

Kotak Mahindra Bank Limited ONLINE E - AUCTION SALE OF ASSET

Reg. Office: 27BKC, C-27, G-Block, Bandra Kurla Complex, Bandra (E), Mumbai-400051
Branch Office: Kotak Mahindra Bank Ltd, Kotak4th Floor, Vivan Square, B Wing, Near Jodhpur Cross Road, Satellite, Ahmedabad-380015

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 Under Rule 8(5) Read With Proviso To Rule 9(1) Of The Security Interest (enforcement) Rule, 2002. Subsequent To The Assignment Of Debt In Favour Of Kotak Mahindra Bank Limited (hereinafter Referred To As "KMBL/The Bank") By Vistara Financial Services Private Limited (hereinafter Referred To As "VISTARA") The Authorised Officer Of Vistara Has Taken The Possession Of Below Described Immovable Property (Hereinafter Called The Secured Asset) Mortgaged/Charged To The Secured Creditor On 01.05.2022. Notice Is Hereby Given To The Borrower (s) And Guarantor (s) In Particular And Public In General That The Bank Has Decided To Sell The Secured Asset Through E-auction Under The Provisions Of The Sarfaesi Act, 2002 On "As Is Where Is", "As Is What Is", And "Whatever There Is" Basis For Recovery Of Rs.51,75,969/- (Rupees Fifty One Lakh Seventy Five Thousand Nine Hundred Sixty Nine Only) outstanding As On 28.09.2026 along With Future Applicable Interest Till Realization. Under The Loan Account No.014682m00308, Loan Availed By Mr. Narendrakumar Murlihar Kamani And Mrs. Padmaben Narendrakumar Kamani As Per Below Details:

Particular	Detail
Date Of Auction	18.11.2026
Time Of Auction	Between 12:00 Pm To 1:00 Pm With Unlimited Extension Of 5 Minutes
Reserve Price	Rs.8,00,000/- (Rupees Eight Lakh Only)
Earnest Money Deposit (EMD)	FRs.80,000/- (Rupees Eighty Thousand Only)
Last Date For Submission Of Emd With Kyc	17.11.2026 UP TO 6:00 PM. (IST)

DESCRIPTION OF THE SECURED ASSET: All that piece and parcel of immovable property of Office on 2nd floor bearing office No.7, having carpet area admeasuring 13-15 Sq. Mtr. of "Asha Complex" building and lying and being on total land Am. 163-09 Sq. Mtr. of Rajkot City Survey Ward No.1, City Survey No. 2289 Paik, Dist.Rajkot and Property bounded as: East: Open Balcony, West: Open Property, North: Building open space after Lakshaj Raj Road, South: Office No.6

KNOWN ENCUMBRANCES (if any): NIL

The borrowers' attention is invited to the provisions of sub section 8 of section 13, of the act, in respect of the time available, to redeem the secured asset. Borrowers in particular and public in general may please take notice that if in case auction scheduled herein fails for any reason whatsoever then secured creditor may enforce security interest by way of sale through private treaty. In case of any clarification requirement regarding assets under sale, bidder may contact Mr. Kishore arora (mob no. +917227953457) / Mr. Anuj Bhasin (Mob no. +919726417250) bidder may also contact the bank's IVR no. +91-0152219751 for clarifications. For detailed terms and conditions of the sale, please refer to the link <https://www.kotak.com/bank-auctions.html> provided in the bank's website i.e. www.kotak.com/and/or on http://bankauctions.in

PLACE: Gujarat, Rajkot, For Kotak Mahindra Bank Ltd.,
Date: 06.10.2026 Authorized Officer

Ahmedabad City Region-1 3rd Floor, Bank of Baroda Towers,
Nr. Law Garden, Ellisbridge, Ahmedabad-380006
Email: Recovery.ahmedabadcity@bankofbaroda.co.in

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
"APPENDIX- IV-A [See proviso to Rule 6 (2) & 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, 2002 read with proviso to Rule 6 (2) & 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 properties mortgaged/charged to Bank of Baroda, the Secured Creditor, the 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" for recovery of below mentioned account/s. The details of Borrower/s/ Guarantor/s/Secured Asset/s/Dues/Reserve Price/-Auction date & Time, EMD and Bid Increase Amount are mentioned below –

Sr/ Lot No.	Name & address of Borrowers/ Guarantor/ Mortgagors	Give short description of the immovable property with known encumbrances, if any Status of Possession (Constructive/Physical)	Total dues	Reserve Price EMD & Bid Increase Amount	Property Visit date and Visit Timings And Concerned Branch
1	Mahendrabhai Bhagvanbhai Prajapati	Flat no 7-101, 1st floor/Ground floor as per Approved plan, Block-T-BLUE IRIS 2, raf campus, SP Ring road, Vastral, Ahmedabad Status of Possession: Physical	Rs. 28,82,344/- (Rupees Twenty eight lacs eighty two thousand and three hundred forty four only) + Unapplied interest and other charges & less recovery thereafter.	Reserve Price : Rs. 54,35,000 /- (Rupees Fifty four lacs thirty five thousand Only) EMD: Rs. 5,43,500 /- (Rupees Five lacs forty three thousand five hundred Only) Bid Increase Amount : Rs. 10,000/- (Rupees Ten Thousand Only)	Visit Date: 26-10-2026 to 30-10-2026 Timings: 11:00 AM to 3:00 PM (With prior appointment from Authorized Officer Chandhedia Branch Mob. No. +91 9408718824 Email: CHANDK@bankofbaroda.co.in)
2	Ronak Pramodbhai Bhavsar (RB Enterprise)	Shop no. 7, Basement, Abhushan Complex, Bank of Baroda, 1st floor, colaba, SP stadium Road, Navrangpura, Ahmedabad Status of Possession: Physical	Rs. 30,78,496/- (Rupees Thirty lacs seventy eight thousand four hundred and ninety six only) + Unapplied interest and other charges & less recovery thereafter.	Reserve Price : Rs. 28,35,000 /- (Rupees Twenty eight lacs thirty five thousand Only) EMD : Rs. 2,83,500 /- (Rupees Two lacs eighty three thousand five hundred Only) Bid Increase Amount : Rs. 10,000/- (Rupees Ten Thousand Only)	Visit Date: 26-10-2026 to 30-10-2026 Timings: 11:00 AM to 3:00 PM (With prior appointment from Authorized Officer Chandodiya Branch Mob. No. 9451183872 Email: CHAAHM@bankofbaroda.co.in)

Date of e-Auction Time of e-auction : 06-11-2026, Start Time 2:00 PM to End Time 6:00 PM (unlimited extension of 10 minutes)

For detailed terms and conditions of sale, please refer/visit to the website link <https://bankofbaroda.bank.in/e-auction> and online auction portal [Baanknet.com](https://baanknet.com). Also, prospective bidders may contact the Authorised officer on Mobile (GST/TDS as per Government Rules applicable shall be payable by purchaser on sale of Movable/Immovable Assets.).

AS PER SARFAESI ACT, STATUTORY -30- DAYS SALE NOTICE TO THE BORROWER /GUARANTOR/ MORTGAGOR

The above mentioned borrower /s/ is/ are hereby notified to pay the sum as mentioned in section 13(2) Notice in full before the date of auction, failing which property will be auctioned/ sold and balance dues if any will be recovered with interest and cost from borrowers/ guarantors /mortgagor.

Date : 05-10-2026 | Place : Ahmedabad Sd/- Authorized Officer, BANK OF BARODA

homefirst **Home First Finance Company India Limited** DEMAND NOTICE U/s 13(2)
CIN: L65990MH2010PLC240703, Website: homefirstindia.com
Phone No.: 180030008425 Email ID: loanfirst@homefirstindia.com

You the below mentioned borrower has availed loan by mortgaging the schedule mentioned property and you the below mention has stood as borrower/co- borrower guarantor for the loan agreement. Consequent to the defaults committed by you, your loan account has been classified as non- performing asset on 03-06-2026 under the provisions of the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (in short SARFAESI Act). We Home First Finance Company India Limited have issued Demand Notice u/s 13(2) read with section 13(13) of the SARFAESI Act to the address furnished by you. The said notices are issued as on 03-10-2026 and these notices state that you have committed default in payment of the various loans sanctioned to you. Therefore, the present publication carried out to serve the notice as the provision of Section 13(2) of SARFAESI Act and in terms of provision to the rule 3(1) of the Security Interest (Enforcement) Rules, 2002:

Sr. No.	Name and Address of the Account, Borrower(s) & Guarantor(s)	Details of the security to be enforced	Total Outstanding as on date of Demand Notice plus further interest and other expenses (in Rs.)
1.	Gadhavi Navaladan Shivdhanbhai, Ranjanben Shivdhanbhai Gadhavi,	Flat-604-, Block/Bldg Name-F/4-, Shakti Shukra, Durdhrej New R.S.No.33,36,37,1168 & old Durdhrej R.S.NO.699/P/2-700-702/p/2+703/P/2, " SHAKTI SUKHRA" opp KENAL, NR Surendranagar New junction , Surendranagar To Dhranagadhra Road , At Durdhrej , Ta Wadhwan, Surendranagar, Gujarat, 363040. Bounded By: East: Flat No. F5-603, West-Lift, passage, and Flat No. F4-603, North- 5-meter wide society road and garden, South-Flat No. F4-601.	5,90,618

You are hereby called upon to pay Home First Finance Company India Limited within the period of 60 days from the date of publication of this Notice the aforesaid amount with interest and cost falling which Home First Finance Company India Limited will take necessary action under the Provisions of the said Act against all or any one or more of the secured assets including taking possession of secured assets of the borrowers, mortgagors and the guarantors. The power available to the Home First Finance Company India Limited under the said act include (1) Power to take possession of the secured assets of the borrowers/guarantors including the rights to transfer by way of lease, assignment of sale for releasing secured assets (2) Take over management of the secured assets including rights to transfer by ways of lease, assignment or sale and realize the secured assets and any transfer as of secured assets by Home First Finance Company India Limited shall vest in all the rights and relation to the secured assets transferred as if the transfer has been made by you.

In terms of the Provisions of the Section 13(13) of the said act, you are hereby prohibited from transferring, either by way of sale, lease or otherwise (other than in the normal course of your business), any of the secured assets as referred to above and hypothecated/mortgaged to the Home First Finance Company India Limited without prior consent of the Home First Finance Company India Limited.

Place: Gujarat Signed by: AUTHORISED OFFICER, Home First Finance Company India Limited

homefirst **Home First Finance Company India Limited** DEMAND NOTICE U/s 13(2)
CIN: L65990MH2010PLC240703, Website: homefirstindia.com
Phone No.: 180030008425 Email ID: loanfirst@homefirstindia.com

You the below mentioned borrower has availed loan by mortgaging the schedule mentioned property and you the below mention has stood as borrower/co- borrower guarantor for the loan agreement. Consequent to the defaults committed by you, your loan account has been classified as non- performing asset on 03-01-2026 under the provisions of the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (in short SARFAESI Act). We Home First Finance Company India Limited have issued Demand Notice u/s 13(2) read with section 13(13) of the SARFAESI Act to the address furnished by you. The said notices are issued as on 03-10-2026 and these notices state that you have committed default in payment of the various loans sanctioned to you. Therefore, the present publication carried out to serve the notice as the provision of Section 13(2) of SARFAESI Act and in terms of provision to the rule 3(1) of the Security Interest (Enforcement) Rules, 2002:

Sr. No.	Name and Address of the Account, Borrower(s) & Guarantor(s)	Details of the security to be enforced	Total Outstanding as on date of Demand Notice plus further interest and other expenses (in Rs.)
1.	Dumad Vijaybhai Raghavbhai, Late Dumad Gatab Raghavbhai (Deceased), Other Legal Representative of Late Dumad Gataben Raghavbhai (Deceased),	House-P-47 west-south, Madhav Darshan - A, Madhav Darshan - A, Gadhada Road Botad, Botad, Gujarat, 364710. Bounded By : North by - Remaining land of Plot no. 47, South by - R.S. No. 412 paikee 3, East by - Remaining land of plot no. 47, West by - Road. Bounded By : North by - Remaining land of Plot no. 47, South by - R.S. No. 412 paikee 3, East by - Remaining land of plot no. 47, West by - Road.	11,06,945

You are hereby called upon to pay Home First Finance Company India Limited within the period of 60 days from the date of publication of this Notice the aforesaid amount with interest and cost falling which Home First Finance Company India Limited will take necessary action under the Provisions of the said Act against all or any one or more of the secured assets including taking possession of secured assets of the borrowers, mortgagors and the guarantors. The power available to the Home First Finance Company India Limited under the said act include (1) Power to take possession of the secured assets of the borrowers/guarantors including the rights to transfer by way of lease, assignment of sale for releasing secured assets (2) Take over management of the secured assets including rights to transfer by ways of lease, assignment or sale and realize the secured assets and any transfer as of secured assets by Home First Finance Company India Limited shall vest in all the rights and relation to the secured assets transferred as if the transfer has been made by you.

In terms of the Provisions of the Section 13(13) of the said act, you are hereby prohibited from transferring, either by way of sale, lease or otherwise (other than in the normal course of your business), any of the secured assets as referred to above and hypothecated/mortgaged to the Home First Finance Company India Limited without prior consent of the Home First Finance Company India Limited.

Place: Gujarat Signed by: AUTHORISED OFFICER, Home First Finance Company India Limited

Kotak Mahindra Bank Limited ONLINE E - AUCTION SALE OF ASSET

Reg. Office: 27BKC, C-27, G-Block, Bandra Kurla Complex, Bandra (E), Mumbai-400051
Branch Office: Kotak Mahindra Bank Ltd, 4th Floor, Vivan Square, B Wing, Mr. Jodhpur Cross Road, Satellite, Ahmedabad-380015

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 Under Rule 8(5) Read With Proviso To Rule 9(1) Of The Security Interest (enforcement) Rule, 2002. Subsequent To The Assignment Of Debt In Favour Of Kotak Mahindra Bank Limited (hereinafter Referred To As "KMBL/The Bank") By Fullerton India Credit Company Limited (hereinafter Referred To As "FICCL") The Authorised Officer Of Kmbhina Taken The Physical Possession Of Below Described Immovable Property (hereinafter Called The Secured Asset) Mortgaged/Charged To The Secured Creditor On 07.12.2025. Notice Is Hereby Given To The Borrower (s) And Guarantor (s) In Particular And Public In General That The Bank Has Decided To Sell The Secured Asset Through E-auction Under The Provisions Of The Sarfaesi Act, 2002 On "As Is Where Is", "As Is What Is", And "Whatever There Is" Basis For Recovery Of Rs.6,28,187/- (Rupees Six Lakh Twenty Eight Thousand One Hundred Eighty Seven Only) outstanding As On 09.09.2026 Along With Future Applicable Interest Till Realization. Under The Loan Account No.17381040000130, Loan Availed By Mr. Hiteshkumar Natwarlal Vanzara And Mrs. Kavita Haridasbhai Natwarlal As Per Below Details:

Particular	Detail
Date Of Auction	18.11.2026
Time Of Auction	Between 12:00 Pm To 1:00 Pm With Unlimited Extension Of 5 Minutes
Reserve Price	Rs.2,50,000/- (Rupees Two Lakh Fifty Thousand Only)
Earnest Money Deposit (EMD)	Rs.25,000/- (Rupees Twenty Five Thousand Only)
Last Date For Submission Of Emd With Kyc	17.11.2026 UP TO 6:00 PM. (IST)

DESCRIPTION OF THE SECURED ASSET : All that piece and parcel of property bearing Flat No.6, on 3rd floor of the building known as "Annu Apartment", having built up area admeasuring 27.30 sq.mtrs., situated at City Survey Ward No.151, Sub-Plot No.5-B Paik, at District Rajkot, Property bounded as: East: Balcony, West: Compound & Staircase, North: Flat No.5, South: Compound, Within the Registration District of Rajkot and Sub-Registration Office Rajkot.

KNOWN ENCUMBRANCES (if any): NIL

The Borrowers' Attention is Invited To The Provisions Of Sub Section 8 Of Section 13, Of The Act, In Respect Of The Time Available, To Redeem The Secured Asset, Borrowers In Particular And Public In General May Please Take Notice That If In Case Auction Scheduled Herein Fails For Any Reason Whatsoever Then Secured Creditor May Enforce Security Interest By Way Of Sale Through Private Treaty. In Case Of Any Clarification/Requirement Regarding Assets Under Sale, Bidder May Contact Mr. Kishore Arora (mob no. +917227953457) / Mr. Anuj Bhasin (mob no. +919726417250) bidder may also contact the bank's IVR no. +91-0152219751 for clarifications. For Detailed Terms And Conditions Of The Sale, Please Refer To The Link <https://www.kotak.com/bank-auctions.html> Provided In The Bank's Website I.e. www.kotak.com/and/or on http://bankauctions.in

PLACE: Gujarat, Rajkot, For Kotak Mahindra Bank Ltd.,
Date: 06.10.2026 Authorized Officer

ACRE **Assets Care & Reconstruction Enterprise Ltd.**
Registered Office: 14th Floor, Cross Corporate Tower, Nehru Place, New Delhi-110019
Tel: 91-11-43115600 Fax: 91-11-43115618
Corporate Office : Office no. 101, Kalpataru Infina, Plot B, Near Grand Hyatt, Santacruz (East), Mumbai-400055
E-mail: acre.acre@acreindia.in Website : www.acreindia.in CIN : U65993DL2002PLC115769

Sale Notice for sale of Immovable Asset under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(5), 8(6), 8(8) & 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), Co-Borrower(s), Mortgagor(s) and Guarantor(s) that the below described immovable property, which was mortgaged/charged to the Original lender Assignor Bank, and in respect of which physical possession had already been taken by the Authorised Officer of the Assignor Bank prior to assignment, have since been assigned to Assets Care & Reconstruction Enterprise Ltd. (CIN: U65993DL2002PLC115769) ("Secured Creditor") Accordingly, the Secured Creditor shall now conduct the sale through private treaty on 22nd October 2026 of the said property on an "as is where is", "as is what is" and "whatever there is" basis for the recovery of the amounts due to the Secured Creditor from the Borrower(s), Co-Borrower(s), Mortgagor(s) and Guarantor(s). Sale shall be in accordance with the provisions of SARFAESI Act/Rules.

Sr. No.	Loan Account No. & ACRE TRUST Name	Name of Borrower(s)/Co-Borrower(s)/Mortgagor (s)/ Guarantors	Total Outstanding Dues as on 07th Sep 2026	Sale Price
1	208003517000430 ACRE 196 TRUST JOB	Parul Nejjama	Rs.46,10,823/- Rupees Forty Six Lakhs Ten Thousand Eight Hundred Twenty Three Only	Rs. 15,50,000/- Rupees Fifteen Lakh Fifty Thousand Only

DESCRIPTION OF THE SECURED ASSET : - All That Piece And Parcel Of The Immovable Property Being Residential Unit/house Constructed On And Forming Part Of The Land Bearing Revenue Survey No. 184/5, Draft P.p. Scheme No. 9, Final Plot Nos. 45/1 To 45/4, Admeasuring 15,278 Sq. Mtrs., Situated At D/8, Wadhwa, Registration District Vadodra And Sub-registration District Vadodra, Comprised In The Residential Scheme Known As "bakar Nagar Society", More Particularly Described As Block No. D/87 And Block No. D/88, Admeasuring 7.109 Sq. Mtrs. Of Land Together With Construction Thereon Admeasuring 55.76 Sq. Mtrs., Along With Proportionate Undivided Share In The Land Admeasuring 7.109 Sq. Mtrs., Aggregating To A Total Area Of 78.19 Sq. Mtrs., In The District Of Vadodra, State Of Gujarat. Boundaries Of The Said Property: East: Block No. D/87, West: Block No. D Type-b/86-1, North: Block No. D/83, South: 7.5 Mtrs. Wide Society Road.

The above Loan account(s) along with all right(s), title(s), interest(s), underlying security(ies), pledge(s) and/or guarantee(s), including the Immovable Properties, mentioned hereinabove had been assigned to Assets Care & Reconstruction Enterprise Ltd., acting as a trustee of the trust mentioned in the column provided above.

Date: 06/10/2026 Sd/- Authorized Officer
Place: Vadodara Assets Care & Reconstruction Enterprise Ltd.

STATE BANK OF INDIA RASMECC, Gandhinagar (15608), 1st Floor, Skyline Complex, Opp. Ramliila Ground, Sector 11, GANDHINAGAR

E-AUCTION SALE NOTICE Public Notice For E-auction For Sale Of Movable/Immovable Assets

Sale of movable & immovable assets charged to the bank under the securitization and reconstruction of financial assets and enforcement of security interest act, 2002.

The undersigned as Authorised Officer of State Bank of India has taken over possession of the following property/ies u/s 13(4) of the SARFACI Act. Public at large is informed that e-Auction (under SARFACI Act, 2002) of the charged property/ies in the below mentioned cases for realization of Bank's Dues will be held on "AS IS WHERE IS BASIS" and "AS WHAT IS BASIS" and on the terms and conditions specified hereunder.

Name of the Borrower(s)	Details of Property/Vehicle	Reserve Price/ EMD/ Bid Increase Amount	Amount outstanding
Mr. Harshadkumar Dhalbhai Pancholi	ERTIGA VXI (O) CNG - Colour : White, Reg. No. GJ18 ED 2990, Reg. Date : 30 Nov-2024 Chasis No. MA3BNC62SRL927875 Engine No. K15CN9656514	Rs.8,25,000 Rs. 82,500 Rs. 5,000	Rs. 10,18,784.36 + Arrear amount + accrued interest + penal charges + law charges and others from NPA date 27-01-2026
Jitendrakumar Nanjibhai Kanlara	KIA SELTOS G 1.5 6MT XTX Colour : Aurora Black Pearl, Reg No. : GJ 18 EA 8990, Reg. Date : 15 May 2023 Chasis No. : MZBEU812LPN524428 Engine No. : G4FLPV 559503	Rs.11,25,000 Rs. 1,12,500 Rs. 5,000	Rs. 10,66,736.00 + Arrear amount + accrued interest + penal charges + law charges and others from NPA date 06-03-2026

* Date & Time of E-Auction : From Dt. 12-10-2026, 11:00 am to Date 12-10-2026, 5:00 pm * Date and Time of Inspection : From Dt. 07-10-2026, 11:00 am to Dt. 12-10-2026, 02:00 pm with prior appointment * Authorised Person Contact : Shri Dipanker Narayan Sinha (Chief Manager), Mo. 7600038949, Email ID : sbi.15608@sbi.co.in, Ms. Purvi Kaushal (Manager) Mo. 9265118969

GENERAL TERMS & CONDITION FOR E-AUCTION : (1) The e-auction will be conducted "online" through baanknet portal viz <https://baanknet.com> (2) the intending purchasers/bidders are required to register themselves on the auction portal <https://baanknet.com> (3) the sale shall be subject to rules/conditions prescribed under the securitization and reconstruction of financial assets and enforcement of security interest Act 2002 (4) the authorized officers reserve the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of auction at any time without assigning reason whatsoever and his decision in this regard shall be final.

Date : 05-10-2026
Place : Gandhinagar, Gujarat
Authorized Officer
State Bank of India.

Bank of Baroda **Ahmedabad City Region-1 3rd Floor, Bank of Baroda Towers,**
Nr. Law Garden, Ellisbridge, Ahmedabad-380006
Email: Recovery.ahmedabadcity@bankofbaroda.co.in

SALE NOTICE FOR SALE OF MOVABLE & IMMOVABLE PROPERTIES
"APPENDIX- IV-A [See proviso to Rule 6 (2) & 8 (6)]

E-Auction Sale Notice for Sale of Movable & Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6 (2) & 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 Movable & Immovable properties mortgaged/charged to Bank of Baroda, the Secured Creditor, the 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" for recovery of below mentioned account/s. The details of Borrower/s/ Guarantor/s/Secured Asset/s/Dues/Reserve Price/-Auction date & Time, EMD and Bid Increase Amount are mentioned below –

Sr/ Lot No.	Name & address of Borrowers/ Guarantor/ Mortgagors	Give short description of the immovable property with known encumbrances, if any Status of Possession (Constructive/Physical)	Total dues	Reserve Price EMD & Bid Increase Amount	Property Visit date and Visit Timings And Concerned Branch
1	Mrs. Hemlata Dilipsinh Lodha (MD GARMENTS)	Block-A, Shop/Unit no - A-113,1st Floor, Alithi Ashray, Besides Sepal Elegant, Near Adani Gas Station, Off SP Ring Road, New Vatra, Ahmedabad Status of Possession: Physical	Rs. 43,33,333/- (Rupees Forty three lacs thirty three thousand three hundred and thirty three only) + Unapplied interest and other charges & less recovery thereafter.	Reserve Price : Rs.27,80,000 /- (Rupees Twenty seven lacs sixty thousand Only) EMD : Rs.2,75,000 /- (Rupees Two lacs seventy five thousand Only) Bid Increase Amount : Rs. 10,000/- (Rupees Ten Thousand Only)	Visit Date: 12-10-2026 to 16-10-2026 Timings: 11:00 AM to 3:00 PM (With prior appointment from Authorized Officer SP colony Branch Mob. No. +91 9978446546 Email: SARDAR@bankofbaroda.co.in)
2	Mrs Dipika Ambarnath Dan & Mr Ambarnath Devnarayan Dan (M/s Mahakali Engineering)	Flat no A-306, 3rd Floor, Bhagwat Elegance", Nr Ganesh Apartment, Lambha-Vatva Canal Road, Mouje-Vatva, Dist-Ahmedabad-382405 Status of Possession: Physical	Rs. 39,55,421 /- (Rupees Thirty nine lacs fifty five thousand four hundred and twenty one only) + Unapplied interest and other charges & less recovery thereafter.	Reserve Price : Rs. 22,63,000 /- (Rupees Twenty two lacs sixty three thousand Only) EMD : Rs. 2,26,300 /- (Rupees Two lacs twenty six thousand and thirty Only) Bid Increase Amount : Rs. 10,000/- (Rupees Ten Thousand Only)	Visit Date: 12-10-2026 to 16-10-2026 Timings: 11:00 AM to 3:00 PM (With prior appointment from Authorized Officer SP colony Branch Mob. No. +91 9978446546 Email: SARDAR@bankofbaroda.co.in)
3	Mrs Jagruti Ben P Bhavsar (R.B. Enterprise)	Shop no 138 14 Basement, Abhushan Complex, Bank of Baroda S. P. Colony Branch,S. P. Stadium Road Navrangpura, Ahmedabad Status of Possession: Physical	Rs. 30,78,496/- (Rupees thirty lacs seventy eight thousand four hundred and ninety six only) + Unapplied interest and other charges & less recovery thereafter.	Reserve Price : Rs.21,27,000/- (Rupees Twenty one lacs twenty seven thousand Only) EMD : Rs.2,12,700 /- (Rupees Two lacs twelve thousand Only) Bid Increase Amount : Rs. 10,000/- (Rupees Ten Thousand Only)	Visit Date: 12-10-2026 to 16-10-2026 Timings: 11:00 AM to 3:00 PM (With prior appointment from Authorized Officer Chandodiya Branch Mob. No. +91 9451183872 Email: CHAAHM@bankofbaroda.co.in)
4	M/s M D Garments	1.Single cutter machine, 2. New express Flat cutter machine, 3. New Express Rip cut machine, 4. D h a g Clean Machine, 5. Four Thread machine, 6. Jig jig Machine, 7. Juki Barotch Machine, 8. Folder Auto, folder machine, 9. TSO, single computer machine, 10. 11. cutter Machine, 11. Flat cutter Attach Machine, 12. Different types of Die 13. Mod Making Machine Status of Possession: Physical	Rs. 43,33,333/- (Rupees Forty three lacs thirty three thousand three hundred and thirty three only) + Unapplied interest and other charges & less recovery thereafter.	Reserve Price : Rs.29,87,203/- (Rupees Twenty nine lacs eighty seven thousand two hundred and three Only) EMD : Rs.2,98,720 /- (Rupees Two lacs ninety eight thousand and seven hundred twenty Only) Bid Increase Amount : Rs. 10,000/- (Rupees Ten Thousand Only)	Visit Date: 12-10-2026 to 16-10-2026 Timings: 11:00 AM to 3:00 PM (With prior appointment from Authorized Officer SP colony Branch Mob. No. +91 9978446546 Email: SARDAR@bankofbaroda.co.in)
5	M/s Mahakali Engineering	Fully Automatic CNC Turning Machine Status of Possession: Physical	Rs. 39,55,421 /- (Rupees Thirty nine lacs fifty five thousand four hundred and twenty one only) + Unapplied interest and other charges & less recovery thereafter.	Reserve Price : Rs.11,87,000/- (Rupees Eleven Lacs Eighty seven thousand Only) EMD : Rs.1,18,700 /- (Rupees one lacs eighteen thousand seven hundred Only) Bid Increase Amount : Rs. 10,000/- (Rupees Ten Thousand Only)	Visit Date: 12-10-2026 to 16-10-2026 Timings: 11:00 AM to 3:00 PM (With prior appointment from Authorized Officer SP colony Branch Mob. No. +91 9978446546 Email: SARDAR@bankofbaroda.co.in)

Date of e-Auction Time of e-auction : 21-10-2026, Start Time 2:00 PM to End Time 6:00 PM (unlimited extension of 10 minutes)

For detailed terms and conditions of sale, please refer/visit to the website link <https://bankofbaroda.bank.in/e-auction> and online auction portal [Baanknet.com](https://baanknet.com). Also, prospective bidders may contact the Authorised officer on Mobile (GST/TDS as per Government Rules applicable shall be payable by purchaser on sale of Movable/Immovable Assets.).

AS PER SARFAESI ACT, STATUTORY -15- DAYS SALE NOTICE TO THE BORROWER /GUARANTOR/ MORTGAGOR

The above mentioned borrower /s/ is/ are hereby notified to pay the sum as mentioned in section 13(2) Notice in full before the date of auction, failing which property will be auctioned/ sold and balance dues if any will be recovered with interest and cost from borrowers/ guarantors /mortgagor.

Date : 05-10-2026 | Place : Ahmedabad Sd/- Authorized Officer, BANK OF BARODA

CEN **CFM Asset Reconstruction Private Limited**
Corporate Office: 1st Floor, Wakefield House, Sprott Road, Ballard East, Mumbai - 400038

POSSESSION NOTICE (For immovable property) READ WITH RULE 8 (1)

WHEREAS, The undersigned being the Authorized Officer of CFM Asset Reconstruction Private Limited (Acting in its capacity as CFMARC TRUST - 213 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, to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. Further, HIRANANDANI FINANCIAL SERVICES PVT. LTD., has assigned all its rights, title and interest of the entire outstanding debt of above loan account along with underlying securities in favor of CFM Asset Reconstruction Private Limited vide an Assignment Agreement dated 06-02-2026 entered between HIRANANDANI FINANCIAL SERVICES PVT. LTD. and CFM Asset Reconstruction Private Limited under the provisions of Section 5 of SARFAESI Act 2002. The Details of the Parties along with Mortgaged Property Possession taken by the CFMARC, is given below :-

Name of Customer (Borrower(s) / Co-Borrower(s) and Guarantor(s) / Partners /
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