



SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
"APPENDIX- IV-A [See proviso to Rule 6 (2) & (6)]"

Regional Office, Baroda City Region, Fifth Floor, Suraj Plaza-III, Sayajiganj, Baroda - 390020, Gujarat.
Ph.: -91-265-23610026, 236313, 34, 36 / 9427564244
E: rm.baroda@bankofbaroda.com

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) & (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property / 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", and "Whatever there is" "without recourse basis" for recovery of below mentioned account/s. The details of Borrower/s/Guarantor/s/Secured Asset/s/Dues/Reserve Price/-Auction Date & Time, EMD and Bid Increase Amount are mentioned below:-

Sr. No.	Name & address of Borrower/s / Guarantor/ Mortgagee/s	Description of the immovable property with known encumbrances, if any	Total dues	1. Reserve Price 2. Earned Money (Deposit) (EMD) 3. Bid Increase Amount	1. Reserve Price 2. Earned Money (Deposit) (EMD) 3. Bid Increase Amount	Name of Contact Person for Inquiry
1	(Attalada Branch) Mr. Mool Singh (Home Loan) Address: B-2 Sanath Societ, Near Bansal Mail Gotr Road, Gohri, Vadodara-390021.	Residential Bungalow, Plot No. D-256, Princess Villa, B/H. Shashvat School, Gohri - Sevasi Road, Gohri being land bearing Khata No. 5. R.S. No. 959, 960, 961, 966, 967, 968, & 969, Scheme No. 60, P.P. No. 89, C.S. No. 2433/2 Total admeasuring 17700 Sq. Mtrs., Known as "PRINCESS VILLA" Undivided Share of common Plot & Road Rasta of land area admeasuring 64.58 Sq. Mtrs., Total admeasuring 159.5 Sq. Mtrs. Construction admeasuring 134.03 Sq. Mtrs., at registration Sub District Vadodara District Vadodara in the name of Mr. Mool Singh. The Said Property bounded as under: East: Society Common Plot, West: Society Internal Rd. North: Plot No. D/257, South: Plot No. D/255.	Rs 95,65,543.14/- plus interest and cost from 25/08/2025 less recovery up to date	1.Rs. 1,17,00,000/- 2.Rs. 11,70,000/- 3.Rs. 60,000/-	1.Rs. 1,17,00,000/- 2.Rs. 11,70,000/- 3.Rs. 60,000/-	KULETHA HEMCHANDRA 999097755
2	(Parivar char Rasta Branch) Mrs. Waghela Rajulaben Narendrabhai (Borrower) Adt. Flat no. B/307, 3rd Floor, Tower-B, Sai Darshan Complex, Near Itola Railway Plaza, Mouje-Itola, sub-Dist. & Dist. Vadodara, Gujarat. 391243	All that piece & parcel of the immovable residential Flat No. B/307, 3rd Floor, Tower-B, Sai Darshan Complex adm. 678.36Sq. Ft., Near Itola Railway Station, Padra Road, Itola bearing Revenue Survey No. 1753, Block No. 1305 of Mouje Village Itola, Taluka & District Vadodara belongs to Mrs. Waghela Rajulaben Narendrabhai and bounded by East: Flat No. B-308 West: Flat No. A-308, North: Rajmarg, South: Flat No. B-308	Rs.17,85,547.87/- plus interest and cost from 31-03-2021 less recovery up to date	1.Rs.9,60,000/- 2.Rs.96,000/- 3.Rs.10,000/-	1.Rs.9,60,000/- 2.Rs.96,000/- 3.Rs.10,000/-	MEENA RADHA KISHAN 9687689198

Encumbrances Known to Bank: Not known, Status of Possession : Physical (Residential).

Encumbrances Known to Bank: Not known, Status of Possession : Physical (Residential).

Date of E-Auction Date & Time : 25.05.2026 , 02:00 PM to 06:00 PM
Inspection Date & Time: 14.05.2026 11:00 AM to 03:00 PM

For detailed terms and conditions of sale, please refer/visit to the website link <https://bankofbaroda.bank.info-auction> and online auction portal <https://baanknet.com> Also, prospective bidders may contact the Authorised officer mentioned above.

Date: 07.05.2026, Place :- Vadodara Authorised Officer, Bank of Baroda,

DCB Bank Limited
Regional Office: 8th Floor, Pariseema Complex, Bodyline Cross Road, Opp. IFCI Bhavan, C.G. Road, Ahmedabad-380006.



POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

Whereas, the undersigned being the authorized officer of DCB Bank Limited, under the Securitization 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 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 29-11-2024 calling upon **MR. RAVIBHAI MULJIBHAI VANAKAR & MRS.DAHIBEN MULJIBHAI YANKAR & MR.MURAJIBHAI CHHITABHAI YANKAR** to repay the amount, mentioned in the notice being Total **Rs. 12,00,742.03/- (Rupees Twelve Lakh Seven Hundred Forty-Two and Three Paise Only)** as on 29th November, 2024 within 60 days from the date of the said notice.

The borrower as well as the guarantors having failed to repay the amount, notice is hereby given to the borrower/ guarantor in particular 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 the Act read with the rule 8 of the Security Interest Enforcement Rules, 2002 on this 06th day of May of the year 2026.

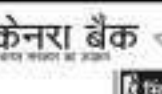
The borrower / guarantors in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of DCB Bank Limited, for an amount **Rs.12,00,742.03/- (Rupees Twelve Lakh Seven Hundred Forty-Two and Three Paise Only)** as on 29th November, 2024 in loan account number **DRMHANK00435511** and payable with further interest thereon until payment in full.

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

DESCRIPTION OF THE IMMOVABLE PROPERTY

ALL THE PIECE & PARCEL OF PLOT No.297, GREEN CITY, ADMEASURING 46.62 SQ. MTR. COMPRISED IN SURVEY No.113 PLOT No.297 OUT OF PLOT No.280 TO 315 SITUATED AT MOUJE: JITALI, TAL: ANKLESHWAR, DIST: BHARUCH BOUNDED BY: TOWARDS EAST: PLOT No.290, TOWARDS WEST: SOCIETY ROAD, TOWARDS NORTH: PLOT No.298, TOWARDS SOUTH: PLOT No.296 (THE SECURED ASSETS)"

Date: 08/05/2026 Sd/- Authorized Officer
Place: ANKLESHWAR, BHARUCH (Gujarat) For, DCB Bank Limited



Canara Bank
Regional Office: 8th Floor, Pariseema Complex, Bodyline Cross Road, Opp. IFCI Bhavan, C.G. Road, Ahmedabad-380006.

SHAPAR VARAVAL BRANCH - DIST. RAJKOT
Contact : 02827-254434 / 721101561 / 8511184950
Email : cbs760@canarabank.com

SALE AUCTION NOTICE
MERCEDES-BENZ AG GLB220D (BLACK) DIESEL

Party Name : **MR. NITINBHAI GANESHBHAI SOJITRA (Borrower), MRS. HARSHABEN NITINBHAI SOJITRA (Co-Borrower)**
(Registration No. GJ-03-NB-9570, Engine No. 654920V0183875, Chassis No. WIN2476142W194386)

Interested parties may submit Bid on or before 25.05.2026 Upto 5.00 PM. Auction/bidding shall be only through "Online Electronic Bidding" through the website: <https://BAANKNET.com>. Inspection Date : 19.05.2026 between 10 AM to 5 PM at Canara Bank, Regional Office, Rajkot, Vision 20-20, 1st Floor, Nr. Lijjat Papad Factory, Ramdevpur Chowkdi, 150 Feet Ring Road, Rajkot-360007. Inspection with Prior Appointment. Officer Contact : 85111 06657, 85111 84950, 72111 01561. The highest price list will be accepted for sale. The decision of the Bank shall be final and binding on all parties.

Auction Amount : **Rs. 45,00,000/-**
EMD Amount : **Rs. 4,50,000/-**
AUCTION DATE : 26.05.2026 AT 1 PM to 3 PM



KOTAK MAHINDRA BANK LIMITED
Registered Office : 27BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400051. Regional Office: Kotak Mahindra Bank Ltd. 9th Floor, B-Wing, Vivvan Square, Jodhpur Cross Road, Satellite, Ahmedabad, Gujarat - 380015, Contact No. : +91 9429919818, Email ID : -punit.makhecha@kotak.com

DEMAND NOTICE

STATUTORY NOTICE UNDER SECTION 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.

The undersigned, being the Authorized Officer of KOTAK MAHINDRA BANK LIMITED, a banking company within the meaning of the Banking Regulation Act, 1949 having it's Registered Office at 27BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400051, and having its office situated at: Ahmedabad also branch office situated at Rajkot and Admas Plaza, 166/16, CST Road, Kolvery Village, KunchiKurve Nagar, Kalina Santacruz (E), Mumbai - 400098, (hereinafter referred to as "the Bank / KMBL"), appointed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, hereby issues to you the following notice :-

1) Name of Customer (Borrower(s) / Co-Borrower(s) & Guarantor(s)) Along Loan A/c. Nos.
LOAN ACCOUNT NUMBER : 6250492398 (CRN 36255356), 5311710761 (CRN 36255356), 0811CL010000048 (CRN 36255356), 0811TL0100000186 (CRN 36255356), 0811TL0100000731 (CRN 36255356)

1. Soni Sanjaykumar Manubhai (Borrower/Mortgagor), 2. Rajeshkumar Manubhai Soni (Guarantor/Mortgagor), 3. Manishkumar Manubhai Soni (Guarantor/Mortgagor), 4. Bhavini Manishkumar Soni (Guarantor/Mortgagor), 5. Sunita Rajeshkumar Soni (Guarantor/Mortgagor), 6. Jayshree Sanjaybhai Soni (Guarantor/Mortgagor)

Above No. 1 Having Address are at: 433, Gold House, Kjetarpal Ni Pole, Manech Chowk, Ahmedabad-380001.
Above No. 1 Address are Also at: 4-5, Prabhab Bungalow Nr. Prematirth Derasar, Jodhpur Gam Road, Ahmedabad, Gujarat-380001.
Above No. 2 to 6 Having Address are at: 4-5, Prabhab Bungalow Nr. Prematirth, Derasar Jodhpur Gam Road, Ahmedabad-380001.
Above No. 2 to 6 Address are Also at: City Survey 736, Gold House, Khetarpal Ni Pole, Manech Chowk, Ahmedabad, Gujarat-380001.
Above No. 2 to 6 Address are Also at: Shop No 148 & 149, 1st Floor, Iscon Emporio, Beside Star Bazar, Jodhpur Cross Road Ahmedabad, Gujarat -380015.
Above No. 2 to 6 Address are Also at: City Survey No. 153, Ganchi Ni Pole, Manech Chowk, Ahmedabad, Gujarat -380001.

AMOUNT OF OUTSTANDING AS PER DEMAND NOTICE
DEMAND NOTICE DATE : 28.04.2026 NPA DATE : 09.04.2026
Rs.7,42,53,206/- (Rupees Seven Crore Forty Two Lakh Fifty Three Thousand Two Hundred Sixty Only) as on 24-04-2026 together with further interest/ penal interest and other charges.

DETAILED DESCRIPTION OF THE IMMOVABLE PROPERTIES MORTGAGED TO KMBL:-

Property No.1: All that piece or parcel Of Land Together With Superstructure Being Plot/Unit No.4/A admeasuring 413 Sq.Yds.(Plot Area) and 430 Sq.Yds.(Super Built Up Area) and Plot No.5/B admeasuring 547 Sq.Yds. (Plot Area) and additional open land admeasuring 140 Sq. Yds. Adjoining Plot No.5/B Standing Thereon Forming Part Of Vejalpur Village Survey Nos.182/1, 171, 187/1, 183/3 (Paik) and Final Plot No.127, 129/1, 132 and 146 Of T.P.S No.4 and Jodhpur Village Survey Nos.77,88/1, 89/1 Of Ahmedabad-4 (Paldi) and situated in a scheme known as "Prabhab Bungalows" Within Harimomgar CHSL (Vibhag-1A) at Nr.Aryavrat Bungalows, Jodhpur, Ahmedabad. **Property No.2:** All that piece and parcel Being City Survey No. 153 admeasuring 98.66-33 Sq. mtrs i.e. 118 Sq. Yards and Construction Thereon In Manechchowk area, Ganchi ni Pole Forming Part of Land situated at Ward Jamalpur-3 City Survey No.153 Of Mouje Jamalpur-2 Taluka-City, District-Ahmedabad Sub District Ahmedabad-1 (City) and Bounded as Under: East: City Survey No.154, West: City Survey No.149 and Open Land, North: City Survey No.152, South: City Survey No.3174 and Survey No.3175. **Property No.3:** All that piece and parcel Being City Survey No.736 admeasuring 44.31.48 Sq. Meters Land and Construction admeasuring 83.35 Sq. meters in manechchowk area, Khatrapar Pole Southern Side Road Towards World Forming Part Of Land situated at Ward Khadiya-3 City Survey No.736 Of Mouje Khadiya-3 Taluka-City District: Ahmedabad and Sub District: Ahmedabad-1 (City). **Property No.4:** All that piece and parcel of the immovable property being Shop No. 151 (as per approved Building Use Permission Shop No. 149), on the First Floor having Carpet area admeasuring about 538 sq. feet i.e. 49.89 sq. meters along with undivided share admeasuring 19 sq. meters in the land and 1 car parking space of the Scheme known as "ISCON EMPORIO" constructed and situated on the non-agricultural land admeasuring 8798 sq. meters of Final Plot No. 124 (Old Vejalpur Survey No. 218) in Town Planning Scheme No. 5 (Vejalpur) and admeasuring 440 sq. meters of Final Plot No. 123/P (Old Vejalpur Survey No. 217) in Town Planning Scheme No. 5 (Vejalpur) at Mouje Jodhpur Taluka Vejalpur in the Registration District of Ahmedabad and Sub District Ahmedabad-4 (Paldi). **Property No.5:** All that piece and parcel of the immovable property being Shop No. 152 (as per approved Building Use Permission Shop No. 149), on the First Floor having Carpet area admeasuring about 538 sq. feet i.e. 49.89 sq. meters along with undivided share admeasuring 19 sq. meters in the land and 1 car parking space of the Scheme known as "ISCON EMPORIO" constructed and situated on the non-agricultural land admeasuring 8798 sq. meters of Final Plot No. 124 (Old Vejalpur Survey No. 218) in Town Planning Scheme No. 5 (Vejalpur) and admeasuring 440 sq. meters of Final Plot No. 21 of Survey No. 123/P (Old Vejalpur Survey No. 217) in Town Planning Scheme No. 5 (Vejalpur) at Mouje Jodhpur Taluka Vejalpur in the Registration District of Ahmedabad and Sub District Ahmedabad-4 (Paldi).

DETAILS OF MOVABLE PROPERTIES HYPOTHECATED:
The whole of the Borrower's current assets, both present and future, including: (i) book debts, receivables, outstanding moneys, claims, demands, bills, contracts, engagements and securities belonging to or held by the Borrower and which are now due and owing or accruing and which may at any time here after during the continuance of the security become due and owing or accrue to the Borrower; (ii) stocks of raw materials, finished and semi-Finished goods, goods in process and consumable stores, which are now lying or stored in or which may hereafter from time to time during the continuance of the security belying or stored in or brought into or being or about the factories and godowns of the Borrower or warehouses, wherever situated; and (iii) related moveable's in the course of transit or delivery, whether now belonging or which may hereafter belong to the Borrower or which may be held by any person at any place within or India other order or disposition of the Borrower and all documents of title including bills of lading, shipping documents, policies of insurance and other instruments and documents relating to such moveable's together with benefits of all rights thereto.

Borrowers/ Co-Borrowers/ Guarantors/ Mortgagors are advised to collect the Original Notice issued under Section 13 (2) from the undersigned on any working day by discharging valid receipt.

In case of any Objection/ Representation, kindly address the same at below address :-
The Authorized Officer, Kotak Mahindra Bank Limited
Regional Office: Kotak Mahindra Bank Ltd. 9th Floor, B-Wing, Vivvan Square, Jodhpur Cross Road, Satellite, Ahmedabad, Gujarat -380015,
Date : 08.05.2026, Place : Ahmedabad Sd/- Authorised Officer, Kotak Mahindra Bank Ltd.



Tyger Home Finance Private Limited
Registered Office: Unit No. 609 & 610, 6th Floor, Majestic, Near Law Garden, Panchvati Road, Ellisbridge, Ahmedabad, Gujarat - 380 006.
Corporate Office: One BKC, C-Wing, 1004/5, 10th Floor, Bandra Kurla Complex, Bandra (East), Mumbai 400 051, Maharashtra, India.
CIN: U65999GJ2017PTCO98960. 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 Mrs. Adani Housing Finance Pvt Ltd vide Certificate of Incorporation dated 08th June 2024 issued by the Office of the Registrar of Companies, Ministry of Corporate Affairs, India) and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 for the realization of loan dues from borrower/s, in the following loan accounts given 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	8010HL001163421 / KAPIL BANKIM QUESSUA / LISA OLIMPIA LOPES	All that piece and parcel of Property being Flat No.408, admeasuring about 1050.00 Sq. Ft. its 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 Vastika Constructed on the N.A. Land bearing Survey No. 255, Paikree plot No. 51,52,53 Totally 586.12 Sq. mtrs. Situated Which is Bounded As: East: Passage, West: Open Space, North: Staircase & Flat No. 401, South: Flat No. 407.	13-Jun-25 Rs. 1553300/- as On Date 10-Jun-25	Rs. 400000/- Rs. 60000/- 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 Kalptaru Flats situated at Delad bearing Block No. 124 paiki Plot Nos. A/11 and A/12 of the society known as Mani Pustak Co-operative Housing Society limited of Village Delad Taluka - Olpad, District - Surat admeasuring about 34.50 Square meter (Built up area) along with undivided portion share in the said land admeasuring about 6.80 Square meters. Which is Bounded As: East: Adjoined Plot, West: Passage, North: Flat No. 305, South: Flat No. 30.	12-Jul-25 Rs. 640020/- as On Date 10-Jun-25	Rs. 240000/- Rs. 24000/- Rs. 1000/-	
3	800HL001090098 / NANUJI THAKOR / SAVITABEN PRAHALADJI THAKOR	All that peace and parcel of Property bearing situated Khari Vardi, Grampanchayat Property No. 484, Assessment serial No. 484, Thakor vas (Ganmhan) admeasuring 350 Sq. Ft. Ta & Dist. Patan in registration Sub-District Patan Gujarat Which is Bounded As: East: Pravingi Meghai, West: Plot of Chiraji Meghai, North: Navoli then Vishnuji Lalji, South: Road.	07-Jun-24 Rs. 349779/- as On Date 07-Jun-24	Rs. 180000/- Rs. 18000/- Rs. 1000/-	
4	8000HL001018312 / NATUBHAI GOVINDBHAI SENNA / REETABEN SENNA	All that piece and parcel of property bearing Charol Gram Panchayat Property Premises No. 137, Str. No. 371, admeasuring 40 ft width 12ft=480 sq. ft. running vide serial No. 371 situated in Old Ganital, Charol Ta. Kadi & Dist. Mehsana. Which is Bounded As: East: Open Space, West: Open Space, North: Property No. 1346 of Senma Kanubhai Govindbhai, South: Property No. 1348 of Senma Mangalbhai Jethabhai.	14-Sep-24 Rs. 504631/- as On Date 14-Sep-24	Rs. 180000/- Rs. 18000/- Rs. 1000/-	
5	8000HL001081667 / PYUSHKUMAR NARENDRABHAI PANDAV / DIMPALBEN PYUSHKUMAR PANDAV	All that peace and Parcel of land along with structure standing there on being, the Residential Property out of Mouje Kamthadiya Property No. 755, Situated at Kamthadiya within the limits of Vansari Group Panchayat Tal. Bhiloda, Dist. Arvali, State Gujarat Total Admeasuring 46 x 28 Sq. feet. Which is Bounded As: East: Open Land, West: Road, North: Open plot of Pandav Nareishbhai, South: Vado.	07-Jun-24 Rs. 960198/- as On Date 07-Jun-24	Rs. 405000/- Rs. 40500/- Rs. 1000/-	
6	8010HL001164164 / RANJITA SALESHWAR 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 Vastika", Constructed on the N.A. land bearing survey No. 255, total admeasuring to 886.12 Sq. Mtrs. Situated at Village- chhri, Taluka - Vapi, District- Valsad, Gujarat. Which is Bounded As: East: Passage, West: Open Space, North: Staircase and Flat no. 301, South: Flat No. 307.	10-Apr-25 Rs. 1654727/- as On Date 10-Apr-25	Rs. 600000/- Rs. 60000/- Rs. 1000/-	
7	8010HL001020093 / DIVYESHKUMAR RAMESHBHAI CHAROLA / DUSHYANTKUMAR RAMESHBHAI CHAROLA / RAMESHBHAI BHURJIBHAI CHAROLA / VIJAYABEN RAMESHBHAI CHAROLA	All that peace and parcel of residential Property of Non Agriculture land well known as Uma Township their being a Flat No. 102, total built up area Admeasuring 201-60 Sq. mtrs at Upper & Lower level of First & Second Floor of apartment known as Vinayak Apartment Wing A Constructed thereon Super structure building of Plot No. 403 to 422 of Revenue Survey No. 160/1, 161/p, 162/p, 162/1/p, 163/1/p, 163/1/p, 164/p, 164/1/p, 164/p of Mouje Mahendranagar Dist & Sub District Morbi Gujarat. Which is Bounded As: East: 15.00 Mt. Road, West: Passage, O.T.S Flat No. 103, Main Road, North: Common Plot, South: 0	11-Oct-24 Rs. 2954503/- as On Date 10-Oct-24	Rs. 2200000/- Rs. 220000/- Rs. 1000/-	
8	8010HL00110693 / BAINATH SWAIN / SANTILATA SWAIN	All that piece and Parcel of Immovable Property of Flat No. 103 on the 1st Floor of the building known as Mahadev Palace, situated at Chhaprabhattha bearing revenue Survey No. 503, Block No. 68, TP Scheme No. 70 (Chhaprabhattha - Anrrol - Kosad - Uran) Final Plot No. 32, Plot Nos. 45 Paiki Eastern side portion admeasuring about 39.00 Square meter, Plot No. 45 towards the western side portion admeasuring about 39.00 Square meter and Plot No. 46 admeasuring about 78.00 square meter total admeasuring about 156.00 Square meter of the Society known as "Vignaknaga society of Village Chhaprabhattha, Taluka - Adajan (Surat City), District - Surat admeasuring about 30.91 Square meter (Built up area). Which is Bounded As: East: Flat No. 102, West: Flat No. 104, North: Open Space, South: Entry Passage	12-Jul-25 Rs. 909757/- as On Date 10-Jul-25	Rs. 600000/- Rs. 60000/- Rs. 1000/-	

EMD Submission Account details (10% of RP) NEFT / RTGS
Date/Time of e-Auction
Authorized Officer:
TERMS & CONDITIONS:
The e-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS".
1. Inspection @ Site on 12-05-2026 & 19-05-2026 at 11:00 am to 4:30 pm
2. Online BID (EMD) / Offer start on 08/05/2026 and end on 25/05/2026 before 5:30 PM
3. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of properties & 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 i-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 Helpline Numbers: [079436183](tel:079436183) Karan/Modi: 7016716557, [079436183](tel:079436183) Rajesh/Modi: 7016716557, [079436183](tel:079436183) Tapan/Modi: 7016716557, Enquiries : Helpdesk@procure247.com, and for any property related query may contact Authorized Officer: Ajay Kumar - 9619661491, e-mail ID: ajay.kumar2@tyger.in & Alpeshkumar.patel@tyger.in during the working hours from Monday to Saturday.
(FOR DETAILED TERM AND CONDITIONS, PLEASE VISIT WEBSITE <https://adanihousing.procure247.com/>)
Note: THIS NOTICE IS STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002
Place: GUJARAT
Date : 08.05.2026

Sd/- Authorised Officer
For Tyger Home Finance Pvt. Ltd.



ADITYA BIRLA CAPITAL
LOANS INVESTMENTS INSURANCE PAYMENTS

Aditya Birla Capital Limited
Registered Office : Indian Rayon Compound, Veraval, Gujarat-362266.
Branch office : Unit Nos. 217 222, 2nd Floor, Iconic Shyamal, Shyamal Cross Road, Satellite, Ahmedabad - 380015

PUBLIC NOTICE

Notice is hereby given to the public informing them, we, Aditya Birla Capital Ltd., (formerly known as Aditya Birla Finance Ltd.), have extended credit facilities for an amount of Rs.50,00,00,000/- (Rupees Fifty Crores Only) vide sanction letter dated 16.07.2024 bearing reference number ABFL/JULI 2024/KNRLLP and Facility Agreement dated 16.07.2024 to M/s Keshav Narayan Realty L.L.P. through its partners Mr. Ronak Rayjibhai Sonani ; (Designated Partner), Mr. Vipulbhai Gordhanbhai Gangani; (Designated Partner), Kinjal Chiragkumar Kothari (Partner), Geetaben Jitendrabhai Patel (Partner), Taraben Jitendrabhai Patel (Partner)(now deceased), Vipulaben Manishbhai Patel (Partner)

As a security towards repayment of the credit facilities, M/s Keshav Narayan L.L.P. through its partners and Mr. Vipulbhai Gordhanbhai Gangani created charge by way of registered mortgage in immovable properties more specifically mentioned in the schedules below, by executing a mortgaged deed dated 24.07.2024, registration number 12991 of 2024 before Sub-Registrar Office, Ahmedabad-9 Bopal. Additionally, there is also hypothecation of the receivables on the project named "Akshar Ocean Pearl" by way of execution of a mortgage deed dated 24.07.2024. The details of the immovable properties mortgaged and hypothecated to Aditya Birla Capital Ltd. (formerly Aditya Birla Finance Ltd.) are more particularly mentioned in Schedule-I and Schedule-II below.

Vide this notice we caution the general public not to deal with the schedule property(ies) or for the matter interact with any of the partners mentioned above, without the express consent of Aditya Birla Capital Ltd. Any individual dealing with or having dealt with any of the parties of any of the partners whose names are mentioned above and as more particularly mentioned in the schedules below, without the consent of Aditya Birla Capital Ltd. shall be doing so or considered having done so, at their sole risk and consequence.

SCHEDULE - I - Details of the Immovable Properties

PROPERTY - 1 - Description of the property as per registered mortgage deed

First and exclusive charge by way of registered mortgage over All that pieces and parcels of immovable property comprising and being of unsold units as mentioned in the table herein below of building named "AKSHAR OCEAN PEARL" ("Project"), lying and situated at Final Plot No.- 80/1 admeasuring 4709 Sq. Mtrs. of Town Planning Scheme No. 52 and having Revenue Survey No. 355/A, of Mouje: Ambali of Taluka: Ghatodia of District: Ahmedabad together with easements attached thereto and together with all other buildings and structures standing and to be constructed thereon and all fittings, fixtures, plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both "present and future" along with the receivables of sold and unsold units of the said Project hypothecated to ABFL (now amalgamated with ABCO.).

List of Unsold Units of Project: Akshar Ocean Pearl, Ambali, Ahmedabad, mortgaged and hypothecated

Sr. No.	Flat No.	Block	Floor	Carpet Area Sq.ft.	Sr. No.	Flat No.	Block	Floor	Carpet Area Sq.ft.
1.	101	Block - A	1st Floor	1,680.78	32.	1101	Block - B	11th Floor	1,455.82
2.	102	Block - A	1st Floor	1,680.78	33.	1102	Block - B	11th Floor	1,455.82
3.	103	Block - A	1st Floor	1,680.78	34.	1104	Block - B	11th Floor	1,455.82
4.	104	Block - A	1st Floor	1,680.78	35.	1202	Block - B	12th Floor	1,455.82
5.	203	Block - A	2nd Floor	1,455.82	36.	1302	Block - B	12th Floor	1,455.82
6.	303	Block - A	3rd Floor	1,455.82	37.	1204	Block - B	12th Floor	1,455.82
7.	502	Block - A	5th Floor	1,455.82	38.	1302	Block - B	13th Floor	2,175.28
8.	503	Block - A	5th Floor	1,455.82	39.	1304	Block - B	13th Floor	2,175.28
9.	604	Block - A	6th Floor	1,455.82	40.	101	Block - C	1st Floor	1,670.45
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