NIDO HOME FINANCE LIMITED

(formerly known as Edelweiss Housing Finance Limited) Regd Office: 5th Floor, Tower 3, Wing B, Kohinoor City Mall, Kohinoor City, Kirol Road, Kurla (W), Mumbai – 400070. Branch Office Address: - Office 301,302,303,304 , 3rd Floor 3rd Eye Vision Opposite shivalik Plaza, Near IIM, Panjara Pol Ahmedabad, 380009

E-AUCTION – STATUTORY 30 DAYS SALE NOTICE

Sale by E-Auction under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and The Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to public in general and in particular to borrower and guarantor that below mentioned property will be sold on **"AS IS WHERE IS , "AS IS WHAT IS" AND "WHATEVER THERE IS"** for the recovery of amount as mentioned in appended table till the recovery of loan dues. The said property is mortgaged to **M/s Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited)** for the loan availed by Borrower(s), Co borrower(s) and Guarantor(s). The secured creditor is having physical possession of the below mentioned Secured Asset.

Sl. No.	Name of Borrower(s)/Co Borrower(s)/ Guarantor(s)	Amount of Recovery	Reserve Price and EMD	Date & Time of the Auction
1.	DESHBANDHU NARAYAN SINGH NAGAR (BORROWER) & JYOTI DEVI (CO-BORROWER)	**Rs, 10,60,100.96/-** (Rupees Ten Lakhs Sixty Thousand One Hundred and Ninety Six Paisa Only) for Lan no. **L0300MTHL000005334895 as on 27-02-2026** + Further Interest thereon+ Legal Expenses	**Rs.10,08,150/-** (Rupees Ten Lakhs Eight Thousand One Hundred Fifty Only). **Earnest Money Deposit Rs.1,00,815/-** (Rupees One Lakh Eight Hundred Fifteen Only)	07-04-2026 Between 11.am to 12 Noon (With 5 Minutes Unlimited Auto Extensions)

Date & Time of the Inspection: 12-03-2026 between 11.00 am to 3.00 pm | **Physical Possession Date: 18-01-2026**

Description of the secured Asset: All The Piece And Parcel Of The Immovable Property Bearing Flat No. 308 On The 3rd Floor. Admeasuring 780 Sq. Feet Super Built Up Area, & 36.23 Sq. Mts. Built Up Area, Along With 6.55 Sq. Mts. Undivided Share In The Land Of "Balaji Residency, Building No. A Of Shivam Residency", Situated At Revenue Survey No. 102/1, 102/2, Block No. 104, 105 Paiki Plot No. 98 To 100, Of Moje Village Kadodara, Ta: Palsana, Dist: Surat. **Boundaries East:** Plot No. 131, 130, 129 **West:** Road **North:** Plot No. 97 **South:** Road

Note:- 1) The auction sale will be conducted online through the website **https://sarfaesi.auctiontiger.net** and Only those bidders holding valid Email, ID PROOF & PHOTO PROOF, PAN CARD and have duly remitted payment of EMD through DEMAND DRAFT/ NEFT/RTGS shall be eligible to participate in this **"online e-Auction".**

2) The intending bidders have to submit their EMD by way of remittance by DEMAND DRAFT / RTGS/NEFT to: **Beneficiary Name: NIDO HOME FINANCE LIMITED, Bank: STATE BANK OF INDIA Account No. 65226845199 -, SARFAESI- Auction, NIDO HOME FINANCE LIMITED, IFSC code: SBIN0001593.**

3) Last date for submission of online application BID form along with EMD is 06-04-2026

4) For detailed terms and condition of the sale, please visit the website **https://sarfaesi.auctiontiger.net or Please contact Mr. Maulik Shrimali Ph. +91- 6351896643/9173528727, Help Line e-mail ID: Support@auctiontiger.net.**

Mobile No. 9558536976/9898925041
Date: 28.02.2026

Sd/- Authorized Officer
Nido Home Finance Limited
(formerly known as Edelweiss Housing Finance Limited)

बैंक ऑफ़ बड़ौदा Bank of Baroda

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

APPENDIX IV [rule-8(1)] Possession Notice (for Immovable property)

Whereas The undersigned being the authorized officer of the **Bank of Baroda** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (Second) [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 **19.06.2025** calling upon the borrower **Mr. Sahil Sanjaykumar Barot (Borrower) and Mrs. Parulben Sanjaykumar Barot for themselves and also being legal heirs of Late Mr. Sanjaykumar Balvantray Barot (Co-Borrower)** to repay the amount mentioned in the notice being **Rs.70,51,192.71 (Rupees Seventy Lakhs Fifty One Thousand One Hundred Ninety Two and Seventy One Paise)** with in 60 days from-the date of receipt of the said notice dated **19.06.2025** with further interest, cost & charges thereon if payment is not made within said period of 60 days.

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 **Symbolic Possession** of the property described herein below in exercise of powers conferred on me under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest Enforcement) Rules, 2002 on this the **25th day of February of the year 2026.**

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 **Bank of Baroda** for an amount **Rs.70,51,192.71 (Rupees Seventy Lakhs Fifty One Thousand One Hundred Ninety Two and Seventy One Paise)** and further interest, cost & charges 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 PROPERTY/ IES

All that piece and parcel of Immovable property Gram Panchayat Milkat No:920,924 & 925 Property Sr.No:1396,1102 & 1103 in the Gamtal of village Veda, Ta Mansa, Dist Gandhinagar ,GUJARAT : **East :** Road of Street **West:** Road of Village **North:** House of Vijaybhai D Barot **South :** Road of Street

Date : 25/02/2026 — Authorized Officer
Place: Ahmedabad — Bank of Baroda.

सेन्ट्रल बैंक ऑफ़ इंडिया Central Bank of India
1911 से आपके लिए "केंद्रित" "CENTRAL" TO YOU SINCE 1911

Expression of Interest (EOI) for selection of contractor for proposed Interior Furnishing at IBU, IFSCA HQ Building, Unit No 4N, 4th Floor, North Side Zone-1, Road – 1A, GIFT SEZ, Gift City, Gandhinagar, Gujrat. For detailed information of EOI documents please visit Bank's website - https://www.centralbank.bank.in under live tenders section.

Last date and time for document submission is **18/03/2026** upto 15.00 hrs.

Date: 27/02/2026 — DGM
Place: Mumbai — Business Support Deptt

PUBLIC NOTICE

That **Snehalata Ramakant Dutta** is the owner of property bearing **2nd Floor** admeasuring 561.00 sq.fts. i.e. 52.12 sq.mts. Carpet area, along with undivided share in the land of Road & COP in **Shreeji Nivas Apartment** Situated at City Survey Nondh No. 3270 admeasuring 60.2013 sq.mts. Of **Ward No. 7,** Dhobi Sheri Saiyedpura, Sub-Dist. Surat City, Dist. Surat.

That the present owner has informed us that following documents as described in schedule have been lost by her and that never ever it were use as security for obtaining any financial assistant by her or anyone else.

Any person or persons, society, institution, Group, Trust, Bank etc. owning any right of ownership of possession of line of claim of whatsoever nature in respect thereof are hereby informed to raise any such rights or claims, all within a period of **7 days** from the date of publication of this notice personally before the undersigning along with all documentary proof in original, upon expiry of which, no rights of claims of whatsoever nature shall be entertained.

Schedule of lost Documents

[1] Original Sale Deed Registration No.7088 on 30/03/2008 along with its Original Registration Receipt.

Surat. Date : 27-02-2026

Office : 301, Karmeshwar Building, Kakaji Street, Nr. Dharmendra Footwear, Nanpura, Surat. Mob. : 98247 66477.

RAKESH P. CHAUHAN (ADVOCATE)

E-AUCTION SALE NOTICE

EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED
CIN: U67100MH2007PLC174759
Retail Central & Regd. Office: Edelweiss House, Off CST Road, Kalina, Mumbai 400098

E-Auction Sale Notice For Sale Of Immovable Secured 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 ("Rules")

The financial facilities of Assignor mentioned herein (hereinafter referred to as ("Assignor/Original Lender") have been assigned to **Edelweiss Asset Reconstruction Company Limited** acting in its capacity as trustee of various trusts mentioned clearly in column provided. Pursuant to the said assignment, EARC stepped into the shoes of the Assignor and exercises its rights as the secured creditor. That **EARC**, in its capacity as secured creditor, had taken possession of the below mentioned immovable secured assets under 13(4) of SARFAESI Act and Rules there under.

Notice of **30 days** is hereby given to the public in general and in particular to the Borrower and Guarantor (s) that the below described immovable secured assets mortgaged in favor of the Secured Creditor, the physical possession of which has been taken by the Authorised Officer (AO) of Secured Creditor, will be sold on **"As is where is", "As is what is", and "Whatever there is"** basis, for recovery of the amounts mentioned herein below due to EARC together with further interest and other expenses/costs thereon deducted for any money received by EARC from Borrower and Guarantor. The Reserve Price and the Earnest Money Deposit are mentioned below for each property.

DETAILS OF SECURED ASSET PUT FOR AUCTION:

S. No.	Loan Account No/ Name of the Selling Institution	Name of Borrower/ Co-Borrower/Guarantor	Trust name	Total Outstanding Dues in INR as on 25-02-2026	Reserve Price INR	Earnest Money Deposit (EMD) in INR	Date and Time of Auction	Type of Possession
1	GJN00064N/ Indusind Bank Limited	Om Jyoti Automobile (Borrower) Mr Bhawanisingh Ramkuwarsingh Tanwar (Co-Borrower/Mortgagor) Mrs Rajeshwari Bhavansing Tomar alias Mrs Rajeshwari Bhawanisingh Tanwar (Co-Borrower)	EARC TRUST SC - 414	Rs. 19,33,301.02/-	Rs. 11.00 Lakhs	Rs. 1.10 lakhs	18-03-2026 at 11:30AM	Physical

PROPERTY DESCRIPTION: Plot No 110/A Mayurnagar Digjam B/H Woolen Mill Jamnagar - 361001 Rajkot.

IMPORTANT INFORMATION REGARDING AUCTION PROCESS:

1.	EMD Demand Drafts (DD) shall be drawn in favor of "EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED - EMD ACCOUNT" payable at Mumbai	
2.	EMD Payments made through RTGS shall be to : **Name of the Account No.** EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED - EMD ACCOUNT" **Account No :** 000405158602 ; **Name of the Bank -** ICICI BANK; **IFSC Code :** IFSC ICIC0000004	
3.	**Last Date of Submission of EMD**	Received 1 day prior to the date of auction
4.	**Place for Submission of Bids**	1st Floor, Edelweiss House, off CST Road, Kalina, Mumbai-400098
5.	**Place of Auction (Web Site for Auction)**	E-Auction
6.	**Contact details**	Toll free Number: 1800 266 6540
7.	**Date & Time of Inspection of the Property**	As per prior appointment

For detailed terms and conditions of the sale, please refer to the link provided in EARC's website i.e. **https://auction.edelweissarc.in**

Date: 28.02.2026 — Sd/- Authorized Officer
Place: RAJKOT — For Edelweiss Asset Reconstruction Company Limited

Edelweiss Asset Reconstruction

CORRIGENDUM NOTICE

EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED
Regd. Office : Edelweiss House, 1st Floor Off CST Road, Kalina, Mumbai 400098. CIN: U67100MH2007PLC174759

With reference to advertisement Published in this Newspaper on dated **12.02.2026** Regarding **"E-AUCTION SALE NOTICE". Please read Auction date as 05.03.2026** instead of 03.03.2026. All other details shall remain the same.

Loan Account No/Selling Institution	Name of Borrower/ Co Borrower	Trust Name	Total Outstanding Dues INR as on 10-02-2026	Reserve Price (INR)	Earnest Money Deposit (EMD) in INR	Date & Time of Auction	Type of Possession
645635738, 646688187/ HDFC Bank Ltd	1.Fichadiya Rajeshbhai Kantilalbhai (Borrower) 2. Fichadiya Dhaval (Co-borrower)	EARC-TRUST SC 469	Rs. 41,92,409.28 & Rs. 2,58,655.07	Rs. 15,50,000/-	Rs. 1,55,000/-	05-03-2026 at. 12:00 PM	Physical

Property Description: An Apartment Named "shivaranjani Sankul" Is Built On The Land Of Plot No. 57, 58 And 59 Of Revenue Survey No. 287/2 Of Rajkot City Of Registration District Rajkot, Sub-district Rajkot Of Gujarat State. In Which "shivaranjani Sankul" Building, Parking And Shops Are Located On The Ground Floor And Flats Are Located On The First, Second, Third And Fourth Floors. The Said Building Is Named "shivaranjani Sankul". The Boundary Of This Entire Building Is As Follows.north:- Road Is Located. South:- Property Of Another Owner Is Located. East:- Kevadawadi Main Road Is Located.west:- Property Of Another Owner Is Located. This Is A Flat No. 206 On The Second Floor Of The Apartment Named "shivaranjani Sankul" With A Carpet Area Of 722-87 Sq. Ft., 67-16.1 Sq. Ft., And A Built-up Area Of 80-59 Sq. Ft., Which Has Facilities Including Two Bedrooms, Dining Room, Kitchen, Two Latrines, Two Baths, Two Balconies And Electric Connections. **The Boundaries Of The Flat Are As Follows.** North: Palang Chowk Road Is Located. South: Flat No. 205 Is Located, The Door Of The Flat Is Towards That Side. East: Kevadawadi Main Road Is Located. West: There Is Another Property After The Open To Sky Space Of The Margin.

Loan Account No/Selling Institution	Name of Borrower/ Co Borrower	Trust Name	Total Outstanding Dues	Reserve Price (INR)	EMD in INR	Date & Time of Auction	Type of Possession
HM/0190/H/16/100035 / Poonawalla Housing Finance limited	1. Mr. Hiralal Bodhairam Maurya (Borrower)` 2. Mrs. Savita Hiralal Maurya (Co-Borrower")	EARC-TRUST-SC-484	Rs. 33,78,764.45	Rs. 7,00,000/-	Rs. 70,000/-	05-03-2026 & 12:30 PM	Physical

Property Description: All That Part And Parcel Of Immovable Property Being Shop No. 1, Sai Resdiency Building A, Plot No-166, Dindoli, Surat: 394210 And Said Property Situated At Shop No. 1 On The Ground Floor Admeasuring 10 X 22.5 Sq. Feet, & 20.90 Sq. Mts. Carpet Area, Along With Undivided Share In The Land Of "sai Residency Building No. A", Situate At Revenue Survey No. 125/1, Block No. 197 As Per 7/12 Admeasuring 3541 Sq. Mts., T. P. Scheme No. 69 (godadara-dindoli), Final Plot No. 166 Admeasuring 2479 Sq. Mts. Of Moje Village Dindoli, City Of Surat And **Bounded As Under:** East: B Type Building West: Common Plot North: Road South: Lagu Block No. 196

Date : 27.02.2026 — Authorised Officer
Place : Mumbai — For Edelweiss Asset Reconstruction Company Limited

Edelweiss Asset Reconstruction

इंडियन बैंक Indian Bank — इलाहाबाद ALLAHABAD

Indian Bank - Sayajigunj Branch
Packhill Business Hub, Near Dairy Den Circle, Vadodara-390005.

APPENDIX-IV [Rule-8(1)] POSSESSION NOTICE (For immovable property)

Whereas, The undersigned being the authorized officer of the **Sayajiganj Branch** 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 calling upon the borrower **Mr. Mahesh Barodiya (Borrower) and Mrs Barodiya Bhavika Maheshbhai (Borrower)** to repay the amount mentioned in the notice being **Rs. 10,76,504/- (Rupees Ten Lakhs Seventy Six Thousand Five Hundred and Four only)** with interest as mentioned in notice, within 60 days from the date of receipt of the said Notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of Section 13 of Act read with rule 8 of the security interest Enforcement Rules 2002 on this **24th February of the year 2026.**

The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the **Indian Bank** for an amount **Rs. 10,76,504/- (Rupees Ten Lakhs Seventy Six Thousand Five Hundred and Four only)** and interest thereon.

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

DESCRIPTION OF IMMOVABLE PROPERTY

All that piece and parcel residential house Flat 203, Shree Siddheshwar Hills, Tower K, Second Floor, Behind Mangla Greens, Near Tarsali Flyover, Vadodara 390009. Boundaries as: East: Flat No L 202, West: Common staircase, passage and lift, North: Residential Tower parking on ground floor, South: Flat K 204.

Date: 24.02.2026 — Authorised Officer
Place: Vadodara — Indian Bank

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

APPENDIX - IV-A [See proviso to Rule 6 (2) & 8 (6)]

Branch: Gandhi Chowk Tal Godhra, Dist.Panchmahals

बैंक ऑफ़ बड़ौदा Bank of Baroda

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISO TO RULE 6(2) & 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) Mortgagor(s) and Guarantor (s) that the below described immovable property mortgaged / charged to the Secured Creditor, possession of which has been taken by the Authorized Officer of Bank of Baroda, Secured Creditor, will be sold on **"As is where is", "As is what is", "Whatever there is"** basis for recovery of dues in below mentioned account/s. The details of Borrower/s / Mortgagor / Guarantor/s / Secured Asset/s / Dues / Reserve Price / e-Auction Date & Time, EMD and Bid Increase Amount are mentioned below :-

Sr. / Lot No.	Name & Address of Borrower/s / Guarantor/s / Mortgagor/s	Total Amount Dues	Date & Time of E-Auction	Reserve Price EMD and Bid Increase Amt.	EMD Start Date and Time	Status of Possession (Symbolic / Physical)	Property Inspection Date & Time
1.	**M/s.Rajai Motors.** **Kishorekumar Thakordas Rajai** (Partner & Guarantor & Mortgagor) **Mr.Nikhil Kishorekumar Rajai** (Partner and Guarantor) **Mrs. Romaben Kishorekumar Rajai** (Partner and Guarantor and Mortgagor)	Rs. 10,56,45,631.24+ unapplied interest +other charges less recovery if any	16.03.2026 From 2 PM To 6 PM	1) Rs.12,20,11,650/- 2) Rs.1,22,01,165/- 3) Rs.10,000/-	26.02.2026 to 16.03.2026 From 10.00 AM - 6.00 PM	Physical	On 26.02.2026 to 16.03.2026 From 10.00 AM to 1.00 PM.

Give short description of the immovable property with known encumbrances (Mortgaged by: Kishorekumar Thakordas Rajai and Romaben Kishorekumar Rajai) : Immovable commercial property situated at plot no.1 to 11 total admeasuring 1705.60 sqmtrs and plot no.12,13/P Northern part, 14,15,16,24,33,34,35,38,39 total admeasuring land 1516.67 sqmtrs of R.S. No. 233+234 paiki along with showroom (GPH no.974) which is situated at village- Vavdi Bujarg,Tal:Godhra,Panchmahal,Gujarat-389001 belonging to Mr.KishoreThakordas Rajai and Romaben Kishorekumar Rajai***

Described as under: Part A: All that part and parcel of the property consisting Immovable Property situated at plot no.1 to 11 total admeasuring 1705.60 sqmtrs which is situated at village- Vavdi Bujarg,Tal: Godhra, Panchmahal, Gujarat - 389001 belonging to Mr. Kishore Thakordas Rajai and Romaben Kishorekumar Rajai. **Bounded as under:**

Plot No.	East	West	North	South
1	6 Mtrs. Road	Land of Revenure Survey No. 235 Paiki	Open Land	Land of plot No. 2
2	6 Mtrs. Road	Land of Revenure Survey No. 235 Paiki	Land of plot no.1	Land of plot no.3
3	6 Mtrs. Road	Land of RevenureSurvey No. 235 Paiki	Land of plot no.4	Land of plot no.6
4	6 Mtrs. Road	Land of Revenure Survey No. 235 Paiki	Land of plot no.2	Land of plot no.4
5	6 Mtrs. Road	Land of Revenure Survey No. 235 Paiki	Land of plot no.6	Land of plot no.8
6	6 Mtrs. Road	Land of Revenure Survey No. 235 Paiki	Land of plot no.3	Land of plot no.6
7	6 Mtrs. Road	Land of Revenure Survey No. 235 Paiki	Land of plot no.5	Land of plot no.7
8	6 Mtrs. Road	Land of Revenure Survey No. 235 Paiki	Land of plot no.7	Land of plot no.8
9	6 Mtrs. Road	Land of Revenure Survey No. 235 Paiki	Land of plot no.8	Land of plot no.9
10	6 Mtrs. Road	Land of Revenure Survey No. 235 Paiki	Land of plot no.9	Land of plot no.10
11	6 Mtrs. Road	Land of Revenure Survey No. 235 Paiki	Land of plot no.10	Land of plot no.12

Part B : All that part and parcel of the property consisting Immovable Property situated at plot no.12,13/P Northern part, 14,15,16,24,33,34,35,38,39 total admeasuring land 1516.67 sqmtrs of R.S. No. 233+234 paiki along with showroom (GPH no.974) belonging to Mr. Kishore Thakordas Rajai and Romaben Kishore kumar Rajai. **Bounded as under:**

Plot No.	East	West	North	South
12	Road	Land of R S no.235	Plot No.11	Plot No.13
13/P	Road	Moon Light Cinema	Remaining of Plot No.13	R.S. No. 235
14	Plot No.40	Road	Plot No.15	R.S. No. 235
15	Plot No.39	Road	Plot No.16	Plot No.14
16	Plot No. 38	Road	Plot No. 17	Plot No. 15
24	Plot No.30	Road	Plot No.25	Plot No.23
33	Road	Plot No. 21	Plot No. 32	Plot No. 34
34	Road	Plot No.20	Plot No.33	Plot No.35
35	Road	Plot No.19	Plot No.34	Plot No.36
38	Road	Plot No. 16	Plot No. 37	Plot No. 39
39	Road	Plot No.15	Plot No.38	Plot No.40

****Encumbrances: The Sale Tax department Godhra has created charge over the said property in revenue record for their dues of Rs.60,93,40,263/-against Rajai Motors. However the Bank holds priority of charge as per section 26(E) of SARFAESI Act 2002. Hence the purchaser may not get burden of this sale tax dues after purchase of the property from the Bank under SARFAESI Act.**

15 DAYS STATUTORY SALE NOTICE TO THE BORROWER, GUARANTOR AND MORTGAGOR

For detailed terms and conditions of sale, please refer / visit to the Website link https://www.bankofbaroda.in/e-auction.htm and online auction portal https://baanknet.com. Also, prospective bidders may contact the Authorized Officer on Mobile No. 9687678914.

Date : 25.02.2026, Place : Godhra — **Sd/- Authorised Officer, Bank of Baroda**

SCAN HERE For detailed terms & conditions.

[Appendix - IV-A] [See proviso to rule 8 (6) r/w 9(1)]

PUBLIC NOTICE FOR E-AUCTION SALE OF IMMOVABLE PROPERTY

EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED
CIN: U67100MH2007PLC174759
Regd. Office : Edelweiss House, 1st Floor Off CST Road, Kalina, Mumbai 400098.

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE SECURED ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISO TO RULE 8 (6) & 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("RULES")

The financial facilities of **Various Selling Institutions** mentioned below (hereinafter referred to as "Assignor") have been assigned to Edelweiss Asset Reconstruction Company Limited acting in its capacity as trustees of **various trustees** mentioned clearly in column provided. Pursuant to the said assignment, EARC stepped into the shoes of the Assignor and exercises its rights as the secured creditor. That EARC, in its capacity as secured creditor, had taken possession of the below mentioned immovable secured assets under 13(4) of SARFAESI Act and Rules there under.

Notice of **15 days** is hereby given to the public in general and in particular to the Borrower(s) and Guarantor (s) that the below described immovable secured assets mortgaged in favor of the Secured Creditor, the **Physical Possession** of which has been taken by the Authorised Officer (AO) will be sold on **"As is where is", "As is what is", and "Whatever there is"** basis, for recovery of the amounts mentioned herein below due to EARC together with further interest and other expenses/costs thereon deducted for any money received by EARC from Borrower(s) and Guarantor(s). The Reserve Price and the Earnest Money Deposit are mentioned below for the property.

DETAILS OF SECURED ASSET PUT FOR E-AUCTION:

Loan Account No/Selling Institution	Borrower /Co-borrower/ Guarantor/Mortgagor name	Trust Name	Total Outstanding Dues INR as on 26-02-2026	Reserve Price (INR)	Earnest Money Deposit (EMD) in INR	Date & Time of Auction	Type of Possession
LSURSTH0 000022031 / EHFL	Mr. Anishkumar Mishra (Borrower) Mr. Brijesh Mishra (Co-Borrower) Mr. Manish Premshankar Mishra (Co-Borrower)	EARC-TRUST-SC-451	Rs. 14,38,503.85/-	Rs. 6,70,000/-	Rs. 67,000/-	18-03-2026 & 03:00 PM	Physical

Property Description: All the piece and parcel of the immovable property bearing Flat No A/214, 2nd Floor, Bhagyalaxmi Residency, Near Bhestan Railway Crossing, Bhestan, Surat-395023 And Said Property Situated At Flat No. A/214 On The 2nd Floor Admeasuring 577.00 Sq. Feet Super Built Up Area, & 346.20 Sq. Feet Carpet Area, Along With Undivided Share In The Land Of "Bhagyalaxmj Residency Of Building No. A", Situate At New Revenue Survey No. 198, (Old Revenue Survey No. 287) As Per Revenue Record I.E. 7/12 Plot Admeasuring He. I, Aare 93-00 I.E. 19300 Sq. Mts., & Akar Rs. 3378.00 Paisa T. P. Scheme No. 54 (Bhestan), Final Plot No. 46 Admeasuring 13510 Sq. Mts. Paiki Sub Plot No. 1 Admeasuring 6824.19 Sq. Mts., Of Moje Bhestan, City Of Surat. And **Bounded On The;** East By: Building Passage West By: Margin Land North By: Flat No. 215 South By: Flat No. 211

Loan Account No/Selling Institution	Borrower /Co-borrower/ Guarantor/Mortgagor name	Trust Name	Total Outstanding Dues	Reserve Price (INR)	EMD in INR	Date & Time of Auction	Type of Possession
HM/0104/H/17/100037 / Poonawalla Housing Finance limited	Mrs. Nitaben Nareshkumar Dave (Borrower) Mr. Ustavkumar Dave (Co-Borrower)	EARC-TRUST-SC-425	Rs. 26,99,703.74/-	Rs. 2,10,000/-	Rs. 21,000/-	18-03-2026 & 03:30 PM	Physical

Property Description: All the piece and parcel of Flat No. 401 Block No. R Having Super Built-Up Area Of 720 Square Feet I.E. 66.88 Square Meters Located On 4th Floor Of Block-Rin The Project Known As "Aagam 99 Residency" Together With Undivided Proportionate Share Admeasuring 45.72 Square Yards I.E. 38.23 Square Meters In The Non Agricultural Land Admeasuring 15474 Square Meters Of Non Agricultural Land Bearing Amalgamated Revenue Survey No. 949 P1 (Comprising Of Old Revenue Survey Nos. 949 P1 And 974 Admeasuring) Situate Lying And Being At Moje Sachana, Taluka Viramgam, In The Registration Sub District Viramgam And District Ahmedabad Along With Rights To Use The Common Amenities And Facilities In The Said Project Developed On The Larger Land Bearing Survey Nos. 949/1 And 949/2. And **Bounded On The;** East By: Flat No. R-402, West By : Road And Block U, North By : Road And Block Q, South By : Flat No. R-404

Loan Account No/Selling Institution	Borrower /Co-borrower/ Guarantor/Mortgagor name	Trust Name	Total Outstanding Dues	Reserve Price (INR)	EMD in INR	Date & Time of Auction	Type of Possession
LAHMSTH00 00024391 / EHFL	Tushar Ashokkumar Morakhia (Borrower) Gloabtel Convergence Limited & Sonal Tushar Morakhia (Co-Borrower)	EARC-TRUST-SC-447	Rs. 39,30,030.74/-	Rs. 2,45,000/-	Rs. 24,500/-	18-03-2026 & 04:00 PM	Physical

Property Description: All that right, title and interest of property bearing **Flat no. 502 of Block no. P** on 5th Floor Adm. 80 Sq. yards (Super built-up area) (Forming part of survey no. 949 P1) in scheme known as Agam 99 Residency phase 1, situated at Non-agricultural land bearing consolidated survey no. 949/P/1 (Old Survey no. 949/P/1 & 974) & 949/P/2 of Mouje Sachana Taluka Viramgam in the district of Ahmedabad and Registration Sub Dist. Viramgam and **bounded as under:** North: Road & Open Land South:Flat No. P 503 East: Road & Block O West: Flat No. P 501

Loan Account No/Selling Institution	Borrower /Co-borrower/ Guarantor/Mortgagor name	Trust Name	Total Outstanding Dues	Reserve Price (INR)	EMD in INR	Date & Time of Auction	Type of Possession
LSURSLE0 000015893 / ERFL	SSVB Business India Limited (Borrower) Balubhai S Nangi (Co-Borrower) Shrirang Prakash Pol (Co-Borrowrer) Vikram Prakashbhai Pole (Co-Borrower)	EARC-TRUST-SC-385	Rs. 3,44,29,544.93/-	Rs. 30,00,000/-	Rs. 3,00,000/-	18-03-2026 & 04:30 PM	Physical

Property Description: All that piece and parcel of property bearing **Shop No 5** On The Ground Floor Admeasuring 450 Square Feet I.E. 41.82 Sqmts, & **Shop No 6** On The Ground Floor Admeasuring 363 Square Feet I.E. 33.63 Sqmts Super Built Up Area Alongwith 43.70 Sq.Mts Undivided Share In The Land Of "Madhuram Complex, Yogeshwar Co-Op Housing Society Limited" Situate At Revenue Survey No 354+378/Paiki Plot No 14 Admeasuring Totally 8464 Square Feet I.E. 786.61 Sqmts Of Moje-Eru; Taluka: Jalalpore; District: Navsari. **Bounded By:** North: Shop No 4; South: Margin Land; East: Parking; West: Margin Land & Ladder Freehold. More Partculary Described In Doc No: 1613/2014 Dated; 14.03.2014; Registered: At Navsari SRO

Loan Account No/Selling Institution	Borrower /Co-borrower/ Guarantor/Mortgagor name	Trust Name	Total Outstanding Dues	Reserve Price (INR)	EMD in INR	Date & Time of Auction	Type of Possession
1882139 / HDBFSL	M/S. Sattaadhar Hotel (Borrower) Mr. Jitendrakumar Vallabhbhai Zalavadiya, Mr. Sureshkumar Vallabhbhai Zalavadiya & Mrs. Ushaben Jitendrabhai Zalavadiya (Co-Borrower)	EARC-TRUST-SC-375	Rs. 1,93,85,957.73/-	Rs. 30,00,000/-	Rs. 3,00,000/-	18-03-2026 & 5.00 PM	Physical

Property Description: All That Entire Bearing Shop No. 110 On The Ground Floor Admeasuring 1462 Sq. Fts Super Built Up Area, And 1100 Sq. Fts I.E. 102.16 Sq. Mtrs Carpet Area, Along With Undivided Share In The Land Of "Shree Janki Point India", Situate At Revenue Survey No. 346 Paiki, Plot No. 5620 Admeasuring 1225 Sq. Mtrs. And Plot No. 319 Admeasuring 1225, Tottaly Admeasuring 2450 Sq. Mtrs., Of Moje Village: Sachin, City: Surat, More Particulariy Described In Document No. 3054 Date: 11/06/2015 Registered At SRO Surat. **Boundary Details:** North By:- Adj. Shop/Road, South By:- Nirav Trading, East By:- Adj Road,West By:- Road.

Important Information regarding Auction Process:

1.	EMD Demand Drafts (DD) shall be drawn in favor of "EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED - EMD ACCOUNT" payable at Mumbai	
2.	EMD Payments made through RTGS shall be to: Name of the Account No. EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED - EMD ACCOUNT" Account No: 000405158602 ; Name of the Bank -ICICI BANK ; IFSC Code : IFSC ICIC0000004	
3.	Last Date of Submission of EMD	Received 1 day prior to the date of auction
4.	Place for Submission of Bids	1st Floor, Edelweiss House, off CST Road, Kalina, Mumbai-400098
5.	Place of Auction (Web Site for Auction)	E-Auction **(https://auction.edelweissarc.in)**
6.	Contact details	**1800 266 6540**
7.	Date & Time of Inspection of the Property	As per prior appointment

For detailed terms and conditions of the sale, please refer to the link provided in EARC's website i.e. **https://auction.edelweissarc.in**

Date : 28.02.2026 — Authorised Officer
Place : Mumbai — For Edelweiss Asset Reconstruction Company Limited

Edelweiss Asset Reconstruction

PUBLIC NOTICE

ICICI Bank — Branch Office: ICICI Bank Ltd., Office Number 201-B, 2nd Floor, Road No.1 Plot No-B3, WIFI IT Park, Wagle Industrial Estate, Thane (West)- 400604

The following borrower(s) has/have defaulted in the repayment of principal and interest towards the Loan facility(ies) availed from ICICI Bank. The Loan(s) has/have been classified as Non-Performing Asset(s) (NPA).

A Notice was issued to them under Section 13(2) of the Securitisation and Re-construction of Financial Assets and Enforcement of Security Interest Act, 2002, at their last known addresses. However, it has not been served and are therefore being notified by way of this Public Notice.

Sr. No.	Name of the Borrower/ Co-Borrower/ Guarantor/ (Loan Account Number) & Address	Description of Secured Asset to be enforced	Date of Notice sent/ Outstanding as on Date of Notice	NPA Date
1.	M/s. Ambaji/ Mr. Ankur Hari Agarwal/ Mr. Hari Bhawani Prasad Agarwal alias Mr. Hari Bhawani Agarwal/ Mrs. Nivika Ankur Agarwal/ Mrs. Sunita Devi Hari Agarwal/ 428505500151/ Shop No. 327, 3rd Floor, High Field Ascot, Opposite Palm Avenue, V. I. P. Road, Vesu, Gujarat Surat 395007	Property –1: Shop No. 325, 3rd Floor, In the Building Known as High Field Ascot, Constructed on N A Land Bearing Old Revenue Survey No. 391/184-185, New Revenue Survey No. 11/3, 108/2, 108/4, T. P. Scheme No. 2 (Vesu-Bharthana-Vesu), Final Plot No. 87, 88 and 89 Paiki, Sub-Plot No. A, Village Vesu, Taluka Surat City, Registration District Surat, Gujarat/ Admeasuring Super Built Up Area 600 Square Feet and 32.25 Square Meter Built Up Area along with undivided proportionate Share in Land/ Bounded By :- North - N.A./ South - N.A./ East - N.A./ West - N.A./ Property –2: Shop No. 326, 3rd Floor, In the Building Known as High Field Ascot, Constructed on N A Land Bearing Old Revenue Survey No. 391/184-185, New Revenue Survey No. 11/3, 108/2, 108/4, T. P. Scheme No. 2 (Vesu-Bharthana-Vesu), Final Plot No. 87, 88 and 89 Paiki, Sub-Plot No. A, Village Vesu, Taluka Surat City, Registration District Surat, Gujarat/ Admeasuring Super Built Up Area 646 Square Feet and 34.04 Square Meter Built Up Area along with undivided proportionate Share in Land/ Bounded By :- North - N.A./ South - N.A./ East - N.A./ West - N.A./ Property –3: Shop No. 327, 3rd Floor, In the Building Known as High Field Ascot, Constructed on N A Land Bearing Old Revenue Survey No. 391/184-185, New Revenue Survey No. 11/3, 108/2, 108/4, T. P. Scheme No. 2 (Vesu-Bharthana-Vesu), Final Plot No. 87, 88 and 89 Paiki, Sub-Plot No. A, Village Vesu, Taluka Surat City, Registration District Surat, Gujarat/ Admeasuring Super Built Up Area 646 Square Feet and 34.04 Square Meter Built Up Area along with undivided proportionate Share in Land/ Bounded By :- North - N.A./ South - N.A./ East - N.A./ West - N.A.	January 30, 2026 Rs. 28,19,116.99/-	21/06/ 2025
2.	Bharti Traders/ Mukesh Magan Chaudhari/ Ramchandrabhai Magan Chaudhari/ Maganbhai Uttam Chaudhari/ Yogesh Magan Chaudhari/ Bharti Yogesh Chaudhari/ Sushilaben Bhagwan Chaudhari/ 076905003077/ 10/22, At Post Kukarmunda, Tapi, In Bazar Bharti Traders, Songadh, District Tapi, Gujarat, Tapi - 394670	Property No: -1 Survey No.57/324, Village Kukarmunda, Behind Kukarmunda Bus Stand, Taluka Nizar, District Tapi, Gujarat 394380/ Admeasuring an area of 148.66 Sq. Mtrs/ Bounded By :- North - Plot No.362/3/ South - Plot No.457/ East - Plot No.322/323/ West - Road/ Property No: -2 Survey No.57/388, Village Kukarmunda, Behind Kukarmunda Bus Stand, Taluka Nizar, District Tapi, Gujarat 394380/ Admeasuring an area of 184.66 Sq. Mtrs/ Bounded By :- North - Road/ South - Plot No.387/ East - Survey No.390/ West - Survey No.397/ Property No: -3 Survey No.55/455+456, Village Kukarmunda, Behind Kukarmunda Bus Stand, Taluka Nizar, District Tapi, Gujarat 394380/ Admeasuring an area of 297.32 Sq. Mtrs/ Bounded By :- North - Plot No.454/ South - Plot No.457/ East - Road/ West - Road	January 17, 2026 Rs. 80,15,987.00/-	03/11/ 2025
3.	M/s. Manjeet Tex/ Mr. Harbhajansingh Kishanchand Khurana/ Mrs. Praveenkour Harbhajansingh Khurana/ 624605066288/ Shop No. 3009, Someshwar Textile Market, Near Millenium Textile Market, Ring Road Umarwada, Gujarat Surat - 395002	Unit No. 3009, 4th Floor of the Market Known as Someshwar Textile Market, Situated at land Bearing Old Survey No. 16P, T. P. Scheme No. 7 (Anjana), Final Plot No. 81P, City Survey Nondh No. 1588/1/1 Paiki, 1588/2, 1588/3 and 1588/4 of Village Umarwada, Taluka & Sub-Registration District Surat City-5(Althan), Registration District Surat/ Admeasuring Carpet Area 67.80 Square Feet i.e. 730 Square Feet along with undivided proportionate share in Land/ Bounded By :- North - N.A./ South - N.A./ East -N.A./ West - N.A.	January 30, 2026 Rs. 1,02,33,269.55/-	03/12/ 2025
4.	M/s. Milan Gold/ Mr. Mukeshbhai Khimjibhai Balar/ Mrs. Bhavnaben Mukeshbhai Balar/ Mr. Vishal Jentibhai Balar/ 183605501813/ 18C, Shop No. 02, First Floor, B/2, Raghunath Complex, Near Sagar Housing Society, L. H. Road, Kapodara, Varaccha, Gujarat Surat 395006	Property –1: Flat No. 201, 2nd Floor, Building No. B-2 Omkara, Shivanta Palace, Constructed on N. A. Land bearing Survey No. 27/2, Block No. 62, T. P. Scheme No. 21 (Sarthana-Simada), Final Plot No. 21, Sub-Plot No. B, Moje Village Simada, Taluka & Sub-Registration District Puna, Registration District Surat, Gujarat/ Admeasuring Built Up Area 122.98 Square Meter/ Bounded By :- North - N.A./ South - N.A./ East - N.A./ West - N.A./ Property –2: Flat No. 101, First Floor, Building No. B-2 Omkara, Shivanta Palace, Constructed on N. A. Land bearing Survey No. 27/2, Block No. 62, T. P. Scheme No. 21 (Sarthana-Simada), Final Plot No. 21, Sub-Plot No. B, Moje Village Simada, Taluka & Sub-Registration District Puna, Registration District Surat, Gujarat/ Admeasuring Built Up Area 122.98 Square Meter, Terrace Area 1.86 Square Meter Total Area 124.84 Square Meter/ Bounded By :- North - N.A./ South - N.A./ East - N.A./ West - N.A.	January 30, 2026 Rs. 1,54,72,871.00/-	30/12/ 2025

These steps are being taken for substituted service of Notice. The above borrower/s and/or guarantor/s (as applicable) is/are advised to make the outstanding payment within 60 days from the date of publishing this Notice. Else, further steps will be taken as per the provisions of the Securitisation and Re-construction of Financial Assets and Enforcement of Security Interest Act, 2002.

Date: February 28, 2026 — Sincerely Authorised Officer,
Place: Surat — For ICICI Bank Ltd.