned shall not be responsible. Highly for any error, misstatement or omission The Borrower/ Guarantors/ Mortgagors, who are itable for the said outstanding dues, shall treat this Sale Notice as a notice under Pules 8 and 9 of the Security Interest (Enforcement) Rules, about the holding of the above mentioned auction sale.

In the event, the auction scheduled hereinabove fails for any reason whatsoever. APCII. has the right to self the secured asset by any other methods under the provisions of Rule 8(5) of the Rules and the Act. Place : Gujarat **Authorized Officer** Asset Reconstruction Company (India) Ltd. Date: 19.07.2025

AU SMALL FINANCE BANK LIMITED (A SCHEDULED COMMERCIAL BANK) Regd. Office: 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001, Rajasthan, (India). (CIN:L36911RJ1996PLC011381)

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 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)/ Co-Borrower (s)/Mortgagor (s) and Guarantor (s) (Who has availed the credit facility from Fincare Small Finance Bank Ltd which has now amalgamated with and into AU Small Finance Bank Ltd, w.e.f. 01st April 2024) that the below described immovable properties mortgaged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorised Officer of AU Small Finance Bank Limited (A Scheduled Commercial Bank), the same shall be referred herein after as AUSFB. 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 AUSFB viz. Secured Creditor. It is hereby informed you that we are going to conduct public E-Auction through website https://sarfaesi.auctiontiger.net

| Loan A/c No./ Name of<br>Borrowers/Co Borrowers/<br>Mortgagors/Guarantor  | Date & Amount<br>of 13(2)<br>Demand Notice   | Date Of<br>Possession | Reserve<br>Price For<br>Property                            | Earnest<br>Money For<br>Property                      | Date &<br>Time Of<br>E-Auction   | Date of Bid<br>Submission    | E-Auction<br>Place of Tender<br>Submission  | Contact Person<br>and Property<br>Visit Date  |
|---|--|-----------------------|---|---|--|------------------------------|---|---|
| (Loan A/C No.)<br>18660000002169, Jigar<br>Dasrathbhai Nayi<br>(Borrower), Dashrathbhai<br>Ashabhai Nayee (Co-<br>Borrower), Kanchanben<br>Dasrathbhai Nayi | 26-Feb-24 Rs. 2,08,161/- Rs. Two Lac Eight Thousand One Hundred Sixty-One Only As On 21-Feb-24 | 19-Jan-25             | Rs.<br>7,10,000/-<br>Rs. Seven Lac<br>Ten Thousand<br>Only. | Rs: 71,000/-<br>Rs: Seventy-<br>One Thousand<br>Only. | 10-Sep-25<br>2.00 PM to 4.00<br>PM with unlimited<br>extension of 5<br>minutes | On or<br>Before<br>08-Sep-25 | AU Small Finance<br>Bank Ltd., Branch<br>Address: -<br>304 – 307, 3rd Floor,<br>Sarthik – II, Opp.<br>Rajpath Club, SG<br>Highway,<br>Ahmedabad –<br>380054 | Kalpesh<br>Gadhvi ,<br>9099626369 /<br>9773358234,<br>auctions@<br>aubank.in<br>06-Sep-25 |
| Description of Property Hous  | se No. 1/172/2, Nayee vas, Ply   | vas, Tehsik-Ka        | alol, Ganghinagar   | . Gujrat  |  |                              |   |   |
| (Loan A/C No.)<br>18660000088906, Parmar<br>Prabhatbhai (Borrower),<br>Pramar Revaben   | 28-Nov-23<br>Rs. 1,56,065/-<br>Rs. One Lac Fifty-Six<br>Thousand Sixty-Five Only               | 23-Feb-25             | Rs.<br>5,70,000/-<br>Rs. Five Lac<br>Seventy                | Rs. 57,000/-<br>Rs. Fifty-<br>Seven<br>Thousand       | 10-Sep-25<br>2.00 PM to 4.00<br>PM with unlimited                              | On or<br>Before<br>08-Sep-25 | AU Small Finance<br>Bank Ltd., Branch<br>Address : -<br>Shop No 1/5, Gr   | Jaydatsinh<br>Chhasatiya,<br>9925173766 /<br>9773358234,                                  |

Prabhatbhai (Co-Borrower) Thousand auctions@ As On 21-Nov-23 Floor, Shree Ram minutes Only. aubank.in Arcade Station Road 06-Sep-25 Anand - 388001 Description of Property All that piece and parcel of immovable Property Bearing no All that piece and parcel of Site Residential Property bearing Gram panchayat Property No. 2375, Situated at Village (Navrangpura) Sureli Ta, Umreth, Dist-Anand, Measuring East to West: 42 and North to South: 15 Total Admeasuring Area: 630 Sq. Feet 08-Mar-25 Rs. 52.500/-AU Small Finance (Loan A/C No.) 28-Nov-23 Rs. 03-Sep-25 On or Deep Patel 22630000035785, 5,25,000/-Rs. Fifty-Two Bank Ltd., Branch 8980052485 2.00 PM to 4.00 Rs. 9,26,290/-Before

Thousand Five

Hundred Only.

PM with unlimited 01-Sep-25

extension of 5

minutes

Address: -

11/12, 2nd Floor, J9

Centre, Opp New

Income Tax Office

Nr. Star Bazar

9773358234

auctions@

aubank.in

30-Aug-25

Adajan, Dist Surat 395009 Gujarat Description of Property All that piece and parcel of the Immovable Property Bearing Building, Flat No-504, on the 5th Floor, Admeasuring Super Built Up Area 680.00 Sq. Feet. i.e. 63.20 Sq.mts. Or 372.00 Sq.Feet i.e. 34.57 Sq.Mts. Built Up Area, along With in the land of "SALASAR HOMS", "RUDRAKSH PALACE", Situate At-Revenue Survey No. 388, 389 Old

Rs. Five Lac

Twenty-Five

Thousand

Only.

| Block No-:400 and New Block  | No. 444, Admeasuring Plot No   | -68 to 75 of N | loje/Village: HALI  | DHARU, Taluka: K                                      | amrej District-Surat   | Bounded on:                  | 715  |
|--|--|----------------|---|---|--|------------------------------|--|
| (Loan A/C No.)<br>21630000022011, Bhalani<br>Alkeshbhai Vallabhbhai<br>(Borrower), Bhalani<br>Dimpalben Alkeshbhai (Co-<br>Borrower) | 28-Nov-23<br>Rs. 10,29,716/-<br>Rs. Ten Lac Twenty-Nine<br>Thousand Seven Hundred<br>Sixteen Only As On<br>21-Nov-23 | 08-Mar-25      | Rs.<br>7,20,000/-<br>Rs. Seven Lac<br>Twenty<br>Thousand<br>Only. | Rs. 72,000/-<br>Rs. Seventy-<br>Two Thousand<br>Only. | 03-Sep-25<br>2.00 PM to 4.00<br>PM with unlimited<br>extension of 5<br>minutes | On or<br>Before<br>01-Sep-25 | Deep Patel,<br>8980052485<br>9773358234<br>auctions@<br>aubank.in<br>30-Aug-25 |

Description of Property All that piece and parcel of the immovable Property Bearing Flat No-205 on the 2nd Floor, Admeasuring 712 Sq. Feet Super Built Up Area, & 427 Sq. feet i.e. 39.68 Sq. Mts. Built Up Area, along with undivided share in the land of Road & Cop in "Samarpan Township, Building No.B", Situated at Revenue Survey No-140 Block No-139 Paiki Plot

| (Loan A/C No.)<br>19660000078143, Devashi<br>Shiv Prkash Harjiram S/O<br>Devashi Harjiram (Borrower),<br>Pavani Shivprakash Devasi | 09-Mar-20<br>Rs. 5,16,283/-<br>Rs. Five Lac Sixteen<br>Thousand Two Hundred<br>Eighty-Three Only As On | 11-Jan-23 | Rs.<br>3,25,000/-<br>Rs. Three Lac<br>Twenty-Five<br>Thousand | Rs. 32,500/-<br>Rs. Thirty-Two<br>Thousand Five<br>Hundred Only. | PM with unlimited extension of 5 | On or<br>Before<br>18-Aug-25 | AU Small Finance<br>Bank Ltd., Branch<br>Address: - 11/12,<br>2nd Floor, J9 Centre,<br>Opp New Income Tax | Deep Patel,<br>8980052485<br>9773358234<br>auctions@<br>aubank.in |
|--|--|-----------|---|--|----------------------------------|------------------------------|---|---|
| (Co-Borrower)  | 24-Feb-20  |           | Only.   |  | minutes                          |                              | Office Nr. Star Bazar<br>Adajan, Dist Surat<br>395009 Gujarat   | 14-Aug-25   |

Description of Property All that piece and parcel of the immovable Property bearing Flat no. B-114 on the 1st Floor of the Building known as Kartik Nagar Shopping, Situated at Chhaprabhatha bearing Revenue Survey No. 101/2, Block No. 5, T.P. Scheme No. 70 (Chhaprabhatha), Final Plot No. 6 of Village: Chhaprabhatha, Taluka: Adajan (Surat City), District: Surat, Admieasuring about 350,00 Sq. Fts. (Super Built Up area) and 32,55 Sq. Mtrs. (Built up are) along with undivided propertionate share in the land.

| (Loan A/C No.)<br>18660000032982, Khichi<br>Shankarbhai Babubhai S/O<br>Khichi Babubhai (Borrower),<br>Tejalben Shankarbhai Khichi<br>(Co-Borrower), Babubhai<br>Harjibhai Khichi (Co-<br>Borrower) | 28-Feb-20<br>Rs. 5,95,322/-<br>Rs. Five Lac Ninety-Five<br>Thousand Three Hundred<br>Twenty-Two Only As On<br>24-Feb-20 | 05-Mar-23 | Rs,<br>7,00,000/-<br>Rs. Seven Lac.<br>Only. | Rs. 70,000/-<br>Rs. Seventy<br>Thousand<br>Only. | 28-Aug-25<br>2.00 PM to 4.00<br>PM with unlimited<br>extension of 5<br>minutes | On or<br>Before<br>26-Aug-25 | AU Small Finance<br>Bank Ltd., Branch<br>Address: -<br>404-06, Golden Icon<br>Building, Opp Bsnl<br>Office, Chakli Circle,<br>Alkapuri, Vadodara,<br>Guiarat-390017 | Jaydatsinh<br>Chhasatiya<br>9925173766<br>977335823<br>auctions@<br>aubank.in<br>22-Aug-25 |
|---|---|-----------|--|--|--|------------------------------|---|--|
|---|---|-----------|--|--|--|------------------------------|---|--|

Description of Property All that piece and parcel of the immovable Property bearing Gram Panchayat House No. 4260, Unders, Vadodara, which is constructed upon and which is

| (Loan A/C No.)  18660000158225, Ketan Champakbhai Rathod S/O Champakbhai Rathod (Borrower), Amruta Ketan Rathod (Co-Borrower), Note: Sa Filed in Drt Sa/343/2022 Drt Court No/ 2, Po- Ahmedabad Drt Sa Ketan Champakbhai Rathod Vs Fincare Small Finance Bank | 28-Feb-20<br>Rs. 18,55,025/-<br>Rs. Eighteen Lac Fifty-<br>Five Thousand Twenty-<br>Five Only As On<br>24-Feb-20 | 15-Feb-23 | Rs.<br>13,80,000/-<br>Rs. Thirteen<br>Lac Eighty<br>Thousand<br>Only. | Rs. 1,38,000/-<br>Rs. One Lac<br>Thirty-Eight<br>Thousand<br>Only. | 20-Aug-25 2.00 PM to 4.00 PM with unlimited extension of 5 minutes | On or<br>Before<br>18-Aug-25 | AU Small Finance<br>Bank Ltd., Branch<br>Address: -<br>11/12, 2nd Floor, J9<br>Centre, Opp New<br>Income Tax Office<br>Nr. Star Bazar<br>Adajan, Dist Surat<br>395009 Gujarat | Deep Patel , 8980052485 , 9773358234 , auctions@ aubank.in 14-Aug-25 |
|---|--|-----------|---|--|--|------------------------------|---|--|
|---|--|-----------|---|--|--|------------------------------|---|--|

Description of Property All that piece and parcel of the immovable Property bearing Ground Floor Flat no. G/3, at "Dhanpalace Apartment" on that apartment construction at Dhanpalace Co-op. Housing Society Ltd allotted Share No. 0012 of Five Share Price 50/-, F.P. no. 107 paiki Sub Plot NO. 8 of Plot NO. 8, it's plot admeasuring about 450.06 Sg. Mtrs R. S. No. 208 paiki, T.P. Scheme no. 12, Mouje Village: Adajan, Sub-Dist: Adajan, Dist: Surat and Flat admeasuring about 530 Sq. Fts. i. e. 49.25 With undivided share land. AU Small Finance Hiren Dodiya (Loan A/C No.) 28-Feb-20 11-Jun-23 Rs. 35,000/-03-Sep-25

| 1966000055777, Vagadiya<br>Chandubhai Vasharambhai<br>S/O Vagadiya Vasharambhai<br>(Borrower), Vadadiya Shanta<br>Vasharambhai (Co-<br>Borrower), Vagadiya<br>Bharatkumar Vashrambhai<br>(Co-Borrower) | Trougalia rend transarou  | 3,50,000/-<br>Rs, Three Lac<br>Fifty Thousand<br>Only. | Rs. Thirty-Five<br>Thousand<br>Only. | 2.00 PM to 4.00<br>PM with unlimited<br>extension of 5<br>minutes | Before<br>01-Sep-25 | 25 C 24 C 25 C 25 C 25 C 25 C 25 C 25 C | 8980015215 /<br>9773358234,<br>auctions@<br>aubank.in<br>30-Aug-25 |
|--|---|--|--------------------------------------|---|---------------------|---|--|
| 그러면 이번 얼마를 잃었다는 그 그리는 살을 때 전에 살아내려면 있었다. 점점  | at piece and parcel of shop No. 4, land<br>ki of Village Joshipura of Junagadh, 1 |  |                                      |   |                     |   | North and Colonia and the second of                                |

27-Jul-23 Rs. 6,55,345/- 05-Oct-24 Rs. 47,500/-(Loan A/C No.) Rs 20-Aug-25 On or AU Small Finance | Deep Patel 22630000035755, Babita 4.75,000/-Rs. Six Lac Fifty-Five 8980052485 Rs. Forty-2.00 PM to 4.00 Bank Ltd., Branch Gamha Sahni W/O Gamha Thousand Three Hundred Rs. Four Lac 9773358234 Seven Address: -PM with unlimited 18-Aug-25 Sahni (Borrower), Gamha Seventy-Five Forty-Five Only As On Thousand Five auctions@ 1/12, 2nd Floor, J9 extension of 5 Sahni (Co-Borrower) 21-Jul-23 Thousand Hundred Only aubank.in Centre, Opp New minutes Income Tax Office 14-Aug-25 Nr. Star Bazar Adajan, Dist Surat 395009 Gujarat

Description of Property All that piece and parcel of property bearing Flat No.501 Admesuring 560 Sq Feet Super Built Up Area & 308.81 Sq Feet. i.e. 28.70 Sq.Mts. Built Up Area on the 5th Floor of Land of Road "Dharmanandan Residency of Yogidarshan Residency Society" Situated at Revenue Survey No-525, Block No. 526 Paiki 1 Constructed and situated on the plot nos: 35 to 38 to admeasuring 238.86 Sq of Village Palsana; Ta.Palsana Dist:Surat. Bounded on:

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 MSME AUCTION POOL ACCOUNT OF AU Small Finance Bank Limited, Current account No. 1921201121711599 AU SMALL FINANCE BANK LIMITED Fifth and Sixth Floor Sunny Big Junction STC Khasra No. 64 to 67, Gram Sukhaipura New Atish Market Jaipur 302020, IFSC Code: AUBL,0002011, 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 IDs i.e. auctions@aubank.in

(3). All Interested participants / bidders are requested to visit the website https://sarfaesi.auctiontiger.net & https://www.aubank.in/bank-auction for further details including Terms & Conditions, to take part in e-auction sale proceeding and are also advised to contact e-mail of auctions@aubank.in

Please Note: This is also a 15 days & 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 hrough 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.

Date : 19/07/2025 Authorised Officer AU Small Finance Bank Limited Place: Ahmedabad

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Ahmedabad