

Aadhar Housing Finance Ltd.

Corporate Office: Office Nos. 501 & 503, 5th Floor, Lightbridge, Saki Vihar Road, Andheri East, Mumbai Suburban (Dist.), M.H. 400072

Surat Branch : Office No. 209 & 210 , 2nd Floor , Universal Business Center, Near Madhuvan Circle, L.P. Savani Road, Adajan, Surat - 395009 (Gujarat)

Surat Parvat Patiya Branch : Shop No.312&313, Times Galleria, Nr Saroli Village Gate, Opp Kuberji World Textile Market, Surat Kadodara Road, Surat395010 (Gujarat)

Vadodara Branch : Unit no SF- 201, Second floor, Silver Fortune Building, Near Jain temple, Akota cow circle road, Akota, Vadodara - 390020 (Gujarat)

Bharuch Branch : 510, Golden Square, 5th Floor,Old N.H. 8, ABC Circle, BholaV , Bharuch - 392001 (Gujarat)



E-AUCTION – SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of 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, possession of which has been taken by the Authorised Officer of Aadhar Housing Finance Limited will be sold on “As is where is”, “As is what is”, and “Whatever there is” with no known encumbrances Particulars of which are given below:

Sr. No.	Borrower (s) / Co-Borrower(s)/ Guarantor(s)	Demand Notice Date & Amount	Description of the Immovable property	Reserve Price (RP)	EMD (10% of RP)	Nature of possession
1	(Loan Code No. 04200001537 / Surat Branch) Sunita Devi (Borrower) Pappu Gupta (Co-Borrower) Ashokkumar Pattnaik (Guarantor)	14-04-2026 & ₹ 3,33,329/-	All that piece and parcel of the property bearing, Block No 183 Flat No 309 3rd Floor Dharmanandan Residency Jolwa Village Road Nr Sahiba Mill Nr Satyam Resi, Dist -Surat, Gujarat - 394327 Boundaries: East: Flat No. 310, West: Flat No. 308, North: Road, South: Passage & Flat No. 315	Rs. 2,64,960/-	Rs. 26,496/-	Physical
2	(Loan Code No. 12310000578 / Surat Parvat Patiya Branch) Ishwarchand Kuswaha (Borrower) Sanjudevi Dev Kuswaha (Co-Borrower)	14-04-2026 & ₹ 9,24,882/-	All that piece and parcel of the property bearing, Gf Bhavani Nagar Society Kansad Gam Road Plot No.167/A Vi -Pali Ta- Choryasi Dist -Surat, Gujarat- 394230 Boundaries: East: Plot No. 183, West: Society Road, North: Plot No. 166, South: Plot No. 167 - B	Rs. 9,41,840/-	Rs. 94,184/-	Physical
3	(Loan Code No. 03810000545 / Vadodara Branch) Maheshbhai Somabhai Palas (Borrower) Arunaben Palas (Co-Borrower)	14-04-2026 & ₹ 15,56,829/-	All that piece and parcel of the property bearing, Gf A-85/4 Aliyar Park Davda Road Moje - Halol Sub Dist - Kalol Dist - Panch Mahals Gujarat - 389350. Boundaries: East: Gharthar No. A 85/2, West: Society Road, North: Society Road, South: Gharthar No. A 85/5	Rs. 12,30,000/-	Rs. 1,23,000/-	Physical
4	(Loan Code No. 39310000221 / Bharuch Branch) Yogendra Baladev Yadav (Borrower) Sempul Devi (Co-Borrower)	14-04-2026 & ₹ 10,88,543/-	All that piece and parcel of the property bearing, Gf Plot No.316 Ayodhyapuram Residency Jitali Road Vi -Jitali Ta- Ankleshwar Dist -Bharuch, Gujarat- 393001. Boundaries: East: Plot No. 329, West: Society Road, North: Plot No. 317, South: Plot No. 315	Rs. 9,69,920/-	Rs. 96,992/-	Physical
5	(Loan Code No. 04200000686 / Surat Branch) Taradevi Mishra (Borrower) Vinodkumar P Mishra (Co-Borrower)	14-04-2026 & ₹ 2,68,829/-	All that piece and parcel of the property bearing, R S No 661 Block R S No Flat No .312, 3rd Floor Suryanshi Flats BH Santosh Hotel Plasana Cross Road Vi & Ta - Palsana Dist -Surat, Gujarat - 394327. Boundaries: East: Adj Passage & Flat No. 309, West: Adj Block No. 643 Paiki Land, North: Adj Passage, South: Adj Flat No. 311	Rs. 1,98,000/-	Rs. 19,800/-	Physical

1. Last Date of Submission of DD of Earnest Money Deposit along with KYC, Tender Form and accepted Terms and conditions (Tender Documents) is **07-09-2026 within 5:00 PM** at the Branch Office address mentioned herein above or uploaded on <https://bankeauctions.com>. Tenders documents received beyond last date will be considered as invalid tender and shall accordingly be rejected. No interest shall be paid on the EMD.

2. Date of Opening of the Bid/Offser (Auction Date) for Property is **08-09-2026 on https://bankeauctions.com at 3:00 PM to 4:00 PM.**

3. AHFL is not responsible for any liabilities whatsoever pending upon the property as mentioned above. The Property shall be auctioned on ‘As is Where Is Basis’, ‘As is What Is Basis’ and ‘Whatever Is There Is Basis’.

4. The Demand Draft Should be made in favor of ‘Aadhar Housing Finance Limited’ Only.

5. Auction/bidding shall be only through “Online Electronic Bidding” through the website <https://bankeauctions.com>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.

6. The intending bidders should register their names at portal **M/s C 1 INDIA PVT LTD** through the link <https://bankeauctions.com/registration/signup>, and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider **M/s C 1 INDIA PVT LTD** through the website <https://bankeauctions.com>

7. For further details contact Authorised Officer of Aadhar Housing Finance Limited, Amitkumar Soni (Contact No. 9913333214) OR the service provider M/s C1 INDIA PVT LTD, Mr. Prabhakaran, Mobile No: +91-74182-81709, E-mail: tn@c1india.com & support@bankeauctions.com, Phone No. +917291981124 /25 /26. As on date, there is no order restraining and/or court injunction AHFL/the authorized Officer of AHFL from selling, alienating and/or disposing of the above immovable properties/ secured assets.

8. For detailed terms and conditions of the sale, please refer to the link provided in Aadhar Housing Finance Limited (AHFL), secured creditor's website i.e. www.aadharhousing.com.

9. The Bid incremental amount for auction is **Rs.10,000/-**.

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Place : Gujarat

Date : 04-08-2026

Sd/- Authorised Officer

Aadhar Housing Finance Limited

 बैंक ऑफ इंडिया Bank of India Relationships beyond banking

Zonal Office: Gandhinagar Zone, BOI Building, Sector-16, Gandhinagar. Ph. 079-29644819, Email: Gandhinagar.ARD@bankofindia.bank.in

Date of E-Auction: Date 25.08.2026, Time: 11.00 AM to 5.00 PM

Last Date of Submission of EMD and Bid Documents: Date: 25.08.2026 upto 3.00 PM

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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 Authorized Officer of Bank of India (Secured Creditor), will be sold on “As is where is”, “As is what is”, and “Whatever there is” for recovery of dues as mentioned hereunder to Bank Of India from the below mentioned Borrower(s) & Guarantor(s). The Reserve Price and Earnest Money Deposit (EMD) are also mentioned hereunder.

E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

Sr. No.	Borrower's Name and Total Dues	Description of Movable & Immovable Property	Reserve Price (Rs.)	EMD (Rs.)	Beneficiary Branch A/c. No. & IFS Code & Contact No.
01	Mr. Vipul Khengarbhai Chauhan (Borrower) Rs. 7,89,706/- as mentioned in Demand Notice issued u/s 13(2) of SARFAESI Act, 2002 on 18.10.2016 with further interest / Charge / Cost / expenses thereafter. (Possession Physical)	Residential Property Plot No. 194 of RS No. 553/1, 553/2 & 554 Kshetrapalnagar, Prince Township, Opp. Aroma Hitech unit on Palanpur to Samakhiyali Highway (NH. No 15), Seamtal of Village Lakadiya, Taluka Bhachaud Dist. Kutch. adm. 83.63 Sq. mtrs.	1,47,000/-	14,700/-	Ac no. 381690200000033 Intermediary Bank a/c, Bank of India, Madhapar Branch, IFSC Code – BKID0003816
02	M/s Jinam Agro Industries (Borrower & Proprietor Sanskrut Vikrambhai Mata), and Mr. Vikram Jiva Kara mata (Guarantor & Mortgagor) Rs. 86,80,068.27 as mentioned in Demand Notice issued u/s 13 (2) of SARFAESI Act, 2002 on 08.08.2025 with further interest / charge / cost / expenses thereafter. (Possession - Physical)	Registered/Legal Mortgage of Industrial Property situated at R.S. No. 246/P2, Nr. Ashapura Temple, Nr. Ratnal Bypass Road, Village: Chubdak, Taluka: Bhuj, Dist. Kutch. Admeasuring 2000 Sq. Mtrs. (Except Plant & Machinery) in the name of Mr. Vikram Jiva Kara Mata.	48,20,000/-	4,82,000/-	Ac no. 380090200000033 Intermediary Bank a/c, Bank of India, Bhuj Branch, IFSC Code – BKID0003800
03	M/s. T.C. TRADELINK (Partnership Firm), A/c. No. 385030110000068 (Cash Credit) Partner: (1) Mr. Prasoon Bansal S/o. Tarachand Bansal (Partner, Borrower & Mortgagor), Partner: (2) Mrs. Rinku Bansal W/o. Prasoon Bansal (Partner & Borrower), Guarantor: Mrs. Sangeeta Bansal W/o. Tarachand Bansal (Guarantor & Mortgagor) Rs. 11,53,17,269.94 (Bifurcation - Account O/s as on Date of 13(2) notice was Rs. 11,49,39,788.66 + Rs 3,77,481.28 (UCI) Total = Rs. 11,53,17,269.94) with further interest / charge / cost / expenses thereafter. (Possession -Symbolic)	Equitable Mortgage Created over Industrial Land and Building situated at Plot No. 4 & 11, R.S. No. 27 & 28, Village Meghpur Borichl, Taluka Anjar, District Kutch, Gujarat- 370110 Total admeasuring 12439.70 Sq. Mtrs.	1447.00 Lakhs	147.00 Lakhs	A/c. No. 385090200000033 Intermediary Bank a/c, Bank of India, Gandhidham Branch, IFSC Code – BKID0003850

Terms and conditions of the E-Auction are as under: (1) E-Auction is being held on “as is where basis”, “is as is what is basis”and “whatever there is basis” and will be conducted “On Line”. (2) For downloading further details ,Process Compliance and Terms & Conditions, Please visit: **a. <https://www.bankofindia.bank.in>, b.** Website address of our e-Auctions Service Provider <https://www.baanknet.com> Bidder may visit, <https://www.baanknet.com> where “Guidelines” for bidders are available with educational videos. Bidders have to complete following formalities well in Advance: **Step 1:** Bidder/Purchaser Registration: Bidder to register on e-Auction Platform (link given above) using his mobile number and email-id **Step 2:** KYC Verification: Bidder to upload requisite KYC documents. KYC documents shall be verified by e-auction service provider (may take 2 working days). **Step 3:** Transfer of EMD amount to Bidder Global EMD Wallet: Online/off-line transfer of fund using NEFT/Transfer, using challan generated on e-Auction Platform. **Step 4:** Bidding Process and Auction Results: Interested Registered bidders can bid online on e-Auction Platform after completing Step 1, 2 and 3. Please note that Step 1 to Step 3 should be completed by bidder well in advance, before e-Auction date. (3) To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property/ies. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding property/ies put for sale. **Date of Inspection will be on or before 21.08.2026, 11.00 a.m. to 4.00 pm** with prior appointment with contact nos.: **Bhuj Branch (93041 91735), Madhapar Branch (94292 98115), Gandhidham Branch (63544 35626).** (4) Bids shall be submitted through online procedure only. (5) Bidders shall be deemed to have read & understood the terms & conditions of sale & be bound by them. (6) The Bid price to be submitted shall be above the Reserve price & bidders shall improve their further offers in multiples of **Rs. 10,000/- for Sr. No. 1 to 2 and Rs. 5,00,000/- for Sr. No. 3.** (7) It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid. (8) The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. (9) The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price including EMD already paid, immediately on acceptance of bid price by the Authorised Officer and the balance of the sale price on or before 15th day of sale. The auction sale is subject to confirmation by the Bank. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/right in respect of property/ amount. (10) Neither the Authorised Officer / Bank nor e-Auction service provider will be held responsible for any Internet Network problem/Power failure/ any other technical lapses/failure etc. In order to ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction event. (11) The purchaser shall bear the applicable stamp duties/Registration fee/ other charges, etc. and also all the statutory/non-statutory dues, taxes, assessment charges, etc. owing to anybody. (12) The Authorised Officer/Bank is not bound to accept the highest offer and has the absolute right & discretion to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for. (13) The Sale Certificate will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s). (14) The sale shall be subject to rules/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. Further details/enquiries if any on the terms and conditions of sale can be obtained from the respective branches on the contact numbers given.

15 DAYS SALE NOTICE TO BORROWERS / GUARANTORS

The undersigned being the Authorized Officer of the Bank of India is having full powers to issue this notice of sale and exercise all powers of sale under securitization and reconstruction of financial assets and Enforcement of Security Interest Act, 2002 and the rules framed there under. You have committed default in payment of outstanding dues and interest with the monthly rest, cost and charges etc. in respect of the advances granted by the bank mentioned above. Hence, the Bank has issued demand notice to you under section 13(2) to pay the above mentioned amount within 60 days. You have failed to pay the amount even after the expiry of the 60 days. Therefore, the Authorized Officer in exercise of the powers conferred under section 13(4), took possession of the secured assets more particularly described in the schedule mentioned above. Notice is hereby given to you to pay the same as mentioned above. You are at liberty to participate in the auction to be held on the terms and conditions thereof including deposit of earnest money.

Date: 04.08.2026, Place: Gandhinagar

Authorised Officer, Bank of India

 सेन्ट्रल बैंक ऑफ इंडिया CENTRAL BANK OF INDIA

Bhatar Road, Surat Branch : Rajhans Olympia, Shop No. 104 to 108, Upper Ground Floor, Bhatar Road, Surat, Dist. Surat - 395007.

APPENDIX – IV Rule-8(1) POSSESSION NOTICE (For Immovable property)

Whereas, The undersigned being the Authorized Officer of the Central Bank of India, Bhatar Road Branch, Surat 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), 13(2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 30.11.2023 calling upon the Mr. Karanbhai Nagarbhai Bhojiya (Borrower), Mr. Sagarbhai Gabharubhai Mithpara & S/o Gabharubhai Hirabhai Mithpara (Guarantor) to repay the amount mentioned in the notice being Rs. 10,92,441/- (Rs. Ten Lakhs Ninety Two Thousand Four Hundred Forty One Only) + interest and Expenses 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 / Guarantor and the public in general that the undersigned has taken Physical 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 2nd day of August of the year 2026.

The Borrower / Guarantor 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 Central Bank of India, Bhatar Road Branch, Surat for an amount Rs. 10,92,441/- (Rs. Ten Lakhs Ninety Two Thousand Four Hundred Forty One Only) and interest & other charges thereon with effect from 30.11.2023 (Amount deposited after issuing of demand notice U/Section 13(2) has given effect)

“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 IMMOVABLE PROPERTY

All That Piece and Parcel of the Non-Agricultural Land Bearing Plot No. B-350, Adm. About 40.20 Sq.mtrs. of Shreeji Row House” situated at Land bearing Revenue Survey No. 1, 30, 31 & 33 i.e Block No. 1 & 48 Paiki of Village - Vav, Taluka - Kamrej, Dist. Surat. **Bounded By :- East:** Adj. Plot No. B/351, **West :** Adj. Block No. 752 to 770, **North :** Adj. Place of C.O.P, **South :** Adj. Road.

Date : 02.08.2026

Place : Surat

Authorised Officer,

Central Bank of India

Aadhar Housing Finance Ltd.

Corporate Office: Office Nos. 501 & 503, 5th Floor, Lightbridge, Saki Vihar Road, Andheri East, Mumbai Suburban (Dist.), M.H. 400072

Surendranagar Branch: Shop No.327, 328 & 329, 3rd Floor, Mega Mall, Near Milan Cinema, S.T.Road, Surendranagar - 363001 (Gujarat)

Rajkot Kalawad Road Branch: Bearing No. Block 2, At “Nakshatra-2”, On Ground Floor, On Plot No 3 And 4, 150 Ring Road, Rajkot - 360001 (Gujarat)



Authorised Officer : Pandit Pradeep Pachori, Mob.: 9111313122

NOTICE FOR SALE OF PROPERTY UNDER PROVISIONS OF SARFAESI ACT, 2002 THROUGH PRIVATE TREATY

Whereas the Authorised Officer of Aadhar Housing Finance Limited (AHFL) has taken the Possession of the Secured Asset, u/s 13(4) of the Securitisation & Reconstruction of Financial Assets and Enforcement of Security interest Act, 2002. And whereas the Authorized Officer had earlier issued E auction Notices but failed to attract any successful bidders, and has now decided to sell the Secured Asset given below by way of Private Treaty. The Authorised Officer has received an offer from some interested persons in this regard for purchase of the Secured Asset. The Authorised Officer is hereby giving the Notice to the Borrowers in general, for Sale of the above said property through Private Treaty in terms of rule 8 and 9 of the Security Interest (Enforcement) Rules 2002. The Details of the Account are as follows:

Sr No.	Loan Code No./ Branch	Name of the Borrower/ Co-Borrowers	Demand Notice Date & Amount	Reserve Price (RP)	Total Outstanding Loan Amount As on 03-06-2026	Description of the Secured Asset
1	(Loan Code No. 03700001608 & 03710000807 / Surendranagar Branch)	Hareshbhai Jivanbhai Malkiya (Borrower) Rekhaben Hareshbhai Malkiya (Co-Borrower)	09-09-2025 & ₹ 7,02,101/-	Rs. 4,25,000/-	₹ 5,43,645/- & ₹ 2,99,375/-	All that piece and parcel of the property bearing, Ground floor Unit No-3 Radhe Krishna Nagar-2 Gadhdha Road Botad 7 Paiki North Side Land Botad Gujarat- 364710 Boundaries: East: Mt.03.34.This Side Plot No.4, West: Mt.03.34.This Side 6-00 Mt.Wide Road, North: Mt.03.34.This Side 6-00 Mt.Plot No.8, South: Mt.15.00.This Side Plot No.7 P Remaining Land
2	(Loan Code No. 03700001566 / Surendranagar Branch)	Bharatbhai Mavjibhai Bhatvasiya (Borrower) Ravi Bharatbhai Bhatvasiya & Rinaben Bharatbhai Bhatvasiya (Co-Borrowers)	09-10-2025 & ₹ 4,56,566/-	Rs. 4,00,000/-	₹ 5,36,429/-	All that piece and parcel of the property bearing, R S No 426 P 4 And 426 P 5/1 “Radhekrishna Nagar -3” Plot No. 147, Radhekrishna Nagar 3 Gadhdha Road, Bhavnagar, Gujarat - 364710. Boundaries: East: Adj. Plot No.141-142, That Side Mt.2-97, West: Adj. Mt.6.00 Road,That Side Mt.2-97, North: Adj. This Plot Extra Land,That Side Mt.13.00, South: Adj. This Plot Extra Land,That Side Mt.13.00
3	(Loan Code No. 18510000741 / Rajkot Kalawad Road Branch)	Amitbhai Amarshibhai Vala (Borrower) Kamalaben Amarshibhai Vala & Sharadaben Amitbhai Vala (Co-Borrowers)	10-12-2024 & ₹ 10,42,830/-	Rs. 7,68,160/-	₹ 13,83,498/-	All that piece and parcel of the property bearing,GF, FF House On Sub Plot No. 134 Paiki Middle Part And North Part Aai Khodiyar Nagar Off. Palitana Road Plot No.134 Gariadhar Bhavnagar Gujarat -364505 Boundaries: East: Road, West: Plot No.127, North: Plot No.134 Paikae, South: Plot No.134 Paikae

This is a 15 DAYS SALE NOTICE UNDER SARFAESI ACT, 2002 which is hereby given to the Borrower (s), Co-Borrower (s) and Guarantor (s) that the above described immovable property mortgaged/charged to the Secured Creditor, the Physical Possession of which has been taken by the Authorised Officer, will be sold by way of Private Treaty on “As is where is”, “As is what is”, and “Whatever there is” basis to recover the amount due to Aadhar Housing Finance Ltd.,

If the Borrower(s), co-borrower(s) have any buyer who is ready to purchase the secured asset at price above the given reserve price then Borrower(s), Co-borrower(s) must intimate to AHFL one day in advance before 24-08-2026 then AHFL shall give preference to him. If Borrower(s), co-borrower(s) fails to intimate one day in advance before 24-08-2026 the AHFL will proceed with sale of property at above given reserve price.

The property is being sold with all the existing and future encumbrances whether known or unknown to AHFL. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues. The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorised Officer/ Secured Creditor in this regard at a later date.

The Date of Sale is fixed for 24-08-2026. “This newspaper publication and the data contained herein is intended for general public dissemination. Any reproduction, distribution, transmission, or republication of this content, in whole or in part, in any form or by any means, whether print, digital, electronic publication in any form, e-mail or web publications, or otherwise through any mode is strictly prohibited. Any unauthorized use of the above content through any mode may result in appropriate legal action by AHFL.”

Place : Gujarat

Date : 04-08-2026

(Authorised Officer)

For Aadhar Housing Finance Limited

 पंजाब नैशनल बैंक Punjab National Bank

SAMD, Circle Office, 6th Floor, Gujarat Bhavan, Ellisbridge, Ahmedabad-380006, Email ID: coahmsamd@pnb.bank.in; Ph.: 96244 21751 (Mr. Radhey Shyam Sathur)

Public E-auction Notice for Sale of Immovable Properties: Date: 24.08.2026, Time 11:00 AM to 4:00 PM

Last Date of Submission of EMD and Bid Documents: Date: 24.08.2026 up to 4.00 pm

Date & Time of Inspection: Date: 21.08.2026, Time: Between 3:00 pm to 5:00 pm

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Movable / Immovable Assets under the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 9(1) 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 Movable / Immovable property mortgaged/charged to the Secured Creditor, the constructive/physical/symbolic possession of which has been taken by the Authorized Officer of Bank/ Secured Creditor, will be sold on “As is where is”, “As is what is” and “Whatever there is” 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 (EMD) will be as mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS

Lot No.	Name of Branch	Name of the Account	Description of the Immovable Properties Mortgaged/Owner's Name [Mortgagers of Property(ies)]	E) Date of Demand Notice u/s. 13(2) of SARFAESI Act 2002 F) Outstanding Amount G) Possession Date u/s. 13(4) of SARFAESI Act 2002 H) Nature of Possession Symbolic / Physical/ Constructive	A) Reserve Price B) EMD C) Bid Increase Amount	Date and Time of E-Auction
01	Late Samimben Salimbhai Mir (Mrs. Parvin Salimbhai Meer (Legal Heir of Late Samimben Salimbhai)	Gandhinagar Branch	All that piece and parcel of the immovable property situated at Mouje: Aluva, Taluka: Kalol in the Registration District of Gandhinagar and Sub District- Kalol -Gujarat bearing Block no A, First Floor, Flat No. A/102 having built up area of 55/18/45 sq. mtrs i.e. 66 sq. Yards undivided proportionate share in the land admeasuring 65.76 Sq. mtrs. in the Scheme known as “Shree Balaji Laxmi Agora” constructed on N.A. land bearing Block/ Survey No. 476 (Old Survey No. 645), admeasuring 5261 sq. mtrs. and bounded as follows: Owned by Late. Samimben Salimbhai Mir. Bounded by: North: Road, South: Flat No. 103, East: Block No. C, West: Open Plot.	E) 17.10.2024 F) Rs. 12,44,799.80 + Further Interest & Charges - Recovery if any G) 28.09.2025 H) Physical	A) 7,57,000/- B) 75,700/- C) 5,000/-	Date: 24.08.2026 Time: 11:00 A.M. to 4:00 P.M.
02	Mr. Keyurbhai Maheshbhai Upadhyay	SP Colony Branch, Ahmedabad	All that part and parcel of property of Mr. Keyurbhai Maheshbhai Upadhyay consisting NA land Flat No.A/704, 7th Floor, Vedika Residency situated on land bearing Survey No. 57/1, 57/2 and 57/6. T.P. Scheme No. 57 and land area 73.00 Sq. yards Narol, Aslali Highway Narol, Ahmedabad- 3 80005. Bounded by: East: Society Common Road, West: Flat No. A/701, North: Flat No. A/703, South: Society Common Plot.	E) 16.05.2019 F) Rs. 9,92,298.12 + Further Interest & Charges - Recovery if any G) 03.03.2024 H) Physical	A) 6,53,000/- B) 65,300/- C) 5,000/-	Date: 24.08.2026 Time: 11:00 A.M. to 4:00 P.M.
03	Mrs. Nishi Chirag Sheth & Mr. Chirag Pradipkumar Sheth	S.P. Colony Branch, Ahmedabad	All that Piece and parcel of property Mortgage of Flat No. 707, Seventh Floor, Block-B, NA Land bearing Revenue Survey No. 57/3/1, 57/3/2, T. P. Scheme No. 57, Plot No. 83 of Mouje Narol City in the District of Ahmedabad admeasuring about 67 Sq. Yards i.e. 56.02 Sq Mtrs. in Vedica Residency at Mouje Narol, Nr. Akriti Township Road, Narol, Taluka Narol, Dist. Ahmedabad-382405.	E) 31.08.2023 F) Rs. 11,21,265.50 + Further Interest & Charges - Recovery if any G) 22.02.2024 H) Symbolic	A) 7,38,000/- B) 73,800/- C) 5,000/-	Date: 24.08.2026 Time: 11:00 A.M. to 4:00 P.M.

Details of the encumbrances known to the secured creditors: Not Known

The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions. **01.** The properties are being sold on “AS IS WHERE IS BASIS” and “AS IS WHAT IS BASIS” and “WHATEVER THERE IS BASIS”. **02.** 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. **03.** The Sale will be done by the undersigned through e-auction platform provided at the Website: <https://baanknet.com> on 24.08.2026 between 11 am to 4 pm. **04.** For detailed terms and condition of the sale, please refer <https://baanknet.com> or www.pnbindia.in or Scan QR Code.

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

Date: 04.08.2026 | Place: Ahmedabad

Authorised Officer, Punjab National Bank, Secured Creditor