



बैंक ऑफ बड़ौदा
Bank of Baroda

S G HIGHWAY BRANCH
MSME Specialised Branch, 7, Ground Floor, Zodiac Square, Opp Gurudwara, Thaltej,
S G Highway, Ahmedabad-380054 ,Email - SGHAHM@bankofbaroda.com

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
"Appendix-IV-A [See provision to Rule 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, 2002read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002
Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor(s)that the below described immovable property hypothecated/pledged/charged to the Secured Creditor, 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" basis for recovery of dues in below mentioned account/s. The details of Borrower/s/Mortgagor/Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below -

Sr No.	Name & address of Borrower/s/ Guarantor/ Mortgagors	Give short description of the immovable property with known encumbrances, if any	Total Dues	Date of e-Auction Time of E-auction - Start Time to End Time	1. Reserve Price- 2. Earnest Money Deposit (EMD)- 3. Bid Increase Amount –	Status of Possession (Constructive/ Physical)	Property Inspection date & Time.
1.	Mr. Bharavi Bharatkumar Munshi	All the piece and parcels of property non agricultural land plot No T-30 admeasuring about 193.00 sq. yards i e 161 sqmtrs along with constructed cottage no 30 admeasuring 106 sq.yards i e 88.63 sq.mtr along with undivided share admeasuring about 48 sqmtrs in the land, in the scheme known as Kalp Greens situated lying and being at Revenue Survey No 497 admeasuring about 37838 Sq Meter Situated lying and being at mouje Vinchhiya,Taluka Sanand in registration district Ahmedabad Sub district of Sanand belonging to Mr.BHARAVI B MUNSHI The said property is bounded as on under: - On or towards East : Internal Road On or towards West : Plot No T/29 On or towards North : Internal Road On or towards South : Plot No T/31	Total dues Rs18,73,873.08/- as per Demand dated 04.12.2025 PLUS interest and other charges thereon less recovery thereafter, if any.	28-07-2026 14.00 pm to 18.00 pm	1.Reserve Price Rs.7,79,000/- 2.Earnest Money Deposit (EMD) Rs.77,900/- 3.Bid Increase Amount Rs.10,000	Symbolic	23-07-2026 11.00 am- 3.00pm (With Prior Approval from Authorised Officer)

For detailed terms and conditions of sale, please refer/visit to the website link <https://www.bankofbaroda.in/e-auction> and online auction portal **Baanknet.com**. Also, prospective bidders may contact the Authorised officer on Mobile - **9978446549**.

Date: 01.07.2026
Place: Ahmedabad

Amit Prakash
Authorised Officer
Bank of Baroda, S.G. Highway Branch

AAVAS FINANCIERS LIMITED
{CIN:L65922RJ2011PLCO34297} Regd. & Corp. Office: 201-202, 2nd Floor,
South End Square, Mansarovar Industrial Area, Jaipur. 302020



POSSESSION NOTICE
Whereas, The undersigned being the Authorised Officer of **AAVAS FINANCIERS LIMITED** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred upon me under section 13(12) read with Rule 9 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice calling upon the borrowers mentioned herein below to repay the amount mentioned in the respective notice within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, undersigned has taken possession of the properties described herein below in exercise of powers conferred on me under Section 13(4) of the said Act read with Rule 9 of the said rules on the dates mentioned as below. The borrower and Guarantor in particular and the public in general is hereby cautioned not to deal with the properties and any dealings with the property will be subject to the charge of the **AAVAS FINANCIERS LIMITED** for an amount mentioned as below and further interest thereon.

Name of the Borrower	Date & Amount of Demand Notice	Description of Property	Date & Type of Possession
Dhirajben Kishorbhairupareliya, Prashantbhai Kishorbhairupareliya, Pankaj Kishorbhairupareliya Guarantor : Bharatbhai Jivrajibhai Kyada {A/C NO.} 161208300443295 & 191208301128913	6 Jan 26 Rs. 1015107/- & Rs. 274375/- 5 Jan 26	Flat No.- 203, Building Known As "The Palace" Land Bearing On Rs. No 164/1 P-1. A. 1-36 G. Situated At Jagdish Show-Room, Navagadh Jetpur, Rajkot, Gujarat Admeasuring 61.70 Sq.Mtr.	Physical Possession Taken On 28 Jun 26
Jitendrabhai Parsotambhai Dhorajiya, Jayshreeben Jitendrabhai Dhorajiya {A/C NO.} 181208300998553	7 Jan 26 Rs. 561670/- 7 Jan 26	Flat No. 208, Second Floor, Tirth Palace, Land Bearing On R.S. No. 106/2 Paiki A 6-10 N.A. Paiki Land Plot No. 19, And Plot No. 20, And Plot No. 21, And Plot No .22, Situated At Jalaram Nagar-1, Dhoraji Road, Jetpur, Tal. Jetpur Dist. Rajkot, Gujarat Admeasuring 37.05 Sq. Mts.	Physical Possession Taken On 28 Jun 26
Bhartiben PopatbhaiJamod, Popatbhai ChaganbhaiJamod, Vishalbhai Popatbhai Jamod, Anilbhai Popatbhai Jamod Guarantor : Jamod Nitesh Dayabhai {A/C NO.} 211208202059372	21 Apr 26 Rs. 555039/- 21 Apr 26	House No. 599, Village - Aankolali Gram Panchayat, Taluka - Palitana, Dist - Bhavnagar, Gujarat Admeasuring 900 Sq.Ft	Symbolic Possession Taken On 27 Jun 26
Praajapati Minaben Jayeshbhai, Praajapati Jayeshbhai, Praajapati Narendrabhai Guarantor : Praajapati Satishbhai {A/C NO.} 231201603419582	10 Feb 26 Rs. 1542891/- 9 Feb 26	Flat No.- 102, First Floor, Tower- D, Sahitya Green, Opp. L & T Knowledge City. Nr. Shilvay Sky, Bapod, Vadodara Sr.No - 506, T,P.Scheme No - 44 (Bapodi), F.P.No - 85, Mauje- Bapod, Dist. & Sub Dist.- Vadodara, Gujarat- 390025 Admeasuring 32.25 Sq Mtrs.	Physical Possession Taken On 28 Jun 26

Place: Gujarat **Date:** 02-07-2026 **Authorised Officer Aavas Financiers Limited**



INDIA HOME LOAN LTD.

Regd. Office: 504, Nirmal Ecstasy, 5th Floor, Jatashankar Dossa Road, Mulund (W), Mumbai - 400080
Head Office: A-202, Ganesh Plaza, Nr. Navrangpura Post Office, Navrangpura, Ahmedabad-380009

PUBLIC NOTICE FOR AUCTION CUM SALE
(Sale of Immovable Properties Mortgaged to IHLL under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002)
Notice is hereby given to the public in general and to the borrowers/co-borrowers/mortgagors in particular that the under-mentioned residential immovable properties mortgaged to India Home Loan Limited (IHLL) have been taken possession of by the Authorised Officer under Section 13(4) of the SARFAESI Act, 2002 read with Rule 8 of the Security Interest (Enforcement) Rules, 2002.
The said properties are now offered for sale through Public Auction on "AS IS WHERE IS", "AS IS WHAT IS" and "WITHOUT RECOURSE" basis for recovery of amounts due to IHLL.

A/c No.	Borrower(s) / Mortgagor(s)	Property Description	Outstanding Dues (Rs.) As on 31/05/2026	Reserve Price (Rs)	EMD (Rs.)
AMD-664	MR. CHIRAGBHAI HARJIBHAI CHAUDHRI (BORROWER/MORTGAGOR)	All that piece and parcel of the residential property being Plot No. 206, Plot Area about 100.12 Sq. Mtr. & R.S. 254, PARTH RESIDENCY, Ratanpur Three-Way Intersection Village: Bhabhar, Taluka: Bhabhar, Dist.: Banaskantha, Pin: 385320 Gujarat, and bounded as North: Plot No.205 South: Plot No.207, East: Plot No.233, West: 6-00 MT wide internal Road	Rs. 39,11,286/-	Rs. 2,26,000/-	Rs.22,600/-
AMD-665	MR. CHANDANKUMAR DAJABHAI CHAUDHARY (BORROWER/MORTGAGOR)	All that piece and parcel of the residential property being Plot No. 207, Plot Area about 100.12 Sq. Mtr. & R.S. 254, PARTH RESIDENCY, Ratanpur Three-Way Intersection Village: Bhabhar, Taluka: Bhabhar, Dist.: Banaskantha, Pin: 385320 Gujarat, and bounded as North: Plot No.206 South: Plot No.208, East: Plot No.232, West: 6-00 MT wide internal Road	Rs. 23,49,076/-	Rs. 2,26,000/-	Rs.22,600/-
AMD-918	MR. MIRKHANDHAI MANTHARBHAI SHINDHY (BORROWER/MORTGAGOR) MRS. RIYANABEN MIRKHANDHAI SHINDHY (CO-BORROWER/ MORTGAGOR)	All that piece and parcel of the residential property being Plot No. 319, Plot Area about 100.12 Sq. Mtr. & R.S. 254, PARTH RESIDENCY, Ratanpur Three-Way Intersection Village: Bhabhar, Taluka: Bhabhar, Dist.: Banaskantha, Pin: 385320 Gujarat, and bounded as North: Plot No.316 South: Plot No.320, East: 6-00 MT wide internal Road, West: Plot No.346	Rs. 20,08,235/-	Rs. 2,26,000/-	Rs.22,600/-
AMD-919	MR. PRAVINBHAI NATVARBHAI THAKOR (BORROWER/MORTGAGOR) MRS. KRISHNABEN PARVINBHAI THAKOR (CO-BORROWER)	All that piece and parcel of the residential property being Plot No. 317, Plot Area about 100.12 Sq. Mtr. & R.S. 254, PARTH RESIDENCY, Ratanpur Three-Way Intersection Village: Bhabhar, Taluka: Bhabhar, Dist.: Banaskantha, Pin: 385320 Gujarat, and bounded as North: Plot No.316 South: Plot No.318, East: 6-00 MT wide internal Road, West: Plot No. 348	Rs. 26,36,139/-	Rs. 2,26,000/-	Rs.22,600/-
AMD-920	MR. UDESING MANAJI RATHOD (BORROWER/MORTGAGOR) MRS. MANJUBEN UDESING RATHOD (CO-BORROWER)	All that piece and parcel of the residential property being Plot No. 290, Plot Area about 100.12 Sq. Mtr. & R.S. 254, PARTH RESIDENCY, Ratanpur Three-Way Intersection Village: Bhabhar, Taluka: Bhabhar, Dist.: Banaskantha, Pin: 385320 Gujarat, and bounded as North: Plot No.291 South: Plot No.289, East: 6-00 MT wide internal Road, West: Plot No.267	Rs. 22,42,604/-	Rs. 2,26,000/-	Rs.22,600/-
AMD-921	MR. ISHAVARBHAI DAYALJI RATHOD (BORROWER/MORTGAGOR) MRS. CHANCHIBEN ISHAVARBHAI RATHOD (CO-BORROWER)	All that piece and parcel of the residential property being Plot No. 288, Plot Area about 100.12 Sq. Mtr. & R.S. 254, PARTH RESIDENCY, Ratanpur Three-Way Intersection Village: Bhabhar, Taluka: Bhabhar, Dist.: Banaskantha, Pin: 385320 Gujarat, and bounded as North: Plot No.289 South: Plot No.287, East: Plot No.269, West: 6-00 MT wide internal Road	Rs. 22,72,403/-	Rs. 2,26,000/-	Rs.22,600/-
AMD-922	MR. PRABHATJI FATUJI SOLANKI (BORROWER/MORTGAGOR) MRS. JYOTSNABA PRABHATJI SOLANKI (CO-BORROWER)	All that piece and parcel of the residential property being Plot No. 248, Plot Area about 100.12 Sq. Mtr. & R.S. 254, PARTH RESIDENCY, Ratanpur Three-Way Intersection Village: Bhabhar, Taluka: Bhabhar, Dist.: Banaskantha, Pin: 385320 Gujarat, and bounded as North: Plot No.249 South: Plot No.247, East: Plot No.191, West: 7-50 MT wide internal Road	Rs. 33,90,635/-	Rs. 2,26,000/-	Rs.22,600/-
AMD-923	MR. TALJAHAMAD MANTHARBHAI SINDHI (BORROWER/MORTGAGOR) MRS. HASINABEN TAJMAHAMAD SINDHI (CO-BORROWER)	All that piece and parcel of the residential property being Plot No. 318, Plot Area about 100.12 Sq. Mtr. & R.S. 254, PARTH RESIDENCY, Ratanpur Three-Way Intersection Village: Bhabhar, Taluka: Bhabhar, Dist.: Banaskantha, Pin: 385320 Gujarat, and bounded as North: Plot No.316 South: Plot No.319, East: 6-00 MT wide internal Road Plot No.233, West: Plot No.347	Rs. 32,50,206/-	Rs. 2,26,000/-	Rs.22,600/-
AMD-924	MR. HARJIBHAI MALABHAI PATEL (BORROWER/MORTGAGOR) MRS. JEABABEN HARJIBHAI PATEL (CO-BORROWER)	All that piece and parcel of the residential property being Plot No. 296, Plot Area about 100.12 Sq. Mtr. & R.S. 254, PARTH RESIDENCY, Ratanpur Three-Way Intersection Village: Bhabhar, Taluka: Bhabhar, Dist.: Banaskantha, Pin: 385320 Gujarat, and bounded as North: Plot No.297 South: 9-00 MT Wide Road, East: Plot No.261, West: 7-50 MT wide internal Road	Rs. 28,29,376/-	Rs. 2,26,000/-	Rs.22,600/-
AMD-925	MR. BALVANTBHAI DEVJIBHAI PATEL (BORROWER/MORTGAGOR) MRS. MULIBEN BALVANTBHAI PATEL (CO-BORROWER)	All that piece and parcel of the residential property being Plot No. 297, Plot Area about 100.12 Sq. Mtr. & Built-Up area about 51.75sq. mtr. R.S. 254, PARTH RESIDENCY, Ratanpur Three-Way Intersection Village: Bhabhar, Taluka: Bhabhar, Dist.: Banaskantha, Pin: 385320 Gujarat, and bounded as North: Plot No.298 South: Plot No.296, East: Plot No.260, West: 7-50 MT wide internal Road	Rs. 36,08,630/-	Rs. 2,26,000/-	Rs.22,600/-
AMD-926	MR. VINODJI BABUJI RATHOD (BORROWER/MORTGAGOR) MRS. USHABEN VINODJI RATHOD (CO-BORROWER)	All that piece and parcel of the residential property being Plot No. 287, Plot Area about 100.12 Sq. Mtr. & R.S. 254, PARTH RESIDENCY, Ratanpur Three-Way Intersection Village: Bhabhar, Taluka: Bhabhar, Dist.: Banaskantha, Pin: 385320 Gujarat, and bounded as North: Lagu Survey No.288, South: 7-50 MT wide internal Road, East: Plot No.270, West: 6-00 MT wide internal Road	Rs. 32,53,983/-	Rs. 2,26,000/-	Rs.22,600/-
AMD-927	MR. KANTLIJI SHIVAJI RATHOD (BORROWER/MORTGAGOR) MRS. VANABEN KANTLIJI RATHOD (CO-BORROWER)	All that piece and parcel of the residential property being Plot No. 301, Plot Area about 100.12 Sq. Mtr. & R.S. 254, PARTH RESIDENCY, Ratanpur Three-Way Intersection Village: Bhabhar, Taluka: Bhabhar, Dist.: Banaskantha, Pin: 385320 Gujarat, and bounded as North: Plot No.302 South: Common Plot No.12, East: Plot No.256, West: 7-50 MT wide internal Road	Rs. 27,85,916/-	Rs. 2,26,000/-	Rs.22,600/-
AMD-1148	MR. TRIKAMBHAI PARSHOTAMBHAI JOSHI (BORROWER/MORTGAGOR) MRS. VARSHABEN TRIKAMBHAI JOSHI (CO-BORROWER)	All that piece and parcel of the residential property being Plot No. 371, Plot Area about 100.12 Sq. Mtr. & R.S. 254, PARTH RESIDENCY, Ratanpur Three-Way Intersection Village: Bhabhar, Taluka: Bhabhar, Dist.: Banaskantha, Pin: 385320 Gujarat, and bounded as North: Plot No.370 South: Plot No.372, East: 6-00 MT wide internal Road Plot No.233, West: Plot No.380	Rs. 28,06,441/-	Rs. 2,26,000/-	Rs.22,600/-
AMD-1149	MR. BABUBHAI SAGRAMBHAI BHARVAD (BORROWER/ MORTGAGOR) MRS. HANSHABEN BABUBHAI BHARVAD (CO-BORROWER/ MORTGAGOR)	All that piece and parcel of the residential property being Plot No. 266, Plot Area about 100.12 Sq. Mtr. & R.S. 254, PARTH RESIDENCY, Ratanpur Three-Way Intersection Village: Bhabhar, Taluka: Bhabhar, Dist.: Banaskantha, Pin: 385320 Gujarat, and bounded as North: Plot No.265 South: Plot No.267, East: 6-00 MT wide internal Road Plot No.233, West: Plot No.291	Rs. 17,63,952/-	Rs. 2,26,000/-	Rs.22,600/-
AMD-1150	MR. MAGASHIBAHAI RANABHAI DESAI (BORROWER/MORTGAGOR)	All that piece and parcel of the residential property being Plot No. 273, Plot Area about 100.12 Sq. Mtr. & R.S. 254, PARTH RESIDENCY, Ratanpur Three-Way Intersection Village: Bhabhar, Taluka: Bhabhar, Dist.: Banaskantha, Pin: 385320 Gujarat, and bounded as North: Plot No.272 South: Plot No.274, East: 6-00 MT wide internal Road Plot No.233, West: Plot No.284	Rs. 21,74,398/-	Rs. 2,26,000/-	Rs.22,600/-
AMD-1151	MR. PRAVINBHAI VADANJI THAKOR (BORROWER/MORTGAGOR)	All that piece and parcel of the residential property being Plot No. 265, Plot Area about 100.12 Sq. Mtr. & R.S. 254, PARTH RESIDENCY, Ratanpur Three-Way Intersection Village: Bhabhar, Taluka: Bhabhar, Dist.: Banaskantha, Pin: 385320 Gujarat, and bounded as North: Plot No.264 South: Plot No.266, East: 6-00 MT wide internal Road Plot No.233, West: Plot No.292	Rs. 28,67,287/-	Rs. 2,26,000/-	Rs.22,600/-

A/c No.	Borrower(s) / Mortgagor(s)	Property Description	Outstanding Dues (Rs.) As on 31/05/2026	Reserve Price (Rs)	EMD (Rs.)
AMD-1152	MR. AMARTJI POPATJI RATHOD (BORROWER/MORTGAGOR) MRS. BHAVNABEN AMRATJI RATHOD (CO-BORROWER)	All that piece and parcel of the residential property being Plot No. 251, Plot Area about 100.12 Sq. Mtr. & R.S. 254, PARTH RESIDENCY, Ratanpur Three-Way Intersection Village: Bhabhar, Taluka: Bhabhar, Dist.: Banaskantha, Pin: 385320 Gujarat, and bounded as North: Lagu Survey No.284, South: Plot No.252, East: 7-50 MT wide internal Road, West: Plot No.306	Rs. 16,56,618/-	Rs. 2,26,000/-	Rs.22,600/-
AMD-1155	MR. DIVANJI DHUDAJI RATHOD (BORROWER/MORTGAGOR) MRS. KISHNABEN DIVANJI RATHOD (CO-BORROWER)	All that piece and parcel of the residential property being Plot No. 315, Plot Area about 100.12 Sq. Mtr. & R.S. 254, PARTH RESIDENCY, Ratanpur Three-Way Intersection Village: Bhabhar, Taluka: Bhabhar, Dist.: Banaskantha, Pin: 385320 Gujarat, and bounded as North: Plot No.314 South: 9-00 MT Road, East: 7-50 MT wide internal Road, West: Plot No.350	Rs. 18,43,819/-	Rs. 2,26,000/-	Rs.22,600/-
AMD-1156	MR. VISHNULKUMAR VADANJI THAKOR (BORROWER/MORTGAGOR)	All that piece and parcel of the residential property being Plot No. 373, Plot Area about 100.12 Sq. Mtr. & R.S. 254, PARTH RESIDENCY, Ratanpur Three-Way Intersection Village: Bhabhar, Taluka: Bhabhar, Dist.: Banaskantha, Pin: 385320 Gujarat, and bounded as North: Plot No.372 South: Plot No.374, East: 6-00 MT wide internal Road, West: Plot No.378	Rs. 22,01,733/-	Rs. 2,26,000/-	Rs.22,600/-
AMD-1157	MR. BABUBHAI DANABHAI DESAI (BORROWER/ MORTGAGOR) MRS. SURAJBEN BABUBHAI DESAI (CO-BORROWER/ MORTGAGOR)	All that piece and parcel of the residential property being Plot No. 294, Plot Area about 100.12 Sq. Mtr. & R.S. 254, PARTH RESIDENCY, Ratanpur Three-Way Intersection Village: Bhabhar, Taluka: Bhabhar, Dist.: Banaskantha, Pin: 385320 Gujarat, and bounded as North: Plot No.295 South: Plot No.293, East: Plot No.263, West: 6-00 MT wide internal Road	Rs. 24,73,534/-	Rs. 2,26,000/-	Rs.22,600/-
AMD-1158	MR. BACHUBHAI GANPATBHAI PRAJAPATI (BORROWER/MORTGAGOR) MRS. SANGITABEN BACHUBHAI PRAJAPATI (CO-BORROWER/MORTGAGOR)	All that piece and parcel of the residential property being Plot No. 374, Plot Area about 100.12 Sq. Mtr. & R.S. 254, PARTH RESIDENCY, Ratanpur Three-Way Intersection Village: Bhabhar, Taluka: Bhabhar, Dist.: Banaskantha, Pin: 385320 Gujarat, and bounded as North: Plot No.373, South: Plot No.375, East:6-00 MT wide internal Road, West: Plot No.377	Rs. 17,31,507/-	Rs. 2,26,000/-	Rs.22,600/-
AMD-1159	MR. SHANKUJI BHUPATSINGH RATHOD (BORROWER/MORTGAGOR)	All that piece and parcel of the residential property being Plot No. 283, Plot Area about 100.12 Sq. Mtr. & R.S. 254, PARTH RESIDENCY, Ratanpur Three-Way Intersection Village: Bhabhar, Taluka: Bhabhar, Dist.: Banaskantha, Pin: 385320 Gujarat, and bounded as North: Plot No.284 South: Plot No.282, East: Plot No.274, West: 6-00 MT wide internal Road	Rs. 16,54,771/-	Rs. 2,26,000/-	Rs.22,600/-
AMD-1162	MR. DHARAJI MAFAJI RATHOD (BORROWER/MORTGAGOR) MRS. LILABEN DHARAJI RATHOD (CO-BORROWER/ MORTGAGOR)	All that piece and parcel of the residential property being Plot No. 323, Plot Area about 100.12 Sq. Mtr. & R.S. 254, PARTH RESIDENCY, Ratanpur Three-Way Intersection Village: Bhabhar, Taluka: Bhabhar, Dist.: Banaskantha, Pin: 385320 Gujarat, and bounded as North: Plot No.322 South: Plot No.324, East: 6-00 MT wide internal Road, West: Plot No.342	Rs. 34,19,039/-	Rs. 2,26,000/-	Rs.22,600/-
AMD-1163	MR. LALSANG POPATJI RATHOD (BORROWER/MORTGAGOR) MRS. HANSABEN LALSANG RATHOD (CO-BORROWER)	All that piece and parcel of the residential property being Plot No. 253, Plot Area about 100.12 Sq. Mtr. & R.S. 254, PARTH RESIDENCY, Ratanpur Three-Way Intersection Village: Bhabhar, Taluka: Bhabhar, Dist.: Banaskantha, Pin: 385320 Gujarat, and bounded as North: Plot No.252 South: Plot No.254, East: 7-50 MT wide internal Road, West: Plot No.304	Rs. 23,63,723/-	Rs. 2,26,000/-	Rs.22,600/-
AMD-1164	MR. HEMATAJI RAMCHANDJI RATHOD (BORROWER/MORTGAGOR) MRS. SOMIBEN HEMATAJI RATHOD (CO-BORROWER)	All that piece and parcel of the residential property being Plot No. 254, Plot Area about 100.12 Sq. Mtr. & R.S. 254, PARTH RESIDENCY, Ratanpur Three-Way Intersection Village: Bhabhar, Taluka: Bhabhar, Dist.: Banaskantha, Pin: 385320 Gujarat, and bounded as North: Plot No.253 South: Plot No.252, East: 7-50 MT wide internal Road, West: Plot No.303	Rs. 16,65,314/-	Rs. 2,26,000/-	Rs.22,600/-
AMD-1165	MR. ISHVARBHAI MEVABHAI CHAMAR (BORROWER/MORTGAGOR) MRS. JEMABEN ISHVARBHAI CHAMAR (CO-BORROWER/ MORTGAGOR)	All that piece and parcel of the residential property being Plot No. 276, Plot Area about 100.12 Sq. Mtr. & R.S. 254, PARTH RESIDENCY, Ratanpur Three-Way Intersection Village: Bhabhar, Taluka: Bhabhar, Dist.: Banaskantha, Pin: 385320 Gujarat, and bounded as North: Plot No.275 South: Plot No.277, East: 6-00 MT wide internal Road, West: Plot No.281	Rs. 32,47,197/-	Rs. 2,26,000/-	Rs.22,600/-
AMD-1166	MR. JANAJI KHENGARJI VAGHELA (BORROWER/MORTGAGOR) MRS. JAGIBEN JANAJI VAGHELA (CO-BORROWER/ MORTGAGOR)	All that piece and parcel of the residential property being Plot No. 267, Plot Area about 100.12 Sq. Mtr. & R.S. 254, PARTH RESIDENCY, Ratanpur Three-Way Intersection Village: Bhabhar, Taluka: Bhabhar, Dist.: Banaskantha, Pin: 385320 Gujarat, and bounded as North: Plot No.266 South: Plot No.268, East: 6-00 MT wide internal Road, West: Plot No.290	Rs. 18,28,782/-	Rs. 2,26,000/-	Rs.22,600/-
AMD-1755	MR. BANESING SADAJI VAGHELA (BORROWER/MORTGAGOR) MRS. PRAJABEN BANESANG VAGHELA (CO-BORROWER/ MORTGAGOR)	All that piece and parcel of the residential property being Plot No. 27, Plot Area about 66.75 Sq. Mtr. & Built-Up area about 51.75sq. mtr. R.S. 254, PARTH RESIDENCY, Ratanpur Three-Way Intersection Village: Bhabhar, Taluka: Bhabhar, Dist.: Banaskantha, Pin: 385320 Gujarat, and bounded as North: Plot No.28, South: Margin & Narmada Canal, East: Plot No.26, West: 6-00 MT wide internal Road	Rs. 7,91,875/-	Rs. 2,26,000/-	Rs.22,600/-
AMD-1756	MR. DIPUJI BHUPATJI RATHOD (BORROWER/MORTGAGOR)	All that piece and parcel of the residential property being Plot No. 26, Plot Area about 66.75 Sq. Mtr. & R.S. 254, PARTH RESIDENCY, Ratanpur Three-Way Intersection Village: Bhabhar, Taluka: Bhabhar, Dist.: Banaskantha, Pin: 385320 Gujarat, and bounded as North: Plot No.25 South: Margin & Narmada Canal, East: 6-00 MT wide internal Road Plot No.233, West Plot No.27	Rs. 7,29,327/-	Rs. 2,26,000/-	Rs.22,600/-
AMD-1757	MR. CHAMPUJI ANDAJI SOLANKI (BORROWER/MORTGAGOR) MRS. RAIBEN CHAMPUJI SOLANKI (CO-BORROWER/ MORTGAGOR)	All that piece and parcel of the residential property being Plot No. 24, Plot Area about 100.12 Sq. Mtr. & R.S. 254, PARTH RESIDENCY, Ratanpur Three-Way Intersection Village: Bhabhar, Taluka: Bhabhar, Dist.: Banaskantha, Pin: 385320 Gujarat, and bounded as North: Plot No.23 South: Plot No.25, East: 6-00 MT wide internal Road, West: Plot No.29	Rs. 9,67,902/-	Rs. 2,26,000/-	Rs.22,600/-
AMD-1758	MR. SALAJI MAVAJI RATHOD (BORROWER/MORTGAGOR) MRS. SAMUBEN SALAJI RATHOD (CO-BORROWER/ MORTGAGOR)	All that piece and parcel of the residential property being Plot No. 57, Plot Area about 100.12 Sq. Mtr. & R.S. 254, PARTH RESIDENCY, Ratanpur Three-Way Intersection Village: Bhabhar, Taluka: Bhabhar, Dist.: Banaskantha, Pin: 385320 Gujarat, and bounded as North: Plot No.56 South: Plot No.58, East: 6-00 MT wide internal Road, West: Plot No.76	Rs. 9,69,989/-	Rs. 2,26,000/-	Rs.22,600/-

Outstanding dues are indicative and subject to further interest, cost, and charges as per loan documents

TERMS AND CONDITIONS OF AUCTION
1. Auction sale will be conducted on "AS IS WHERE IS", "AS IS WHAT IS" and "WITHOUT RECOURSE" basis.
2. Bidders must submit EMD (10% of reserve price) by Demand Draft / Pay Order / NEFT / RTGS, payable to India Home Loan Limited, Gandhidham Branch or Ahmedabad Office.
3. Successful bidder must deposit 25% (inclusive of EMD) of the bid amount on the same day or next working day.
4. Balance 75% must be paid within 15 days of sale confirmation. Failing which, the amount will be forfeited.
5. Offers must be submitted in sealed cover, marked "Offer for Purchase of Property –BHABHAR", at Ahmedabad office on or before 01/08/2026 by 5:00 PM.
6. Bids will be opened on 03/08/2026 at 11:00 AM at Ahmedabad office.
7. IHLL reserves the right to cancel or reject any bid without assigning reason.
8. The properties will be sold with all existing and future encumbrances. The Authorised Officer does not take responsibility for any liabilities.
9. Prospective buyers are advised to conduct independent due diligence.
10. Buyers shall bear all taxes, duties, TDS, registration charges, and statutory liabilities.
11. Inspection of property can be done on 14/07/2026 & 15/07/2026 between 11:00 AM and 5:00 PM (working hours).
For further details, contact: Mr. Maulesh Popat (Authorised Officer) Cell No: 9898016990, Email: maulesh.p@indiahomeloan.in
30 DAYS STATUTORY SALE NOTICE UNDER SARFAESI ACT, 2002
This notice is also issued to the Borrowers/Guarantors under Rule 8(6) of the Security Interest (Enforcement) Rules, 2002. You are hereby notified to pay the outstanding dues as mentioned above before the date of auction, failing which the property shall be sold and the shortfall, if any, shall be recovered from you.
Date: 02/07/2026
Place: Ahmedabad

For: INDIA HOME LOAN LIMITED
(Authorised Officer)