



Ahmedabad City Region-2
 1st Floor, Denalaxmi Bhavan, Ashram Road, Ahmedabad
 Email: Recovery.ahmedabad2@bankofbaroda.co.in

Sale Notice (15 DAYS) For Sale of Immovable Properties
 "APPENDIX- IV-A [See proviso to Rule 6 (2) & 8 (6)]"

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 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) and Guarantor (s) that the below described immovable properties mortgaged/charged/hypothecated to Bank of Baroda, the Secured Creditor, the **Symbolic/Physical possession** of which has been taken by the Authorised Officer of Bank of Baroda. Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" without recourse basis on **06.05.2026** for recovery of below mentioned account/s. The details of Borrower/s/ Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below –

Sr./ No.	Name & address of Borrower/s/Guarantor/s	Description of Properties	Total dues	Reserve Price EMD & Bid Increase Amount
1	1) Mr. Rajput Puransinh Samartsing (Borrower for HL) 2) Mrs. Paras Kanwar Puran Singh (Co-Borrower for HL and Guarantor in TL in machinery) 3) M/s Bhavani Aluminium (Prop. Mr. Rajput Puransinh Samartsing, TL for Machinery) Branch : Maskati Market	All the piece and parcel of immovable Description: EM of Flat No. C-204, 2nd Floor, Vrundavan Skyline, Nr. Sahitya Residency, B/h Reliance Petrol Pump, Vastral, Ahmedabad, Gujarat -382418 belonging to Mr. Rajput Puransinh Samartsinh and Mrs. Paras Kanwar Puran Singh (Security for the HL) Boundaries:- North-Building Common Wall, South –Flat C-203, East –Common Passage and Stairs, West-Flat B-201.	Rs.43,26,993/- + Further Interest (Rs. Forty-Three Lacs Twenty-Six Thousand Nine Hundred and Ninety-Three only and Further Interest) + Uncharged interest + Legal & Other Expenses Please refer demand notice issued Under Sub-section (2) of Section 13 Of The Sarfaesi Act, 2002 dated 01.08.2025.	Reserve Price: Rs. 28,68,300/- EMD:- Rs. 2,86,830/- Bid inc. Amount: 25,000
2	M/s Ashvini Engineering (prop. Mittal Karankumar Kachhiya) H-103, Manthan 222, Nr. Amar Tenament, Vatva, Ahmedabad-382440 Branch : Kailashnagar-Bapunagar	All That Piece And Parcel Of The Property Being Flat No. H 103 First Floor Admeasuring 72.74 Square Meters With Undivided Share In The Land 23.50 Square Meters In The Scheme Known As Manthan 222 Of Non - Agricultural Land Bearing Revenue Survey No. 1159 Admeasuring 5949 Sq. Mtrs. Town Planning Scheme Taluka: Number: 128 Final Plot Number: 222. Of Mouje: Vatva, Vatva, District: Ahmedabad And Sub- District: Ahmedabad - 11 Asali.	Rs. 45,15,811.65/- (Rupees Forty-Five Lacs Fifteen Thousand Eight Hundred Eleven and Sixty-Five Paise Only), plus interest and charges thereon less recovery (if any)	Reserve Price: Rs. 14,94,000/- Earnest Money Deposit:- Rs. 1,49,400/- Bid increase Amount: Rs. 25,000
3	1. Mr Vinodkumar Saundardas Lakhiani 2. Mrs Priya Vinodkumar Lakhiani Branch : Bhairavnath	All that piece of parcels of immovable property bearing property being on Flat No. B-601, situated on the sixth floor, of Block-B, admeasuring about 192.20 square meters of carpet area (including Balcony & Wash Area) and Land Area admeasuring about 39.77 square meters together with right to use common amenities and common area and common facilities in building known as HIGHLAND RESIDENCY situate, lying and being at Final Plot No.51, Sub Plot No.51/1 admeasuring 3793 square meters Residential Purpose (allotted in lieu of revenue Survey No.157 admeasuring 13861 square meters) forming part of T. P. Scheme No.99, Mouje Chhoda (Naroda), Ahmedabad and Registration Sub District of Ahmedabad-6 (Naroda), having four direction and four boundaries are as under - On or towards East: Staircase & Flat No. B-604. On or towards West: Society Road, On or towards North: Flat No. B-602, On or towards South: Society Road. Symbolic Possession	Rs. 39,31,258.10/- (Rs. Thirty Nine Lakh Thirty One Thousand Two Hundred Fifty Eight and Ten Paise only) + Future Interest + Other Charges, less recovery up to date from 20.12.2025	Reserve Price: Rs. 59,31,000/- EMD:- Rs. 5,93,100/- Bid inc. Amount: 25,000

E-Auction Date : 06.05.2026 and E-Auction Time: 02:00 PM to 06:00 PM (unlimited extension of 10 minutes) • Status of Possession : Symbolic/Physical • Property inspection Date : 05/05/2026, Time : 11.00 Am to 2.00 PM (BY TAKING PRIOR APPOINTMENT)

Note : For Sr. No. 3 Only]

- Property is in Symbolic Possession and Bidder is purchasing the property in symbolic possession at his/own risk & responsibility.
- Bank will hand over the possession of property symbolically only and Successful Auction bidder/purchaser will not claim physical possession from the Bank.
- Bank will not be responsible or duty bound for handing over of physical possession.
- Successful Auction Purchaser will not be entitled to claim any interest, in any case of return of money.
- Successful Auction Purchaser has to submit the Declaration Cum Undertaking confirming the above terms & condition immediately after e-Auction.
- Subsequent to sale if successful bidder fails to submit Declaration Cum Undertaking, the bid EMD amount will be forfeited
- The intending purchaser has to produce an Undertaking duly Stamped and Notarised as per Bank Format (in case of Sale on the basis of Symbolic Possession):

For detailed terms and conditions of sale, please refer to the link provided in <https://bankofbaroda.bank.info-auction-and-https://banknet.com> Also, prospective bidders may contact the For Sr. No. 1 Branch head Prashant Kumar: 9978446528 and & Sr. No. 2 Branch head Mayank Nikunj: 9152940808 & Sr. No. 3 Branch Head Mr. Manoj Kumar Singh, Mob. No. 9978446508 & Recovery Head Manoj Kumar Gupta: 9024338042 (GST/ITDS as per Government Rules applicable shall be payable by purchaser on sale of Movable/Immovable Assets.)

AS PER SARFAESI ACT, STATUTORY -15- DAYS SALE NOTICE TO THE BORROWER /GUARANTOR/ MORTGAGOR

The above mentioned borrower is/ is/ are hereby notified to pay the sum as mentioned in section 13(2) Notice in full before the date of auction, failing which property will be auctioned / sold and balance dues if any will be recovered with interest and cost from borrowers/ guarantors /mortgagor.

Date : 14.04.2026 | Place : Ahmedabad Sd/- Authorized Officer, BANK OF BARODA



India SME Asset Reconstruction Co. Limited
 Regi. Off. : The Ruby 11th Floor, North – West Wing, Plot No 29, Senapati Bapat Marg, Dadar (West) Mumbai – 400028.

POSSESSION NOTICE (As per Rule 8(2) of Security Interest (Enforcement) Rules, 2002)

The borrowers/co-borrowers/guarantors/mortgagors mentioned hereunder had availed financial assistance/loan from Fedbank Financial Services Limited ("Original Lender"). The said loan, together with all underlying security interest and all rights, title and interest of the Original Lender therein, was assigned by the Original Lender under the provisions of the SARFAESI Act, 2002, in favour of India SME Asset Reconstruction Company Limited("ISARC"), acting in its capacity as the Trustee of ISARC- 2025-2026-3 Trust, vide Assignment Agreement dated 26th September 2025.

Whereas the undersigned being the Authorised officer of India SME Asset Reconstruction Company Limited("ISARC") 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 Notices upon the borrowers/co-borrowers/guarantors/mortgagors, to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

The borrower/Co-borrowers having failed to repay the amount, notice is hereby given to the Borrower/Co-borrowers and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/ her under Sub-Section (4) of Section 13 the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on the below-mentioned dates.

The Borrower/Co-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 India SME Asset Reconstruction Company Limited("ISARC")

The Borrower/co-borrowers/Mortgagor(s) attention is invited to the provision of Sub-Section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

Sr. No.	Loan Account No. / Name Of Borrower / Co-Borrower	Date of Demand Notices	Date of Possession/ Possession Status	Amount in Demand Notice (Rs.)	Description Of Properties
1	FEDHIMSTL0511276 Sulnishin Dineshin Solanki & Panerben Sulnishin Solanki	28-10-2025	10-04-2026 Symbolic possession	Rs.17,56,578.19 (Rupees Seventeen Lakh Fifty Six Thousand Five Hundred Seventy Eight and Nineteen Paise Only)	All That Piece And Parcel Of House Property Bearing Panchayat Property No. 229 Admeasuring 232.26 Sq. Mtrs., Having 104.52 Sq. Mtrs., Built Up Area Situated In The Sim Of Village: Rasulpur (Mahadevpura), Tal: Modasa Within The Limits Of Sabalpur Group Gram Panchayat, Ta: Modasa, Dist: Arvali, State: Gujrat Property Measurement: 232.26 Sq. Mtrs., Having 104.53 Sq. Mtrs., Boundaries: (As Per Draft Deed) East-Road, West-Road, North-Property Of Babuji Jawanji Solanki, South-Property Of Sureshbhai Bhatiji Solanki
2	FEDADISTL0493183 Jigneshkumar Ravjibhai Barot / Ravjibhai Baldevbhai Barot / Laxmiben Ravjibhai Barot	28-10-2025	10-04-2026 Symbolic possession	Rs.23,05,229.87 (Rupees Twenty Three Lakh Five Thousand Two Hundred Twenty Nine and Eighty Seven Paise Only)	All That Piece And Parcel Of Gandhinagar Gram Panchayat Property No. 1027, City Survey No. 1579, Sheet No. 8, Admeasuring Total 59.43 Sq. Mtr. Situated At Mouje Unava, Tal-Dist. Gandhinagar, Registration Sub District Gandhinagar East-West-Other Property. West-Common Wall With Other Property, North-Road, South-Other Property.
3	FEDAHMSTL0479721 Jay Sundha Belt House / Sunita Kishan Soni / Kishan Mangila Soni	28-10-2025	10-04-2026 Symbolic possession	Rs.14,92,730.00 (Rupees Fourteen Lakh Ninety Two Thousand Seven Hundred Thirty Only)	All That Piece And Parcel Of Residential Property Bearing Flat No. 101 On 1st Floor In The Scheme Known As "Kshetrapal Niwas" Situated On City Survey No.1336 Paiki Mouje: Kalupur Ward-1 Taluka:citi, Dist. & Sub District: Ahmedabad East-Other Property. West-Common Wall With Other Property, North-Road, South-Other Property.
4	FEDAHMSTL0477045 Maheshkumar Shyamkumar Sindhi / Pushpa Jagdishkumar Sindhi / Jagdish Shyamkumar Sindhi / Mayadevi Maheshkumar Sindhi	28-10-2025	10-04-2026 Symbolic possession	Rs.10,21,158.45 (Rupees Ten Lakh Twenty One Thousand One Hundred Fifty Eight and Forty Five Paise Only)	All That Piece And Parcel Of Property Bearing Shop No F-03, Admeasuring 120 Sq.Fts.i.e 10.86.96 Sq.mtrs As A Member Of Sheelaanj Co-Operative Housing Society Ltd, Known As "Devbhuminagar Vibhag-2" Situated At Survey No. 223 & 224 Paiki Of Tps No.19 Mouje Kal Taluka Sabarmati In The District Of Ahmedabad And Registration Sub- District Ahmedabad-02[Wadaj].
5	FEDMEHSTL0479961 Rafikbhai Pirabhai Vepari / Firokhjan Pirmahamad Vepari / Banuben Pirubhai Vepari	28-10-2025	11-04-2026 Symbolic possession	Rs.15,16,856.31 (Rupees Fifteen Lakh Sixteen Thousand Eight Hundred Fifty Six and Thirty One Paise Only)	All That Piece And Parcel Of Kadi, Tika No. 3/3, City Survey No. 132, 'Kasai Vado', Admeasuring 47.65.94 Sq.mtr., Mu. Se. No. 5/5/54, Taluka Kadi Dist East-Road, West-Door Of Said Property, Road North-Road, South-House Of Rasulbhai Karimbhai Vepari
6	FEDMEHSTL0478167 Yesin Altafhusen Molla / Sanopia Yesinbhai Molla	07-11-2025	11-04-2026 Symbolic possession	Rs.8,68,288.90 (Rupees Eight Lakh Sixty Eight Thousand Five Hundred Eighty Eight and Ninety Paise Only)	All That Piece And Parcel Of Property Bearing At Visnagar, Tika No.7/2, City Survey No.177.31,34,178.35,181, Shop No. 10 Under Ground Floor,Jalaram Shopping Centre In Admeasuring 20.69.44 Sq.mtr. Mu. Se. No. 5/9/19/2021-10 Tavinsagar Dist-Mehsana And Registration Sub-District Of Visnagar, East-Shutter Of The Said Shop, West-Back Side Of Said Shop, North-West Of Said Shop, South-Common Wall With Shop No.11
7	FEDMEHSTL0477982 Latifkhan Pathan & Kausharbanu Latifkhan Pathan	28-10-2025	11-04-2026 Symbolic possession	Rs.16,71,853.61 (Rupees Sixteen Lakh Seventy One Thousand Eight Hundred Fifty Three and Sixty One Paise Only)	All That Piece And Parcel Of Vadnagar, Tika No. 5/2, City Survey No. 95, Admeasuring 59.55.10 Sq.mtr. Situated At Mouje Vadnagar Taluka Vadnagar Dist Mehnsana East-Kasba Vas, West-City Survey No 96, North-Road, South-City Survey No 94.
8	FEDMEHSTL0495407 Sahil Ishwarbhai Rabari & Kamuben Ishwarbhai Rabari	28-10-2025	11-04-2026 Symbolic possession	Rs.12,30,736.89 (Rupees Twelve Lakh Thirty Thousand Seven Hundred Sixty Three and Eighty Nine Paise Only)	All That Piece And Parcel Of Property Bearing At R.s. No. 922, Constructed House On Plot No. 6, Admeasuring Built Up Area 36.05.00 Sq.mtr. Margin Land 07.00.00 Sq.mtr. Total 43.85.00 Sq.mtr. Situated At Kansa Ta. Visnagar Dist. Mehnsana In Registration District And Sub - District Of Visnagar East-Boundary Of Plot No. 7, West-Margin Land, North-Road, South-Margin Land
9	FEDMEHOHL0487454 Sarobkhan Dakhthan Sindhi & Kismatbanu Sarobkhan Sindhi	28-10-2025	11-04-2026 Symbolic possession	Rs.23,60,088.54 (Rupees Twenty Three Lakh Sixty Thousand Eighty Eight and Fifty Four Paise Only)	All That Piece And Parcel Of The Right Title And Interest Of Property Bearing New R.s. No 2519, Old R.s. No. 1657/ Paiki, Constructed House On Plot No 6, 'Najar Residency', Admeasuring Built Up Area 29.20 Sqmtr Margin Land 20.20 Sqmtr, Total 49.40 Sqmtr Build Up Area On First Floor 23.00 Sqmtrs Situated At Kheralu Ta.Kheralu District Mehnsana Registration Sub District Kheralu, East-Common Boundary With Plot No 7, West-Internal Road, North-Internal Road, South-Common Boundary With Plot No. 12
10	FEDMEHSTL0483427 Bharatbhai Masabbhai Ranja & Sitaben Bharatbhai Rabari	28-10-2025	11-04-2026 Symbolic possession	Rs.8,59,741.27 (Rupees Eight Lakh Fifty Nine Thousand Seven Hundred Forty One and Twenty Seven Paise Only)	All That Piece And Parcel Of Non Agricultural Immovable Residential Property Out Of Revenue Survey No 177 Paiki, Plot No. 10, Total Admeasuring 76.25 Sq.meter, 820-74 Sq.Fits Ie Situated At " Shrinnath Society" In The Sim Of Moti Gidasan, Tal:vadgam,Dist:Banaskantha, State-Gujrat East-6 Meter Wide Internal Road Is Situated, West-3 Meter Parameter And Common Plot Is Situated, North-House Of Rameshbhai Rabari On Plot No.11 Is Situated, South-Plot No.9 Is Situated
11	FEDMEHSTL0478342 Alamas Ahmammad Sekh & Saharabanu Alamas Shekh	28-10-2025	11-04-2026 Symbolic possession	Rs.16,68,528.84 (Rupees Sixteen Lakh Sixty Eight Thousand Five Hundred Twenty Eight and Eighty Four Paise Only)	All That Piece And Parcel Of Sheet No.47, City Survey No.2818 & 2881, Retail Shop No.105 On First Floor, Municipal No.41/147/F/9, Total Admeasuring 7.7976 Sq.meter, Situated At "R.d complex" In The Sim Of Palanpur, Tal:- Palanpur, Dist:- Banaskantha, State:- Gujarat, East-Privet Property Is Situated, West-Retail Shop No.104 Is Situated, South-House Of Tervadiya Dhameshbhai Lebbaji Is Situated.
12	FEDPLPSTL0522167 Rahul Lebbaji Thakor & Gitaben Lebbaji Thakor	28-10-2025	11-04-2026 Symbolic possession	Rs.7,31,595.71 (Rupees Seven Lakh Thirty One Thousand Five Hundred Ninety Five and Seventy One Paise Only)	All That Piece And Parcel Of Land Along With Structure Standing There On To Be Constructed There On Being Immovable Property Non-Agriculture Land Residential Property Out Of Grampanchayat Property No. 116/1, Total Admeasuring 178.43 Sq.mtrs., 1920-00 Sq Fts, Situated In The Sim Of Village-M Aholi Nani, Tal- Deesa, Dist- Banaskantha, State- Gujrat East-Road Is Situated, West-House Of Thakor Arjanbhai Is Situated, North-House Of Rabar Jodhabhai Naranbhai Is Situated, South-House Of Tervadiya Dhameshbhai Lebbaji Is Situated.
13	FEDMEHSTL0478767 Kishorkumar Mulchandbhai Lodha / Babiben Kishorlal Lodha / Pravin Kumar Kishorhbhai Lodha	28-10-2025	11-04-2026 Symbolic possession	Rs.20,55,827.75 (Rupees Twenty Lakh Fifty Five Thousand Eight Hundred Twenty Seven and Seventy Five Paise Only)	All That Piece And Parcel Of Property Rs No 29, Constructed House On Plot No.32 Paiki, Admeasuring Total 55.74 Sq.mtr. Build Up Area 27.88 Sq.mtr. Assessment Meter No.10/12/310 Situated At Mouje Raipur Taluka Deesa District Banaskantha East-Another Land Of Said Plot Paiki, West-After 20 Ft Wide Internal Road Plot No.31, North-Plot No 23, South-20 Ft Wide Road
14	FEDPLPHL0498096 Yunusbhai Rahimbhai Muman & Asmben Yunusbhai Muman	28-10-2025	11-04-2026 Symbolic possession	Rs.17,44,596.18 (Rupees Seventeen Lakh Forty Four Thousand Five Hundred Ninety Six and Eighteen Paise Only)	All That Piece And Parcel Of Rights, Interest, Rights Title Of The Land Along With Structure Standing Thereon Bearing The Non Agriculture Immovable Residential Property Out Of Revenue Survey No. 142 Plot No. 13, Total Admeasuring 67.70 Sq. Meter, Situated In The Sim Of Kota, Tal:- Saraswati, Dist. Patan, State:- Gujrat, East-7.50 Meter Wide Road Is Situated, West-Land Of Revenue Survey No. 142 Paiki Is Situated, North-Plot No. 12 Is Sissuated, South-Plot No. 14 Is Situated.
15	FEDPLPHL0494235 Shoukat Abdulsalam Moriya & Firdousben Shoukat Moriya	28-10-2025	11-04-2026 Symbolic possession	Rs.22,05,132.93 (Rupees Twenty Two Lakh Five Thousand One Hundred Thirty Two and Ninety Three Paise Only)	All That Piece And Parcel Of Non Agriculture Immovable Residential Property Out Of Gram Panchayat Bhagal (Gujara) Property No. 883-A And Assessment Serial No. 1286, Total Admeasuring 1500-00 Sq.Fts.i.e Situated In The Sim Of Bhagal (Gujara), Tal:- Palanpur, Dist:-Banaskantha, State:- Gujarat East-Road Is Situated, West-House Of Pravinbhai Parmar Is Situated, North-House Of Amrutaben Maganbhai Is Situated, South-House Of Moriya Soheb Abdulsalam Is Situated

Dated : 14.04.2026 / Place : Gujarat

Authorized Officer, India SME Asset Reconstruction Company Limited



Branch Office : YES BANK Limited, Retail Legal (RL), WS No. 0155 to 0157, Second Floor, Unit No. G/3, 102-103, C.G.Centre, C.G.Road, Ahmedabad - 380009
Registered Corporate Office : Yes Bank Limited, Yes Bank House, Off Western Express Highway, Santacruz East, Mumbai - 400055.
 CIN: L65100W/2009PLC143249 Email: communications@yesbank.in, Website: www.yesbank.in

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 Borrowers, Co-Borrowers, Guarantor and Mortgagors 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 Yes Bank Ltd. i.e. Secured Creditor, will be sold on "As is where is", "As is what is" and "Whatever there is" on **20.05.2026** for recovery of below mentioned dues subject to further interest and charges at contracted rate, due to the Secured Creditor from below mentioned Borrowers, Co-Borrowers, Guarantor and Mortgagors.

Sr. No.	Names of the Borrower / Co-Borrower / Guarantor	Demand Notice Amount	Description of Property	Reserve Price & EMD (in Rs.)
1.	Chintamani Traders Prop. Harshvadan V. Shah (Borrower) & Harshvadan Vaidhal Shah (Borrower And Mortgagor) & Mr. Naishal Shah (Guarantor)	Rs. 2,17,35,712.12/- as on 08-July 2025	Immovable Commercial Property bearing Sixth Floor consisting of six units bearing No.601 to 606 admeasuring 4352 sq. ft. equivalent to 404.73 sq. mtrs. (Super built up area of structure) having carpet area admeasuring 2823 sq. ft. equivalent to 262.24 sq. mtrs. (Undivided proportionate share in the land admeasuring 98.32 sq. mtrs.) in commercial building known as "Siddhi Vinayak Arcade Block B" standing on the permanent leasehold commercial purpose nonagricultural land bearing Survey No.379+380+381, Sub Plot No.124 admeasuring 474 sq. mtrs. and Final Plot No.315 Paiki admeasuring 371 sq. mtrs., Town Planning Scheme No.26 total admeasuring 371 sq. mtrs., City Survey No.5927 admeasuring 975.8812 sq. mtrs. and City Survey No.5928 admeasuring 380.25 sq. mtrs., Mouje: Vasma, Taluka: Sabarmati, City & District: Ahmedabad and in registration Sub District Ahmedabad -4 (Paldi).	Rs.1,67,00,000/- Rs. 16,70,000/-
2.	PRAYAG AGRO INDUSTRIES (Borrower and Mortgagor) & Bipinkumar Manubhai Patel (Partner) & Patel Sanjaykumar Manubhai Patel (Partner) & Patel Ashwinkumar Manubhai Patel (Partner) & Patel Chandresh Manubhai Patel (Partner)	Rs. 4,09,11,238.56/- as on 03-June-25	All that the pieces and parcels of immovable property located at Plot No. 12, Revenue Survey No. 351/2 + 351/3 Paiki Totally Admeasuring about 3089.00 Sq. Mtrs At "GIDC and Siddhpur Industrial Estate" Siddhpur Taluka Siddhpur Dist :- Patan Gujarat.	Rs.3,41,00,000/- Rs. 34,10,000/-

✦ **Date and time of e-auction : 20.05.2026, 11 am to 2 pm with extension of 5 minutes each**
 ✦ **Last date for submission of bid: 19.05.2026 ✦ Date of Property Inspection: 04.05.2026**

For detailed terms and conditions of the sale, please refer to the link provided in <https://www.yesbank.in/about-us/media/auction-property> Secured Creditor's website i.e. : www.yesbank.in or <https://sarfaesi.auctiontiger.net>.
 In case of any difficulty in obtaining Tender Documents/ e-bidding catalogue or inspection of the Immovable Properties / Secured Assets and for Queries, Please Contact Concerned Officials of YES BANK LTD., Mr. Bhagirathsinh Rajvada (bhagirathsinh.rajevada@yesbank.in) on 8160322752 and Officials of M/s. e-Procurement Technologies Limited (Auction Tiger) Ahmedabad, Bidder Support Numbers: 9265562821 | 9265562819 | 9265562818. Email : support@auctiontiger.net.

SALE NOTICE TO BORROWER / GUARANTORS
 The above shall be treated as Notice of 30 days U/r 9(1) of Security Interest (Enforcement) Rules, 2002
 Date : 14.04.2026, Place : Ahmedabad Sd/- Authorised Officer, Yes Bank Ltd.



Tyger Home Finance Private Limited
 Registered Office: Shikhar, Nr.Mithakhali Circle, Navrangpura, Ahmedabad-380009, Gujarat, India
 Corporate Office: OneBKC, C-Wing, 1004/5, 10th Floor, Bandra Kurla Complex, Bandra (East), Mumbai 400051, Maharashtra, India.
 CIN: U65999GJ2017PTTC098960, 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:

Sr. No.	Borrower(s) /Co-Borrower (s) / Guarantor(s) / Loan Agreement No.	Description of Immovable property	Demand Notice Date Outstanding Amount (Secured debt)	Reserve Price (RP) EMD Bid Increase Amount
1	8010HL001162421 / KAPIL BANKIM QUESSUA LISA OLIMPIA LOPES	All that piece and parcel of Property being Flat No.408, admeasuring about 1050.00 Sq. fts. equivalent to / 97.54 Sq. mtrs Super built up area alongwith Undivided share in land admeasuring about 10.00 Sq. mtrs Lying and located on the Fourth Floor of the building known as Balaji Vatika Constructed on the N.A. Land bearing Survey No. 255, Paikie plot No. 51,52,53 Totally 586.12 Sq. mtrs Situated Which is bounded as under : East: Passage, West: Open Space, North: Staircase & Flat No. 401, South: Flat No. 407.	13-06-2025 Rs. 1553306/- as On Date 10-06-2025	Rs. 700000/- Rs. 70000/- Rs. 1000/-
2	8010HL001034684 / LATABEN SOLANKI / MAHESHBHAI SOLANKI / RAHUL RATHOD	All that piece and parcel of Immovable property of Flat No. 306, on the 3rd Floor of the building known as Kalpataru Flats situated at Delad bearing Block No. 124 paiki Plot Nos. A/11 and A/12 of the society known as (Ment Preet) Co-operative Housing Society limited of Village Delad Taluka - Olpad, District - Surat admeasuring about 34.50 Square meter (Built up area) along with undivided proportion share in the said land admeasuring about 6.80 Square meters. Which is bounded as under : East: Adjoined Plot, West: Passage, North: Flat No. 305, South: Flat No. 307.	12-07-2025 Rs. 640021/- as On Date 10-07-2025	Rs. 270000/- Rs. 27000/- Rs. 1000/-
3	8010HL001164164 / RANJITA BALESHWAR SHARMA / BABITA SHARMA	All that piece and parcel of property being flat no. 308, admeasuring about 1050.00 Sq. Fts., Equivalent to 97.54 Sq.Mtr., Super Built up area, lying and located on the Third Floor of building known as "Balaji Vatika", Constructed on the N.A. land bearing survey No. 255, total admeasuring to 586.12 Sq. Mtrs. Situated at Village-chhiri, Taluka - Vapi, District-Valsad, Gujarat. Which is bounded as under : East: Passage, West: Open Space, North: Staircase and Flat no. 301, South: Flat No. 307.	10-04-2025 Rs. 1654727/- as On Date 10-04-2025	Rs. 700000/- Rs. 70000/- Rs. 1000/-

EMD Submission Account details (10% of RP) NEFT / RTGS
 Date/ Time of e-Auction : 29-04-2026, 11.00 AM to 4.00 PM
 Authorised Officer: Ajay Kumar - 9619661491 / Alpeshkumar Patel - 9033002279

TERMTERMS & CONDITIONS:
 The e-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS".
 1. Inspection at Site on 20-04-2026 & 24-04-2026 at 11:00 am to 4:30 pm
 2. Online Bid (EMD) / Offer start on 14-04-2026 and end on 28-04-2026 before 5:30 PM
 3. 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 & to inspect and satisfy themselves.
 4. The intended bidders who have deposited the EMD and required assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact M/s -Sourcing Technologies Pvt. Ltd. 603, 6th Floor Shikhar Complex, Navrangpura, Ahmedabad 380009, Gujarat, India E-mail ID: Karan@procure247.com, Rajesh@procure247.com, Tapan@procure247.com, Support HelplineNumbers: [9654910183](tel:9654910183) KaranMod-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.patel@tyger.in during the working hours from Monday to Saturday.
 (FOR DETAILED TERM AND CONDITIONS PLEASE VISIT WEBSITE <https://adanicapital.procure247.com/>)
 Note: THIS NOTICE IS STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

Place: GUJARAT
 Date : 14.04.2026 Sd/- Authorised Officer For Tyger Home Finance Pvt. Ltd.



Asset Recovery Branch, Ahmedabad,
 1st Floor, Rangoli Complex, Opp.V S Hospital, Ashram Road, Ellisbridge, Ahmedabad-380006

SALE NOTICE (15 DAYS) FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8(6) / 9(1) of the Security Interest (Enforcement) Rule, 2002

DATE AND TIME OF E-AUCTION : 30.04.2026 (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 / Symbolic 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, BOM, ICICI Bank, Axis Bank, SBM** from the below-mentioned Borrower(s) & Guarantor(s). The Reserve Price and the Earnest Money Deposit are also mentioned hereunder:

Name of the Borrower, Co-Appllicant & Guarantor/s	Description of the Properties	Amount due	Reserve Price and EMD & Bid Increment
M/s. Astron Paper and Board Mills Ltd (Borrower & Mortgagor), Mr. Kirrit Ganeshyambhai Patel (Guarantor), Mr. Ramakant Patel (Guarantor), Mr. Karsanbhai Patel (Guarantor)	1. All that part and parcel of the property consisting of Office at D-702, Ganesh Meridian, Opp. Gujarat High Court, SG Road, Ahmedabad, admeasuring 333.46 Sq. Mtrs. Owned by the Company. Boundary : East : Unit D-703, West : By S G Highway, North: By Final Plot, South : By Unit D-701 (Physical Possession) 2. All that part and parcel of the property consisting of Office at D-704, Ganesh Meridian Opp. Gujarat High Court, SG Road, Ahmedabad admeasuring 140.43 Sq Mtrs. Owned by company. Boundary : East : Unit No. D/705, West : Unit No. D/703, North: Adjoining final plot, South : Open common passage Details of encumbrances over the property, as known to the secured creditor, if any : None (Physical Possession) 3. All that part and parcel of the property consisting of N.A.L&B at Survey No. 64/1 Village: Chubadad, Taluka: Bhuj, Dist Kutlch, admeasuring 17600 Sq. Mtrs. Owned by company together with structure/sheds/building thereon at Rs. 4.34 cr (Rupees Four Crore and Thirty Four Lakh Only). Boundary: East : Land of Survey No. 65/2, West : Land of Survey No.64/2 and 63, North : Open land, South : Open land 4. Plant and machinery installed at Factory site located at at Survey No. 64/1 Village: Chubadad, Taluka: Bh		