

**NIDO HOME FINANCE LIMITED**  
(formerly known as Edelweiss Housing Finance Limited)  
Registered Office Situated At Tower 2, 5th Floor, Wing B,  
Kohinoor City Mall, Kohinoor City, Kiroli Road, Kurli (West), Mumbai - 400 070.  
Regional Office at Office 301,302,303,304, 3rd Floor 3rd Eye Vision Opposite shivajis Park, Near NM, Panchratna Pal Ahmedabad, Gujarat - 380001

**POSSESSION NOTICE (For Immovable property) [Rule 8(1)]**  
Whereas, the undersigned being the authorized officer of the Nido Home Finance Limited (formerly known as Edelweiss Housing Finance 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 19-12-2026 calling upon the Borrower JAGDISH SHANKAR PATEL (CO-BORROWER) & DEVAJAYI RUPABEN SAGARBHAI (CO-BORROWER) to repay the amount mentioned in the notice & VARSHA JAGDISH PATIL (CO-BORROWER) to repay the amount mentioned in the notice being Rs. 7,73,542.76/- (Rupees Seven Lakhs Seventy Three Thousand Five Hundred Forty Two & Seventy Six paise only) 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 Physical Possession of the property through Shri P. R. Patel, appointed as Court Commissioner in execution of order passed by Additional Chief Magistrate Court, Vapi at Valad in Case No. 381/2026 described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of the Act read with rule 8 of the Security Interest Enforcement Rules, 2002 on this 27th Day of (June) 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 Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited) for an amount Rs. 7,73,542.76/- (Rupees Seven Lakhs Seventy Three Thousand Five Hundred Forty Two & Seventy Six paise only) and interest thereon.

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

**THE SCHEDULE OF THE PROPERTY**  
All The Piece And Parcel Of The Immovable Property Being Flat No. 204 Addressing About 761.00 Sq. Fts. Equivalent To 70.69 Sq. Mtrs. Super Built Up Area, Situated On The Second Floor Of The Building Known As "Sai Veltra" Constructed On The N. A. Land Bearing Survey No. 346/P/3 Addressing 21550.00 Sq. Mtrs. Plot No. 246/P/3 Sub-Plot No. 13 of Part No. 8, West Side, Chhatri, Flat-Vapi, Dist- Valad Gujarat Boundaries: East By: Road, West By: Passage, North By: Land No. 23, South By: Flat No. 205

Place: Valad  
Date: 27.06.2026

Sd/- Authorized Officer  
FOR NIDO HOME FINANCE LIMITED  
(Formerly known as EDELWEISS HOUSING FINANCE LIMITED)

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(formerly known as Edelweiss Housing Finance Limited)  
Registered Office Situated At Tower 2, 5th Floor, Wing B,  
Kohinoor City Mall, Kohinoor City, Kiroli Road, Kurli (West), Mumbai - 400 070.  
Regional Office at Office 301,302,303,304, 3rd Floor 3rd Eye Vision Opposite shivajis Park, Near NM, Panchratna Pal Ahmedabad, Gujarat - 380001

**POSSESSION NOTICE (For Immovable property) [Rule 8(1)]**  
Whereas, the undersigned being the authorized officer of the Nido Home Finance Limited (formerly known as Edelweiss Housing Finance 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 19-12-2026 calling upon the Borrower DEVIJAYI RUPABEN SAGARBHAI (BORROWER) & DEVAJAYI RUPABEN SAGARBHAI (CO-BORROWER) to repay the amount mentioned in the notice being Rs. 10,94,949.62/- (Rupees Ten Lakhs Ninety Four Thousand Nine Hundred Forty Nine and Sixty Two Paise Only) & Rs. 56,451.15/- (Rupees Fifty Six Thousand Four Hundred Fifty One & Fifteen Paise Only) 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 Physical Possession of the property through Shri V. D. Jalega, appointed as Court Commissioner in execution of order passed by Additional Chief Magistrate Court, Bhorsai at Rajkot in Case No. 1722006 described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of the Act read with rule 8 of the Security Interest Enforcement Rules, 2002 on this 27th Day of (June) 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 Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited) for an amount Rs. 10,94,949.62/- (Rupees Ten Lakhs Ninety Four Thousand Nine Hundred Forty Nine and Sixty Two Paise Only) & Rs. 56,451.15/- (Rupees Fifty Six Thousand Four Hundred Fifty One & Fifteen Paise Only) and interest thereon.

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

**THE SCHEDULE OF THE PROPERTY**  
All That Right, Title And Interest Of Property Bearing Residential House, Constructed On Land No. 77/19 Of Sub-Plot No. 13 Of Part No. 29, Plot No. 15, 102 Paik "Situated Within Limits Of Urban Municipality, Upleta, North; Adj. Land Of Sub-Plot No. 23, South; Adj. Land Of Sub-Plot No. 15, East; Adj. Land Of Sub-Plot No. 14, West; Adj. 12.00 P. Wide Road.

Place: Upleta  
Date: 27.06.2026

Sd/- Authorized Officer  
FOR NIDO HOME FINANCE LIMITED  
(Formerly known as EDELWEISS HOUSING FINANCE LIMITED)

**यूको बैंक** **UCO BANK** (A Unit of India Banking)  
Zonal Office Surat, Riddhi Shopper, Opp. Star Bazar Adajan, Hazira Road, Surat. Mob. : 9770737222. E-mail : zosurat.rec@uco.bank.in

**SALE NOTICE Dt. 18.07.2026**

Whereas, the authorized officer of UCO Bank has taken possession of the following properties pursuant to the notice issued under section 13(2) of SARFAESI Act 2002 in the following loan accounts with right to sell the same strictly on "As is what is basis" & "Without recourse Basis" for realization of Bank & dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues by the borrower(s)/ guarantor(s), the undersigned in Exercise of power conferred upon section 13 (4) of the SARFAESI Act propose to realize the Bank & dues by the sale of the said property. The Sale will be done by the undersigned through e-auction platform provided at the website - <https://banknet.com>

| Sr. No | Name of Borrower & Guarantor | Description of Property                                                                                                                                                                                                                                                                                                                                                                                                               | Amount Outstanding Pursuant to Security Type              | Reserve Price Rs. EMD           | Branch Name & Account No. Contact No.                               |
|--------|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|---------------------------------|---------------------------------------------------------------------|
| 1.     | M/s. Aarya Exim              | All that piece or parcel of Property in the name of M/s. Athithya Holiday Resort Pvt. Ltd. Directors Mr. Ashwinbhai Laljibhai Viradya, Mr. Laljibhai R Viradya and Mr. Nimbhish Kanjibhai Patel, bearing Old Block No. 28, 29, 34 & 35, R. S. No. 87, 86, 40 & 50 and New Block No. 501, 500, 251 & 249, "Aqua City Water Park" Facing Village Chorani Parli, Sub District : Kamrej, Dist. Surat, addressing about 22119.00 sq. mtrs. | Rs. 28,27,21,41.24 + interest & other charges<br>Physical | 10,77,00,000/-<br>1,07,70,000/- | MID CORPORATE SURAT<br>UCBA002079<br>2079101502019<br>M. 7017800102 |

**Contact Details and website address of service provider any other property related query may Contact Zonal Office: Contact No. Mob. 9770737222. E-mail id : zosurat.rec@uco.bank.in, during the working hours (10:00 AM to 05:00 PM) from Monday to Saturday except Bank Holidays.**

Terms and Conditions of E-Auction Sale : 1. Bidders are advised to go through the website - <https://banknet.com> (Also on for detailed terms and conditions of auction sale before submitting their bids and taking part in e-auction sale proceeding. 2. Intending Bidder shall hold a valid active E-mail ID and PAN. 3. The undersigned has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without any prior notice and assigning any reasons. 4. The sale is subject to conditions prescribed in the SARFAESI Act/ Rules 2002 and conditions 5. The successful bidder shall have to pay 25% of the purchase amount (including earnest money already paid) immediately on closure of the E-auction Sale Proceedings on the same day of the sale. The Balance 75% of the purchase price shall have to be paid within 15 days of acceptance/ confirmation of sale conveyed to them. In case of default of payment within prescribed period, the deposit shall be forfeited and the defaulting purchase shall be forfeit all claims to the property or to any part of the sum for which it may be subsequently sold mentioned above. 6. The EMD of the unsuccessful bidder will be returned on the closure of the e-auction sale proceedings. 7. The sale is subject to confirmation by the Bank, if the borrower(s)/ guarantor(s) pays the Bank in full before sale, if no sale will be conducted. 8. This is also a notice to the Borrower(s)/ Guarantor(s) of the above said loan holding of auction sale on the above mentioned date, if their outstanding dues are not repaid in full before auction date. 9. Last date of submission of online bids is **18.07.2026 at 5:00 PM**. 10. The bid price to be submitted shall be above the Reserve Price and Bidders shall improve Rs. 1,00,000/- respectively or it is multiple, 11 TDS if any applicable will be born by bidder.

**Date : 28-06-2026 Place : Surat**

Sd/- Authorized Officer, UCO Bank

**Standard Chartered Bank**

**POSSESSION NOTICE FOR IMMOVABLE PROPERTIES**

Whereas the undersigned being the Authorized Officer of the Standard Chartered Bank, Under the Securitization and Reconstruction of Financial Assets & in compliance of Rule 8(1) of 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 demand notice on the date mentioned against each account calling upon the respective borrower/s to repay the amount as mentioned against each account within 60 days from the date of notice(s)/date of receipt of the said notice(s).

The borrower's having failed to repay the amount, notice is hereby given to the borrower/s and the public in general that the undersigned has taken symbolic possession of the property/ies described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on the dates mentioned against each account. The borrower/s in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of Standard Chartered Bank, for the amount and interest thereon as per loan agreement. 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.

| Sr. No. | Loan Agreement No. | Name of the Borrower/ Co-Borrower       | Demand Notice Date | Outstanding Amount                 | Date of Possession Taken | Description of the Immovable Properties                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|---------|--------------------|-----------------------------------------|--------------------|------------------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.      | 53532295           | 1. Dhirendra Chopra<br>2. Kavita Chopra | 09.04.2026         | Rs.17,43,17,090/- as on 24.06.2026 | 24.06.2026               | All That Title And Interest Over The Piece And Parcel Of Property Bearing Shop Nos. 10 to 19 Addressing 4992.26 Sq. Fts. Carpet Area And Addressing 8320 Sq. Fts. Super Built Up Area On Ground Floor, In The Scheme Known As "Ved Akash" Farming Part Of Survey No. 1183, TP Scheme No. 113 And FF No. 164 Addressing 7041 Sq. Meters Situated At Mouje Village: Vastral, Registration District: Ahmedabad And Registration Sub District Ahmedabad-12 (Nikal).<br>Boundry By:-<br>East : Mall Internal Part<br>West : Margin Space Then After Amc Plot.<br>North : Margin And Staircase.<br>South : Shop No. 6 to 9 And Margin.<br>2. All That Title And Interest Over The Piece And Parcel Of Property Bearing Shop nos. 105 to 113 addressing 6204 Sq. Fts. Carpet area And Addressing 1290 sq. Fts. Super Built Up Area On First Floor In The Scheme Known As "Ved Akash" Farming Part Of Survey No. 1183, TP Scheme No. 113 And FF No. 164 Addressing 7041 Sq. Meters Situated At Mouje Village: Vastral, Registration District: Ahmedabad And Registration Sub District Ahmedabad-12 (Nikal).<br>Boundry By:-<br>East : Mall Internal Part<br>West : Margin Space Then After Amc Plot.<br>North : Staircase And Margin Then After Private Plot.<br>South : Margin Space Then After Amc Plot.<br>3. All That Title And Interest Over The Piece And Parcel Of Property Bearing Shop Nos. 201 to 215 Addressing 11280 Sq. Fts. Super Built Up Area On Second Floor, In The Scheme Known As "Ved Akash" Farming Part Of Survey No. 1183, TP Scheme No. 113 And FF No. 164 Addressing 7041 Sq. Meters Situated At Mouje Village: Vastral, Registration District: Ahmedabad And Registration Sub District Ahmedabad-12 (Nikal).<br>Boundry By:-<br>East : Mall Internal Part<br>West : Margin Space Then After Amc Plot.<br>North : Staircase And Margin Then After Private Plot.<br>South : Margin Space Then After Amc Plot. |

Place: Ahmedabad  
Date: 24.06.2026

Sd/- Authorized Officer  
For Standard Chartered Bank

**Standard Chartered Bank**

**POSSESSION NOTICE FOR IMMOVABLE PROPERTIES**

Whereas the undersigned being the Authorized Officer of the Standard Chartered Bank, Under the Securitization and Reconstruction of Financial Assets & in compliance of Rule 8(1) of 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 demand notice on the date mentioned against each account calling upon the respective borrower/s to repay the amount as mentioned against each account within 60 days from the date of notice(s)/date of receipt of the said notice(s).

The borrower/s having failed to repay the amount, notice is hereby given to the borrower/s and the public in general that the undersigned has taken symbolic possession of the property/ies described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on the dates mentioned against each account. The borrower/s in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of Standard Chartered Bank, for the amount and interest thereon as per loan agreement. 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.

| Sr. No. | Loan Agreement No. | Name of the Borrower/ Co-Borrower | Demand Notice Date | Outstanding Amount (In Rs)                                                                                         | Date of Possession Taken | Description of the Immovable Properties                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|---------|--------------------|-----------------------------------|--------------------|--------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.      | 54741106           | 1. Hiteshkumar Thakorbhai Talwar  | 11.02.2026         | Rs.15,09,022.93 for loan account no. 54741106 and Rs.8,55,881.27 for loan account no. 54784441 as on 23.06.2026    | 23.06.2026               | All that piece and parcel of property bearing Plot No. 143 (as per revenue record Block No. 88/143) addressing 74.42 sq. meters, along with construction of ground floor and stair cabin/cage, having built-up area addressing 224.24 sq. meters; together with undivided proportionate share in Road and COP land addressing 45.29 sq. meters, situated at "Samarthya Fluniv", situated on the land bearing Block No. 88 (Rev. Survey No. 63), addressing 38,352.00 sq. meters, of Village: Jalarbad, Sub-District: Olpad, Taluka: District: Surat.<br>And bounded as under:<br>On or towards the North: Adj. Plot No. 144<br>On or towards the South: Adj. Plot No. 142<br>On or towards the East: Adj. Plot No. 139 & 140<br>On or towards the West: Adj. Society Road           |
| 1.      | 51962829           | 1. Manisha Vikash Saraf           | 24.03.2026         | Rs.32,06,222.73 as on 23.06.2026                                                                                   | 23.06.2026               | All That Rights, Title And Interest in the Flat No. 601, Total Addressing 74.42 sq. Feet and it's Carpet Area Addressing 662 Sq. Fts. Equivalent to 61.61 Sq. Meters On 6th Floor Of Agam Cross Road Together With Undivided Proportionate Share In Underneath Land Of "B" Building Of "Agam Cross Road" Constructed On The Land Bearing Old Revenue Survey No. 470. It's New Revenue Survey No. 303/1, Town Planning Scheme No. 6 (Vesu), Final Plot No. 28 Part Addressing 476.00 Sq. Meters Of Mouje Village: Vesu, Taluka : City District : Surat, And Registration Sub District Surat-As Surrounded By:<br>On Or towards the North: Flat No. 602<br>On Or towards the South: Adj. Wing 02<br>On Or towards the East: Common Passage/Lift<br>On Or towards the West: Open Space |
| 1.      | 51992117           | 1. Manisha Vikash Saraf           | 24.03.2026         | Rs.26,43,733.61 as on 23.06.2026                                                                                   | 23.06.2026               | All That Title And Interest Over The Piece And Parcel Of Property Bearing Plot No. 10 Addressing 100 Sq. Meter In Shiv Krupa (Adajan) Co Operative Housing Society Limited, Situated Revenue Survey No. 135, Of Mouje Village : Adajan, Taluka : Choryasi, District : Surat And Composed In TP Scheme No. 13 (Adajan).<br>Final Plot No. 1, Standalone Row House<br>West : Society Internal Road<br>North : Row House No. 9<br>South : Row House No. 11                                                                                                                                                                                                                                                                                                                             |
| 1.      | 51663309           | 1. Jain Synthetics                | 09.02.2026         | Rs.1,07,01,228.13 for loan account no. 51663309 and Rs.26,80,848.92 for loan account no. 52449525 as on 23.06.2026 | 23.06.2026               | All that title and interest over the piece and parcel of property bearing Plot no. 824 (124) Sq. Meters per Built Up Area On 6th Floor In B Tower of Surya Group View situated on land bearing Old R. S. No. 171, New R. S. No. 98/1 Of Vesu, City District : Surat, And Comprised In TP Scheme No. 2 (Vesu-Bhartanva-Vesu), FF No.172, Vesu, 355007.                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 2.      | 52449525           | 2. Jain Rahaibhai Chandal         |                    |                                                                                                                    |                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 3.      | 52449525           | 3. Ganjan Rahubhai Chandal        |                    |                                                                                                                    |                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 4.      | Jain Embroidery    |                                   |                    |                                                                                                                    |                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

Place: Surat  
Date: 23.06.2026

Sd/- Authorized Officer  
For Standard Chartered Bank

**Aadhar Housing Finance Ltd.**  
Corporate Office: Office Nos. 501 & 503-5th Floor, Lightbridge, Sakli Vihar Road, Andheri East, Mumbai Suburban (District) Maharashtra - 400072  
Bhavnagar Branch: No.313 & 3rd Floor, Shopper Plaza,Waghodi Road, Bhavnagar- 364002 (Gujarat)  
Savarkundla Branch: Shop No. 8, Hari Krishna Complex, 1st Floor, Opp. Near Mamlaitdar Office, Mahuva Road, Savar Kundla - 364515 (Gujarat)  
Rajkot Branch: Office number 204 to 208, 2nd Floor, The Imperia, off. Shubhas road, CWS No 14, C/s no 3085, Opp: Shashtri maidan, Panchnath Plot, Rajkot - 360001 (Gujarat)

**APPENDIX IV POSSESSION NOTICE (for immovable property)**

Whereas, the undersigned being the Authorized Officer of Aadhar Housing Finance Limited (AHFL) 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, Demand Notice(s) issued by the Authorized Officer of the company to the Borrower(s)/ Guarantor(s) mentioned herein below to repay the amount mentioned in the 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(s)/ Guarantor(s) and the public in general that the undersigned has taken possession of the property described below in exercise of powers conferred on him under Sub-Section (4) of the Section 13 of the said Act read with Rule 8 of the Security Interest Enforcement rules, 2002. 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. 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 AHFL for an amount as mentioned herein under with interest thereon.

| Sr. No. | Name of the Borrower(s)/ Co-Borrower(s) (Name of the Branch)                                                                                   | Description of Secured Asset (Immovable Property)                                                                                                                                                                                                                                                                                                                                                      | Demand Notice Date & Amount | Date of Possession |
|---------|------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|--------------------|
| 1.      | (Loan Code No. 04110000378 / Bhavnagar Branch) Firozshah Firozshah Belim (Borrower) Gulashan Firozshah Belim (Co-Borrower)                     | All that piece and parcel of the property bearing, G.P. Bagh-Aman Patilana Road Plot No.8/3 (G.P. North Side) Moje -Gandharidhast - Bhavnagar -364505.<br>Boundaries : East - 7.50 Meters Road, West - Boundary Of Survey No 334 Palki, North - Boundary Of Plot No. 09, South - Plot No 8 Palki 82 Middle Part                                                                                        | 14-04-2026<br>₹ 15,92,237/- | 26-06-2026         |
| 2.      | (Loan Code No. 49310000102 / Savarkundla Branch) Bhupatibhai Vajubhai Makwana (Borrower) Sumitabhai Makwana (Co-Borrower)                      | All that piece and parcel of the property bearing, Gf, Fr Shiv Villa Residency 1, 62P Middle Part Ta -Savarkundla Dist-Armeli, Gujarat -364515<br>Boundaries : East - Road, West - Plot No. 51, North - Sumitabhai Makwana (Co-Borrower) Plot No. 62 Palkie, South - Plot No. 62 Palkie                                                                                                                | 14-04-2026<br>₹ 15,53,032/- | 26-06-2026         |
| 3.      | (Loan Code No. 04010001201 / Rajkot Branch) Abhishek Mandlial Vyas (Borrower) Nandlal Mansukhlal Vyas & Anysayaban Mandlial Vyas (Co-Borrower) | All that piece and parcel of the property bearing, R.S No. 59P1, Plot No.26, Pt. No.17, Fr. Po.33P Bultup Area, 64-85 Sq.Mtr/1031 St1Floor Bholethan Tower - B, Off. Rajkot - Morbi Highway 26 Rajkot Gujarat 360003. Boundaries : East - Flat No.102, West - Plot No.22 To 25, North - FF No.34, South - Plot No.27 & Common Plot                                                                     | 14-04-2026<br>₹ 21,37,721/- | 27-06-2026         |
| 4.      | (Loan Code No. 04010001616 / Rajkot Branch) Rajeshbhai Hirabhai Ughreja (Borrower) Dakshaben Rajeshbhai Ughreja (Co-Borrower)                  | All that piece and parcel of the property bearing, R.S No. 137/892 & 138/892, Sub Plot No. 26 To 28 28/1P Bultup Area 33-44 Sq.Mtr, First Floor South Side Silver Park - B 150 Feet Ring Road(Bypass) SC Ward No. 13/2 To 28 Rajkot Gujarat 360003.<br>Boundaries : East - Sub Plot No.26 To 28/6, West - 7-50 Mtr Public Road, North - House On Sub Plot No.26 To 28/1, South - 12-00 Mtr Public Road | 14-04-2026<br>₹ 15,18,749/- | 27-06-2026         |

Place : Gujarat  
Date : 29.06.2026

Authorised Officer  
Aadhar Housing Finance Limited

**HDFC BANK** Head Office: HDFC Bank Ltd., HDFC Bank House, Senapati Bapat Marg, Lower Panel (West), Mumbai - 400001. Regional Office: HDFC Bank Ltd., Department For Special Operations, Building - B, Wing-C, 11th Floor, Swastik Universal, Opp. Surat Central Mall, A-1A Valentine Cinema,Dumas Road,Surat-395007

**E-AUCTION SALE NOTICE**  
**PUBLIC NOTICE FOR E-AUCTION/PRIVATE TREATY FOR SALE OF IMMOVABLE PROPERTIES**  
In exercise of powers conferred on the undersigned by the Bank under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8(1) 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)/Guarantor(s) that, the Authorized Officer(s) of HDFC BANK LTD. has taken physical possession of the following property/ies mentioned pursuant to demand raised vide notice(s) issued under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 in the following loan accounts with right to sell the same on "AS IS WHERE IS, AS IS WHAT IS, WHATEVER IS THERE & IS WITHOUT RECOURSE BASIS" for realization of Bank's dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues by the borrower(s)/ guarantor(s), the undersigned in Exercise of power conferred upon section 13 (4) of the said Act propose to realize the Bank & dues by the sale of the said property/ies. The sale of the above mentioned property/ies shall be conducted by way of e-auction through Web <https://www.bankauctions.com>. NAME OF THE BRANCH & ACCOUNT NO.: HDFC BANK LTD. BRANCH: RING ROAD - SURAT. A/C NAME: M/S. SHAN NITIN NAVNATHAL. A.C. NO. 5200002370403 & KASHAN. NAME OF THE MORTGAGEE/GUARANTOR(S) OF THE PROPERTY : M/S. SHAN NITIN NAVNATHAL (BORROWER), GUARANTOR: 1. MR. NITINDHAR SHAH, 2. MRS. VARSHA J BHAI SHAH, 3. MRS. HEENA NITIN SHAH, 4. GUNJAN SHAH.

| Details of Collateral Property                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Amount as per Demand Notice / Demand notice date                                                                                                                                                           | Inspection Date and Time | Reserve Price Bid Increase Amount                   | Date / Time of E-Auction                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-----------------------------------------------------|------------------------------------------------------------------|
| An Immovable Property Bearing Unit No. CH-101, addressing 642 sq.ft. Super Built up Area & 436 sq.ft. i.e. 40.52 sq.ft. Carpet Area Along with 6.09 sq.mtrs. undivided share in the land of "Belgium Chamber of Silver Piece Complex" situated at North No. 492/A4 addressing 13044 sq.mtrs. of Ward No. 7, Moje Delhigate, Ring Road, City of Surat. Owner by Mr. Nitin Navnath Shah. Boundary Details: North: OTS, South: OTS, East: Jagan, West: Passage.                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Rs.1,25,24,084.26/- dues as on 24.06.2026 inclusive of interest with further interest @18% p.a. with monthly from 25 June 2024 till the date of full and final payment under the Credit facilities availed | 23 July 2024             | Rs. 24,30,000/-<br>Rs. 2,43,000/-<br>Rs. 1,00,000/- | 15.07.2026 at 12.00 PM to 02.00 PM                               |
| An Immovable Property Bearing Flat No. 501, on the 6th Floor Addressing 1020 sq.ft. i.e. 94.80 sq.mtrs. undivided area and 1112 sq.ft. i.e. 103.35 sq. meters Built up area along with 41.88 sq.mtrs. carpet share in the land of Mall Stored Building known as "A3" of the Project known as "Swastik Millets" Situated at Old Survey No. 378, New Survey No. 419/1, addressing 12600 Sq.Meters, Town Planning Scheme No. 2 (Vesu - Bhartanva-Vesu), Original Plot No. 105, Final Plot No. 9/17, 9/18 and 9/17 & 9/18 Palki Final Plot No. 9/72, as per Preliminary Town Planning Scheme, Final Plot No. 31, New Final Plot No. 28, addressing 4727 sq.meters (As Per Revenue Record Addressing 5881.85 sq.meters) Moje Vesu, New City Limit of Surat. Owner by (1) Varsha Jayeshkumar Shah and (2) Nina Nitinkumar Shah. Boundary Details: North: OTS, South: Passage, Stair & Lift, East: Flat No. 602, West: OTS. |                                                                                                                                                                                                            | 10.07.2026 To 12.00 PM   | Rs. 72,90,000/-<br>Rs. 7,29,000/-<br>Rs. 20,000/-   | Last Date of Receipt of Bids alongwith EMD 13.07.2026 upto 11 PM |

Name of Authorised Officer / Phone No. / Email id: Ashok Mehra / 9989049958 / ashok.mehra@hdfc.bank.in

**TERMS & CONDITIONS:**

- The E-auction is being held on "AS IS WHERE IS, AS IS WHAT IS, WHATEVER IS THERE & IS WITHOUT RECOURSE BASIS".
- The interested bidders shall submit their EMD details and documents through Web Portal: <https://www.bankauctions.com> (using the user ID & Password which can be obtained free of cost by registering name with <https://www.bankauctions.com>) through Login ID & Password. The EMD shall be payable either through NEFT / RTGS in the following Account: 57560000964261, Name of the Account: DTSS Trustworthy account, Name of the Beneficiary: HDFC BANK LTD, IFSC CODE: HDFC0000240. Please note that the Cheque/Demand Drafts shall not be accepted as EMD.
- To the best of knowledge and information of the Authorized Officer, there is no encumbrance i.e. statutory dues like property taxes, society dues etc as per Bank's record on the property other than the one mentioned in detailed terms and conditions. The Bank however shall not be responsible for any present/past/future outstanding non-statutory dues /statutory dues/encumbrances/tax arrears/litigations, if any. The intending bidders should make their own independent inquiries regarding the encumbrances, title of property to inspect & satisfy themselves. Property can be inspected strictly on the above mentioned date and time.
- The intended bidders who deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact our service provider M/s. C1 India Pvt. Ltd., 3rd Floor, Plot No. 68, Sector 44, Gurgaon, Haryana-122003. Support Mobile number: 7291981124/1125/1126, Mr. Bhawik Pandya Mobile: 08666682937, e-mail ID: support@bankauctions.com/guarantor@c1india.com, for any property or Plant & Machinery related query may contact the Authorized Officer mentioned above in office hours during the working days, 10:00 AM to 5:00 PM.
- If the Sale Price is more than Rs.50,00,000/- (Rupees Fifty Lakhs Only) then the auction purchaser/successful bidder has to deduct 1% of the Sale Price as TDS in the name of the owner of the property & remit to Income Tax Department as per section 194IA of Income Tax Act and only 99% of the Sale Price has to be remitted to the Bank. The Sale Certificate will be issued only on receipt of Form 26DB & Challan for having remitted the TDS.
- The highest bid shall be subject to approval of the Authorized Officer reserves the right to accept/ reject all or any of the offers/bids so received, or cancel the auction/sale without assigning any reasons whatsoever. His decision shall be final & binding.
- (FOR DETAILED TERM AND CONDITIONS PLEASE REFER TO OUR WEBSITE [www.hdfcbank.com](https://www.hdfcbank.com) and [www.bankauctions.com](https://www.bankauctions.com)).

**STATUTORY 15 DAYS SALE NOTICE UNDER RULE 9(1) OF THE SARFAESI ACT, 2002**

This may also be treated as notice under 9(1) of Security Interest (Enforcement) Rules, 2002 to borrowers and/or Guarantors of the above said loan holding of E-Auction sale on the above mentioned date. The borrower(s) and/or mortgagor(s) are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before 15 days of this notice, of the Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

Date : 29.06.2026, Place : Surat

Sd/- Authorized Officer, HDFC Bank Ltd.