SMFG INDIA CREDIT COMPANY LIMITED

SMFG India Credit

Corporate Office: 10th Floor, Office No. 101,102 & 103, 2 North Avenue, Maker Maxity, Bandra Kurla Complex, Bandra (E), Mumbai - 400051.

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice of **30 days** for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of **SMFG India Credit Company Limited ("SMFG India Credit")**, will be sold on **"As is where is", "As is what is", and "Whatever there is"** on the date and time mentioned herein below, for recovery of the dues mentioned herein below and further interest and other expenses thereon till the date of realization, due to **SMFG India Credit** /Secured Creditor from the Borrowers and Guarantor(s) mentioned herein below. The reserve price, Earnest Money Deposit (EMD) and last date of EMD deposit is also mentioned herein below:

Borrower(s) / Guarantor(s) / Loan Account	Demand Notice Date and Amount Type of Possession	Owner & Description of the Immovable property	Reserve Price, EMD & Last Date of Submission of EMD	Date and time of E-Auction
1. REVAA TRADERS 2. NIRAV MOHAN MULEY 3. NEELIMA MOHAN MULEY	13th December, 2025 Rs. 21,90,521/- (Rupees Twenty-One Lakhs Ninety Thousand Five Hundred Twenty One Only) as on 8/12/2025 Physical Possession	SECURED ASSET: - OWNER : MRS. NEELIM MOHAN MULEY, DESCRIPTION OF IMMOVABLE PROPERTIES NON-AGRICULTURAL PLOT OF LAND IN "MOJE VADSAR", VADODARA LYING BEING R.S. NO. 371, C.S. NO. 1279, F.P. NO. 165, T.P. SCHEME NO. 32 ADMEASURING 7708.00 SQ. MTRS. I.E. 82969.00 SQ. FT., KNOWN AS "VALENCIA COURTYARD", PAIKKI TOWER 03 (TYPE-A). 5TH FLOOR, APARTMENT NO. 504. CARPET AREA OF ADMEASURING 48.49 SQ. MTRS. BUILT-UP AREA ADMEASURING 54.25 SQ. MTRS. CARPET AREA OF FRONT TERRACE ADMEASURING 9.66 SQ. MTRS. BUILT-UP AREA OF FRONT TERRACE ADMEASURING 11.89 SQ. MTRS. CARPET AREA OF REAR TERRACE ADMEASURING 25.64 SQ. MTRS. BUILT-UP AREA OF REAR TERRACE ADMEASURING 27.22 SQ. MTRS. SUPER BUILT-UP AREA 104.42 SQ. MTRS. UNDIVIDED SHARE OF FSL ADMEASURING 43.15 SQ. MTRS. AT REGISTRATION DISTRICT & SUB-DISTRICT: VADODARA & DISTRICT: VADODARA. BOUNDARIES AS PER DOCUMENTS: • NORTH: BY APARTMENT NO. 505 OF TOWER 03 (TYPE-A), • SOUTH: BY TOWER 04 (TYPE-A 1), • EAST: BY APARTMENT NO. 502 OF TOWER 03 (TYPE-A) • WEST: BY INTERNAL ROAD	Reserve Price: Rs. 25,67,100/- (Rupees Twenty-Five Lakh Sixty-Sevan Thousand and Hundred Only) EMD: Rs. 2,56,710/- (Rupees Two lakh Fifty-Six Thousand Seven Hundred and Ten Only). Last date of EMD Deposit: 10.08.2026	Date: 13.08.2026 Time: 11:00 am to 01:00 pm (With unlimited extensions of 5 minute each)
1. VIJAYKUMAR SHIVARAM PATEL 2. DINABEN VIJAYKUMAR PATEL	17th November, 2025 Rs. 45,39,816/- (Rupees Forty-Five Lakhs Thirty-Nine Thousand Eight Hundred Sixteen Only) as on 10th November, 2025. Physical Possession	OWNER OF THE PROPERTY – VIJAYKUMAR SHIVARAM PATEL PROPERTY DESCRIPTION – ALL THAT PROPERY BEARING HALL I.E. GODOWN NO.1 ON THE 2ND FLOOR ADMEASURING 225.48 SQ. MTS., ALONG WITH UNDIVIDED SHARE IN THE LAND OF "AMBICA COMPLEX OF HIRA NAGAR SOCIETY", SITUATE AT REVENUE SURVEY NO. 64/1 PAIKI BLOCK NO. 82/2 PLOT NO. 69 & 104 EACH PLOT ADMEASURING 141.26 SQ. MTS., TOTALLY ADMEASURING 282.52 SQ. MTS., OF MOJE DUMBHAL CITY OF SURAT, OWN BY, VIJAY SHIVRAMBHAI PATEL. BOUNDARIES : - EAST : PLOT NO. 70 & 103, WEST : PARVAT ROAD, NORTH : SOCIETY ROAD, SOUTH : SOCIETY ROAD	Reserve Price: Rs. 70,05,800/- (Rupees Seventy Lakh Five Thousand and Eight Hundred Only) EMD: Rs. 7,00,580/- (Rupees Seven lakh Five Hundred and Eighty Only). Last date of EMD Deposit: 10.08.2026	Date: 13.08.2026 Time: 11:00 am to 01:00 pm (With unlimited extensions of 5 minute each)
1.MADHAV AQUA 2. RAHULKUMAR PATEL 3.MITALBEN RAHULKUMAR PATEL	14th November, 2025 Rs. 20,16,370/- (Rupees Twenty Lakhs Sixteen Thousand Three Hundred Seventy Only) as on 10 October, 2025 Physical Possession	SECURED ASSET: - PROPERTY-1:- ALL THAT PROPERTY BEARING PLOT NO. C/4 (AS PER PASSING PLAN PLOT NO. A/48) CITY SURVEY SHEET NO. 61, CITY SURVEY RECORD NONDH NO. 4330/48, ADMEASURING 18 * 35 SQ. FTS. I.E. 58.52 SQ. MTS. IN "YOGESHWER VILLA", SITUATE AT BLOCK NO. 140/A ADMEASURING 1 HE. - 88 AARE - 18 SQ. MTS., OF MOJE VILLAGE OLPAD, TA: OLPAD, DIST: SURAT, OWN BY, RAHULKUMAR BACHUBHAI PATEL. EAST: PLOT NO. A/41, WEST : APPROACH ROAD, NORTH : PLOT NO. A/49, SOUTH : PLOT NO. A/47. PROPERTY-2:- ALL THAT PROPERTY SHOP NO.218 ON THE 2ND FLOORADMEASURING 333 SQ. FEET SUPER BUILT UP AREA,& 15.47SQ.MTS.CARPET AREA, ALONG WITH UNDIVIDED SHARE IN THE LAND OF EXITO COMMERCIAL HUB, SITUATE AT REVENUE SHARE ,NO.14/1,16/1 BLOCK NO.22 T.P. SCHEME NO.46 (JAHANGIRPURA),ORIGINAL PLOT N0.8,FINAL PLOT NO.10 AS PER ORIGINAL PLOT ADMEASURING 14165 SQ.MTS.& BLOCK NO.22/B/50 ADMEASURING 2051.15 SQ.MTS.& BLOCK NO.22/B/51 (C.O.P) ADMEASURING 229 SQ MTS.TOTAL ADMEASURING 2280.15 SQ.MTS.) OF MOJE JAHANGIRPURA ,CITY OF SURAT ,OWN BY RAHULKUMAR BACHUBHAI PATEL. EAST : MILAN TOWNSHIP , WEST :-T.P. SCHEME ROAD , NORTH: BLOCK NO.64 LAND ,SOUTH SOCIETY ROAD	Reserve Price: Rs. 31,07,400/- (Rupees Thirty-One Lakh Sevan Thousand and Four Hundred Only) EMD: Rs. 3,10,740/- (Rupees Three lakh Ten Thousand Seven Hundred and Forty Only) Last date of EMD Deposit: 10.08.2026	Date: 13.08.2026 Time: 11:00 am to 01:00 pm (With unlimited extensions of 5 minute each)

For detailed terms and conditions of the sale, please Contact **1) Pratik Sakpal: 9920157687 2) Francis Rozario: 8898111796** or refer to the link provided in SMFG India Credit Company Limited/Secured Creditor's website i.e. **www.smfgindiacredit.com**

Date: 11/07/2026
Place: Surat / Vadodara

Sd/- Authorised Officer
SMFG India Credit Company Limited

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punjab national bank

...the name you can BANK upon!

Stressed Asset Management Branch, Mumbai
PNB Pragati Tower, 1st Floor, Plot No. C-9, G-Block, BandraKurla Complex, Bandra(East), Mumbai-400051, **Email:** zs8356@pnb.bank.in

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of the Bank/ Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS

Sr. No.	Name of the Branch / Name of the Account / Name & addresses of the Borrower / Guarantors Account	Description of the Immovable Properties Mortgaged/ Owner's Name (Mortgagers of Property(ies))	A) Dt. Of Demand Notice u/s 13(2) of SARFESI ACT 2002 B) Outstanding Amount In (Rs.) C) Possession Date u/s 13(4) of SARFESI ACT 2002 D) Nature of Possession Symbolic/Physical/Constructive	A) Reserve Price (Amt in Rupees) B)EMD (Amt in Rupees) C) Bid Increase Amount (Amt in Rupees)	Date/Time of E-Auction	Details of the encumbrances known to the secured creditors
1.	**Stressed Asset Management Branch, Mumbai** **1) M/s. Blizzard Vertified LLP (Borrower/Mortgagor) (LLPIN- AAI-4468)** Survey No.81p2,82/1,82/2p1 and 82/2p2, Lunsar Road Opp. Bhojapara, 8-A, National Highway, Jetparda, Taluka-Wankaner, District-Morbi, Gujarat-363621. **2) Mr. Desai Hareshbhai Gordhanbhai** Jodhpar Nadi, Morbi, Gujarat-363642 and 602 Idial palace Pramukh Ravapar Road, Morbi, Rajkot.	**Property No. 1** Immovable Property of Open land Adm. 464.51 Sq. Mtrs. (Adm. 5000.00 Sq. Feet) of Plot No. 07, area Known as "Shakti Industrial Estate" of Revenue Survey No. 45 Paikee of Village:Trajpar, Taluka &Dist.: Morbi. **Owner: Sh. Desai Hareshbhai Gordhanbhai, Mr Yogesh Ambarambhai Ghodasara and Mr Ishawarbhai Bhgwanbhai Motka.**	**Property No. 1 (A) 08.04.2025 (B) Rs. 28,38,36,692.78 as on 08/04/2025 Plus further interest minus recoveries if any (C) 02/07/2025 (D) Physical Possession**	**Property no 1 A) 1,00,91,700.00 B) 10.09.170.00 C) 1,00,000.00**	**04/08/2026 11 am to 4:00 PM**	**Not Known**
2.	**3) Mr. Yogesh Ambarambhai Ghodasara (Guarantor)** Khanpar, Morbi, Gujarat-363641 and Avadh 4 Kaniya Chhatralay Road, Nr. shree Kunj, Morbi, Rajkot. **4) Mr. Ishvarbhai Bhagwanbhai Motka (Partner)** Shrikunj-2, Plot no.-6, Beside Avadh-4, Near nanikenal, kanya Chhatralay Road, Shanala Road, Morvi, Morbi, Gujarat – 363641 **and**	**Property No. 2** Immovable Property of Open land Adm. 855.20 Sq. Mtrs. of Plot No. 06, NA for Industrial Purpose of Revenue Survey No. 60 of Village: Jambudiya, Taluka &Dist.: Morbi. **Owner: Ishwarbhai Bhagwanbhai Motka.**	**Property No. 2 (A) 08.04.2025 (B) Rs. 28,38,36,692.78 as on 08/04/2025 Plus further interest minus recoveries if any (C) 02/07/2025 (D)Physical Possession**	**Property no 2 A) 1,07,94,600.00 B)10,79,460.00 C)1,00,000.00**	**04/08/2026 11 am to 4:00 PM**	**Not Known**
3.	Bhagya Laxmi, Bhaktinagar Society, Street No.3, Street of Satyam Pan, Sanala Road, Morbi, Gujarat-363641. **5) Mr. Shailesh Ishwarbhai Patel (Partner)** - Shrikunj-2, Plot no.-6, Beside Avadh-4, Near nanikenal, kanya Chhatralay Road, Shanala Road, Morvi, Morbi, Gujarat – 363641 and Bhaktinagar Society, Street No.3, Opp. Sardar Baug, Sanala Road, Morbi, Gujarat-363641.	**Property No. 3** Immovable Property of Open land Adm. 626.34 Sq. Mtrs. of Plot No. 08, NA for Industrial Purpose of Revenue Survey No. 60 of Village: Jambudiya, Taluka &Dist.: Morbi. **Owner: Sh. Yogesh Ambarambhai Ghodasara.**	**Property No. 3 (A) 08.04.2025 (B) Rs. 28,38,36,692.78 as on 08/04/2025 Plus further interest minus recoveries if any (C) 02/07/2025 (D)Physical Possession**	**Property no 3 A) 79,06,500.00 B) 7,90,650..00 C) 1,00,000.00**	**04/08/2026 11 am to 4:00 PM**	**Not Known**

CONTACT PERSON: SH. NIRAJ MAHALKA, AUTHORISED OFFICER, SAM BRANCH MUMBAI, Mobile: 9883975370,

TERMS AND CONDITIONS: The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:

1. The auction sale will be "online through e-auction" portal **https://baanknet.com.**
2. SA/720/2025 has been filed in DRT Ahmedabad 2 by M/s Blizzard Vitrified LLP against PNB.
3. The intending Bidders/ Purchasers are requested to register on portal **(https://baanknet.com)** using their email-id and mobile number. The process of e-KYC is to be done through Digi-locker. Once the e-KYC is done, the intending Bidders/ Purchasers may transfer the EMD amount to their e-Wallet using online/challan mode before the e-Auction Date and time in the portal. The registration, verification of e-KYC, transfer of EMD in wallet and linking of wallet amount to Property must be completed well in advance, before auction.
4. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online/challan mode and will be credited in bidders e-Wallet. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.
5. Platform (https://baanknet.com) for e-Auction will be provided by e Auction service provider M/s.PSB Alliance Pvt. Ltd. having its Registered office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East. Mumbai-400037 (Helpdesk Number +91 8291220220, Email Id: support.ebkray@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website https://baanknet.com. This Service Provider will also provide online demonstration/ training on e-Auction on the portal.
6. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ web page portal. **(1) https://baanknet.com (2) www.pnbindia.in**
7. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related Otherwise-Auction from e-auction portal (https://baanknet.com).
8. Bidder's e-Wallet should have sufficient balance (>=EMD amount) at the time of bidding.
9. During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the increase in the bid amount must be of increment amount mentioned. 10 minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of 10 minutes to the last highest bid, the e-auction shall be closed.
10. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.
11. In case of any difficulty or need of assistance before or during e-Auction process, bidder may contact authorized representative of our e-Auction Service ProviderM/s PSB Alliance Pvt. Ltd. Details of which are available on the **(https://baanknet.com).**
12. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (On mobile no/ email address given by them/ registered with the service provider).
13. The secured asset will be sold only above the reserve price.i.e one incremental bid.
14. The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount deposited, on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of NEFT / RTGS / TRANSFERs issued / transferred from a Scheduled Commercial Bank drawn in Account Name: SUNDRY – NPA / SARFAESI / AUCTION RELATED, Account No: 835600317118A, IFSC: PUNB0835600, Branch: SAMB MUMBAI, Bank: PUNJAB NATIONAL BANK. In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.
15. Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194- 1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75 % of the bid amount/full deposit of BID amount.
16. The Authorized Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.
17. The sale certificate shall be issued in the favour of successful bidder on deposit of full bid amount as per the provisions of the act.
18. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".
19. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.
20. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder inspects the property in consultation with the dealing official as per the details provide.
21. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser including GST if any.
22. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties (E-Auctioned) not known to the bank. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.
23. The bidder should ensure proper internet connectivity, power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power failure or technical reasons or reasons/contingencies affecting the e-auctions.
24. It is open to the Bank to appoint a representative and make self-bid and participate in the auction.
25. All Additional Amount as Govt. taxes over and above the successful bid price shall be brone by the successful bidder.

For detailed term and conditions of the sale, please refer **https://baanknet.com & www.pnbindia.in.**

Date: 10.07.2026
Place : Mumbai

Sd/-
Authorized Officer
Punjab National Bank
For and behalf of Secured Creditor

STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

LIC Housing Finance Limited

LIC HFL — LIC HOUSING FINANCE LTD

Ahmedabad Back Office: Shop No. 207-210,
Span Trade Center, II Floor, Paldi, Ahmedabad - 380006, Gujarat

POSSESSION NOTICE (For immovable property)

WHEREAS, The undersigned being the Authorized Officer of LIC Housing Finance Ltd. (LICHFL) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued demand notice to the Borrower(s) Guarantors(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) and Guarantor(s) and the public in general that the undersigned has taken **Symbolic Possession** of the property described herein below in exercise of powers conferred 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(s)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 LIC Housing Finance Ltd. (LICHFL) for an amount as mentioned herein under with interest thereon.

Sr. No	Name of Borrower/s & Loan A/c No.	Description of Secured Asset (Immovable Property)	Demand Notice Date and Amount	Date of Possession
1	**Mr. Vaishnani Ramesh J. (Borrower), Mrs. Ansoyaben J. Vaishnani (Guarantor) Loan A/c.No. 22490001547**	All That Part And Parcel Of The Property Consisting Of J. M. C Nagar Flats, 3rd Floor, Near Raiya, Block No C/1 13,circle, Rajkot, Gujarat	28/02/2025 Rs. 1,25,553/-	09/07/2026
2	**Mr. Paraskumar Dineshbhai Patel (Borrower), Mr. Manishaben Paraskumar Patel (Co-Borrower) Loan A/c.No. 6003280000197**	All That Part And Parcel Of The Property Consisting Of Flat No. G-103, First Floor, Building No. G, Dharti Status, Near Lotus English Medium School, Mahadev Nagar Tekra, Rto Road, Survey No. 890, T.p. Scheme No. 106, F.p. No. 28, Vastral, Moje - Vatva, Dist.-Ahmedabad - 380038	13-04-2026 Rs. 20,04,491.70/-	08/07/2026
3	**Mr. Raju Shivlalji Vaishnav (Borrower), Mrs. Radha Raju Vaishnav (Co-Borrower), Mr. Murlidhar Raju Vaishnav (Co-Borrower), Loan A/c. No. 6003280000536**	All That Part And Parcel Of The Property Consisting Of Office No 102, 1st Floor, Gold Souk Complex, Chitrakala Association, Near New Vaibhav Apartment, Chimanlal Girdharlal Road,Tps 3, Fp No 401/2, Village: Changsipur, Taluka: Sabarmati, District: Ahmedabad, Gujarat – 380006	13-04-2026 Rs. 49,40,737.75/-	09/07/2026

Date : 11.07.2026
Place : Gujarat

Sd/- Authorized Officer
LIC Housing Finance Limited

Karnataka Bank Ltd.

Your Family Bank. Across India.

Regd. & Head Office: P. B. No. 599, Mahaveera Circle Kankanady Mangaluru-575 002.
Phone : 0824-2228488 / 417 | **E-Mail :** legal.recovery@ktkbank.com
Website : www.karnatakabank.bank.in | **CIN :** L85110KA1924PLC001128

LEGAL AND RECOVERY DEPARTMENT

BY SPEED POST AD

HO/LEGAL&REC[SU]/PF:8032/OR:1613/2026 - 27 **June 23, 2026**

M/s. Maruti Enterprises, Represented by its Proprietor, Mr. Solanki Narendrasingh Amrathbhai, Unit no 302 Third Floor Block A1 Sumel 10 Behind Kalupur Railway Station, Near MH mill Near Ambedkar Hall Saraspur, Ahmedabad - 380018.

2] Mr. Solanki Narendrasingh Amrathbhai, S/o Mr. Amarthbhai Solanki, GF block 6 008 LIG 13 Awas Yogana Near Abhilasha Residency Nr. New India Colony, Nikol, Ahmedabad Gujarat - 382350.

3] Mr. Devendra Munnabhai Yadav S/o Munnabhai Yadav, 131 Arbuda Nagar Vibhag 1 Near Shant Roshidanagar Chandlodia Daskroi Ahmedabad, Gujarat-382350.

CORRIGENDUM

Ref: advertisement of Maruti enterprises published in newspaper on 19.2.2026. Demand Notice vide No: **HO/LEGAL&REC[SU]/PF:8032/OR:4559/2025-26**, dated 03.11.2025 issued to you all under section 13 (2) read with Section 13(3) of the securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002.

In the schedule of the above referred demand notice dated 03-11-2025, while mentioning "description of the assets", in advertently the mistake crept in while referring "Nature of the Property" the "description of the assets "may be read as under:

"All that part and parcel of the Commercial Office bearing No. 302 on third floor in "A-1" Block, Admeasuring 23.22 Sq. Mtrs. Carpet area in phase-II of SUMEL-10 Project, together with UDS of 15.44 Sq. Mtrs. Situated at Behind Kalupur Railway station, Near M.H. Mill, Near Ambedkar Hall, Saraspur, Moje Shaker Kotda, Taluka Maninagar, Ahmedabad."

There is no change in other contents of the above demand notice dated 03-11-2025.

Yours faithfully,
Chief Manager & Authorized Officer

SEAL

CC: 1. Chief Manager, ARMB Ahmedabad- For information
2. Branch Manager, Ahmedabad-Maninagar Branch- For Information

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ASSETS CARE & RECONSTRUCTION ENTERPRISES LTD

ACRE

Corporate Office:-Unit No. 502, C Wing, ONE BKC, Plot No. C-66, G-Block Kurla Complex, Mumbai-400051
Registered Office:- 14Th Floor, Eros Corporate Tower, Nehru Place, New Delhi-110019

POSSESSION NOTICE UNDER SARFAESI ACT 2002

Whereas
The undersigned being the Authorized Officer of **ASSETS CARE & RECONSTRUCTION ENTERPRISES LTD** under the Securitization, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13 (12) read with Rule 9 of the Security Interest (Enforcement) rules 2002, issued demand notice upon the borrower mentioned 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 and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/ here under Section 13(4) of the said Act read with Rule 8 of the said rules on the below-mentioned dates. 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 **ASSETS CARE & RECONSTRUCTION ENTERPRISES LTD**

Name of Borrower / Co-Borrower /Gurantor/ Loan A/c No.	Description of Properties	Date of Demand Notice	Date of Possession	Amount in Demand Notice (in Rs.)
PBGJ193 Solanki Bhikhubhai Manubhai Solanki Kamuben Manubhai Solanki Bhartiben Bhikhubhai	All the piece and parcel of immovable property being a House over land admeasuring 83.613 Sq. Mtrs., situated at Goghavadar Gram Tal, Property No. 807, Sub-District Gondal, Rajkot and bounded 83.613 Sq. Mtrs East:Road, West:Other's Property, North:Other's Property, South:Road	05 March 26	06 July 2026	Rs. 8,38,975.14 + Interest and costs
PBGJ59 Gamara Bharatbhai Samatbhai Gamara Rameshbhai Samatbhai Gamara Anuben Rameshbhai	All the piece and parcel of immovable property being a House over land admeasuring 74-35 Sq. Mtrs., situated at Timbadi Gram Tal Property No. 89, area Timbadi, Morbi 74-35 Sq. Mtrs East:Other's Property, West:Road & Other's Property, North:Other's Property, South:Other's Property	27 March 26	06 July 2026	Rs. 4,53,849/- + Interest and costs
PBGJ17 Bhupatbhai Keshubhai Sindhav Shital Ben Gohel	All the piece and parcel of immovable property being a House No. 501, land area admeasuring 83-61-00 Sq. Mtrs., situated at Gamthal land in village Bhupgadh, Taluka Rajkot, District Rajkot 83-61-00 Sq. Mtrs. East:Road, West:Property of Bachubhai Karshanbhai, North:Property of Balubhai Keshubhai, South:Property of Karshanbhai Meghabhai	27 March 26	06 July 2026	Rs. 6,07,454.9 + Interest and costs

The above-mentioned borrower/ Co-Borrower/guarantor are hereby given a 30 days Notice to repay the amount, else the mortgaged property will be sold on the expiry of 30 days from the date of publication of this Notice, as per the provisions under the Rules 8 and 9 of Security Interest (Enforcement) Rules 2002.

The borrower's attention is invited to the provisions of Sub Section (8) of Section 13 of the SARFAESI Act, 2002 in respect of time available, to redeem the secured assets.

Date:.11.07.2026 Place: GUJARAT

(Authorized Officer)
ASSETS CARE & RECONSTRUCTION ENTERPRISES LTD

IDFC FIRST Bank Limited

IDFC FIRST Bank

(erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) | CIN : L65110TN2014PLC097792
Registered Office: - KRM Towers, 8th Floor, Harrington Road, Chetpet, Chennai- 600031.
Tel : +91 44 4564 4000 | Fax: +91 44 4564 4022

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

The following borrowers and co-borrowers availed the below mentioned secured loans from **IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)** The loans of the below-mentioned borrowers and co- borrowers have been secured by the mortgage of their respective properties. As they have failed to adhere to the terms and conditions of the respective loan agreements and had become irregular, their loan were classified as NPA as per the RBI guidelines. Amounts due by them to **IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)** are mentioned as per respective notices issued more particularly described in the following table and further interest on the said amounts shall also be applicable and the same will be charged as per contractual rate with effect from their respective dates.

Sr No.	Loan Account No.	Type of Loan	Name of borrowers and co-borrowers	Section 13 (2) Notice Date	Outstanding amount as per Section 13 (2) Notice
1	127679519	Loan Against Property	1. RAJEEV SHARMA 2. URMILA SHARMA	20.06.2026	INR 29,69,816.32/-
Property Address : All That The Pieces And Parcels Of Immovable Property Comprising Of Commercial Office No. 03, Admeasuring 64.44 Sq. Meters (super Built-up Area) And 32.24 Sq. Meters (carpet Area), On First Floor, Together With Undivided Proportionate Share Admeasuring 16 Sq. Meters Of Scheme Known As "pratibha Plus", Lying And Situated At Final Plot No. 81/2 Of T.p. Scheme No. 56 Of Revenue Survey Pe. 245/a Paiki Of Mouje: Narol Of Taluka: Maninagar Of District: Ahmedabad, Gujarat-382481, And **Bounded As: East:** Passage **West:** Open Space **North:** Shop No. F-2 **South:** Shop No. F-4					
2	142503803 & 142503448	Home Loan	1. SHAH ACHINT 2. SHAH KRINA ACHINT	30.05.2026	INR 21,77,385.31/-
Property Address : Property 1: All That Piece And Parcel Of Property Of A Residential Flat No. 305, Having Carpet Area 25.14 Sq. Mts. (built-up Area Admeasuring 30.17 Sq. Mtrs.) Situated On 3rd Floor Of The Building Known As "Wing-C" Of "Akshratit" Constructed On Land Of Single Plot Of R.s.no. 88 Paikee 28 Of Village Kangshyali, In Sub-district & Reg. District Lodhika, District: Rajkot In The State Of Gujarat-360035, And **Bounded As:- East:** Flat No. 308 **West:** Wing-B **North:** Flat No. 304 **South:** Flat No. 306 **Property 2:** All That Piece And Parcel Of Property Of A Residential Flat No. 306, Having Carpet Area 25.14 Sq. Mts. (built-up Area Admeasuring 30.17 Sq. Mtrs.) Situated On 3rd Floor Of The Building Known As "wing-c" Of "Akshratit" Constructed On Land Of Single Plot Of R.s.no. 88 Paikee 28 Of Village Kangshyali, In Sub-district & Reg. District Lodhika, District: Rajkot In The State Of Gujarat-360035, And **Bounded As:- East:** Flat No. 307 **West:** Wing-B **North:** Flat No. 305 **South:** Flat No. 311					

You are hereby called upon to pay the amounts to **IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)** as per the details shown in the above table with contracted rate of interest thereupon from their respective dates and other costs, charges etc., within 60 days from the date of this publication, failing which the undersigned shall be constrained to initiate proceedings, under Section 13 (4) and section 14 of the SARFAESI Act, against the mortgaged properties mentioned hereinabove to realize the amount due to **IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)**. Further you are prohibited under Section 13 (13) of the said Act from transferring the said secured assets either by way of sale/lease or otherwise.

Date : 11.07.2026
Place : Gujarat

Sd/-
Authorized Officer
IDFC First Bank Limited
(erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)

IDBI BANK

Retail Recovery, Rajkot

APPENDIX IV [RULE 8(1)]

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

Whereas, The undersigned being the authorized officer of the **IDBI 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 **13.04.2026** calling upon the Borrower **Mrs. Bhargvi Pankajbhai Parekh, Mr. Herik Pankajbhai Parekh, Mr. Pankaj Pravinchandra Parekh, Mrs Dhriti Pankajbhai Parekh** to repay the amount mentioned in the notice being **Rs. 5676204/-** (Fifty-Six Lakh Seventy-Six Thousand Two hundred Four Only) together with further interest thereon with effect from **10/02/2026** to IDBI Bank 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 **SYMBOLIC Possession** of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of Section 13 of Act read with rule 8 of the security interest Enforcement Rules 2002 on this **10th day of July 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 IDBI Bank Limited for an amount **Rs. 5676204/-** (Fifty-Six Lakh Seventy-Six Thousand Two hundred Four Only) together with further interest thereon with effect from **10/02/2026.**

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

DESCRIPTION OF THE PROPERTY - THE MORTGAGED ASSETS

All That piece and parcel of Immoveable Property situated at residential flat bearing No. 301 having built-up area admeasuring about 1047-40 Sq. Ft. on third floor of residential building named "Radhika" constructed on N.A. land collectively admeasuring about 1338-00 Sq. Mt. of Plot No. 21 & 22 of the area known as "Jalaram Plot" lying & situated at Revenue Survey No. 88/1 of Village Raiya of Rajkot City, Gujarat. And which is bounded as follows: On the East by: Margin Then Road, On the West by: Margin Then Other Property, On the South by: Entry, Passage, Stair, lift, Then Flat No.303, On the North by: Margin Then Other Property. **Together with all and singular the structures and erections thereon, both present and future.**

Date: 10.07.2026
Place: Rajkot

Authorised Officer
IDBI Bank Limited (IDBI)

यूनियन बैंक Union Bank of India

Union Bank of India New Naroda Branch (24551)
Shop Nos.8-10, R S No. 448/2, Basant Bahar Residency, New Naroda, Ahmedabad-382330
E-mail: UBIN0824551@unionbankofindia.bank

SALE NOTICE (15 DAYS) FOR SALE OF IMMOVABLE PROPERTIES

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

DATE AND TIME OF E-AUCTION - 28-07-2026 (Tuesday) from 12:00 p.m. to 05:00 p.m.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor (s) that the below described immovable property mortgaged / charged to the Secured Creditor, the **Physical Possession** of which has been taken by the Authorized Officer of **Union Bank of India** (Secured Creditor), will be sold on **"As is where is", "As is what is" and "Whatever there is"** on the date mentioned below, for recovery of dues as mentioned hereunder to **Union Bank of India** from the below-mentioned Borrower(s) & Guarantor(s). The Reserve Price and the Earnest Money Deposit are also mentioned hereunder:

Name of the Borrower, Co-Applicant & Guarantor/s	Description of the Property	Date of Demand notice u/s 13(2)	Amount due	Reserve Price and EMD & Bid Increament
1) M/s R S Traders (Borrower) 2) Mr. Rajesh Shantilal Bodani (Proprietor & Mortgagor) 3) Mrs. Simran Rajesh Bodani (Co-Borrower)	All that part and parcel of the Non Agricultural Land of city survey no. 1992 paiki, lying and being at mouje: Sardarnagar, Tal: City, in District Ahmedabad and Sub-District Naroda (6) SRO being property (factory) measuring 88.21 Sq. Mtrs. of land and construction of 191.74 Sq. Mtrs having first floor and ground floor (as per registered gift deed) and measuring 210.32 Sq. Mtrs (as per GRUDA Certificate) in paras Complex & bounded by On the North by - Adjoining Property (Devi Enterprises), On the South by - Jogani Mata Mandir, On the East by - Road, On the West by - Other Property. Details of encumbrances over the property, as known to the secured creditor, if any : **SA 206/2025 pending before DRT 1 Ahmedabad (Physical Possession)**	01.01.2025	1,04,22,724.17 as on 30/06/2026 (Plus, further cost, interest and expenses)	Reserve Price : Rs. 45,30,000/- EMD : Rs. 4,53,000/- Bid. Inc. : Rs. 45,300/-

This may also be treated as statutory 15 Days sale notice u/r 8(6) of Security Interest (Enforcement) Rules, 2002 to the borrower(s) and guarantor(s) of the above said loan, about the holding of E-Auction Sale on the above mentioned date.
For detailed terms and condition of the sale, please refer to the link provided in www.unionbankofindia.bank.in and https://baanknet.com For Registration and Login and Bidding Rules visit https://baanknet.com

Date : 10/07/2026, Place : Ahmedabad **Authorised Officer For Union Bank Of India**

यूनियन बैंक Union Bank of India

GANDHINAGAR SECTOR 6 BRANCH
Plot No. 1552, Dwarkesh Enclave, Sector-06, Shopping Complex, Sector-06, Gandhinagar, Gujarat - 382 006.

SALE NOTICE (30 DAYS) FOR SALE OF IMMOVABLE PROPERTIES

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

DATE AND TIME OF E-AUCTION : 11.08.2026 (Tuesday) from 12:00 p.m. to 05:00 p.m.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor (s) that the below described immovable property mortgaged / charged to the Secured Creditor, the **Physical Possession** of which has been taken by the Authorized Officer of **Union Bank of India** (Secured Creditor), will be sold on **"As is where is", "As is what is" and "Whatever there is"** on the date mentioned below, for recovery of dues as mentioned hereunder to **Union Bank of India** from the below-mentioned Borrower(s) & Guarantor(s). The Reserve Price and the Earnest Money Deposit are also mentioned hereunder:

Name of the Borrower, Co-Applicant & Guarantor/s	Description of the Property	Amount due	Reserve Price and EMD
M/s. Bharti Enterprises Smt. Vadadara Kailasben Vijaybhai	All that Piece and parcel of immovable property being Survey No. 1030 of Village Mouje Vatva of Taluka Vatva and 99048 Sq. Mtrs. as per revenue record of consolidated survey number 1037 (Survey Number: 1042/1 + 1042/3 + 1043 + 1046 + 1568) and Survey No. 1569 + 1572 of 304 Sq. Mtrs. A total of 108457 Sq. Mtrs. 78852 Sq. Mtrs. of Final Plot No. 27 allocated under TP Scheme no 6617 Sq. Mtrs. Of land Sub Plot No. 1 (Sub Plot No 27/1) Unit Shed No. 174, K among the units in the scheme named "Platinum Industrial Park Section-1" in uncultivated land for industrial Purpose. Area of use of which : 65.15 Sq. Mtrs. Unallocated land (Including the portion of land failing under road, road etc.) and the 58.37 Sq. Mtrs. Super built-up area of Mouje: Vatva, Taluka: Vatva in the District of Ahmedabad and Registration Sub District of Ahmedabad-11 (Aslali) Ahmedabad, Gujarat & bounded by : East : Common Road, West : Unit Shed No. G-36, North : Unit Shed No. 173, South : Unit Shed No. 175 **Details of encumbrances over the property, as known to the secured creditor, if any: None (Physical Possession)**	Rs. 35,45,306.28 as on 26.11.2024 Plus, further cost, interest and expenses	Reserve Price : Rs. 26,10,000/- EMD : Rs. 2,61,000/- Bid Inc.: Rs. 26,100/-

This may also be treated as statutory 30 Days sale notice u/r 8(6) of Security Interest (Enforcement) Rules, 2002 to the borrower(s) and guarantor(s) of the above said loan, about the holding of E-Auction Sale on the above mentioned date.
For detailed terms and condition of the sale, please refer to the link provided in www.unionbankofindia.bank.in and https://baanknet.com For Registration and Login and Bidding Rules visit https://baanknet.com

Date : 07.07.2026, Place : Gandhinagar **Authorised Officer For Union Bank Of India**