Terms and Conditions of E-Auction for sale of Immoveable property more particularly described in the Schedule herein below under SARFAESI Act 2002, the E-Auction Notice of which was Published in News Papers English & Hindi.

The sale shall be subject to the conditions prescribed in the Security Interest Enforcement Rules 2002 and to the following further conditions.

1. The Bank under SARFAESI Act has taken possession of the property described in the schedule herein below.
2. The e-Auction is being held on "AS IS WHERE IS", "AS IS WHAT IS BASIS" and "WHATEVER IS THERE IS AND WITHOUT RECOURSE".
3. To the best of knowledge and information of the concerned Authorized Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ ies put on auction and claims/ rights/ dues/ effecting 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 concerned Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.
4. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property/ies put on auction will be permitted to interested bidders at sites as mentioned against each property description.
5. The interested bidders must submit EMD details and required documents through https://www.bankeauctions.com using their registered Login ID and Password (registration is free). EMD must be remitted through NEFT/RTGS to Account No. 57500000904261, DFSO Transitory Account, HDFC Bank Ltd., IFSC HDFC0000240, or by Demand Draft in favour of HDFC Bank Ltd. A/c No. 57500000904261, on or before 4:00 PM on the dates specified above. Cheques will not be accepted. No addition, deletion, or substitution of names shall be permitted after bid submission, at any stage. **Bidders must also upload self-attested KYC documents (PAN, ID and address proof) and produce originals for verification, if required. No interest shall be payable on EMD refunds or delays in refund**
6. After Registration (One Time) by the bidder in the Web Portal, the intending bidder/ purchaser is required to get the copies of the following documents uploaded in the Web Portal before the Last Date & Time of submission of the Bid Documents viz. i) Copy of the NEFT / RTGS Challan or Copy of Demand Draft along with letter of participation :i) Adhar card ii) Copy of PAN Card; iii) Proof of Identification/ Address Proof (KYC) viz. self-attested copy of Voter ID Card/ Driving License/ Passport/ Ration Card/BR/POA etc.; without which the Bid is liable to be rejected. UPLOADING SCANNED COPY OF ANNEXURE-II & III AFTER DULY FILLING UP & SIGNING & SEAL IS ALSO REQUIRED
7. Interested bidders who have deposited the EMD and require assistance with registration, login creation, document upload, or e-bidding may contact M/s C1 India Pvt. Ltd., Plot No. 301, Gulf Petro Chem Building, Udyog Vihar, Phase-II, Gurgaon. Helpline: 0124-4302020/21/22/23/24; Mr. Mithalesh Kumar: 7080804466; Email: support@bankeauctions.com. For property-related queries, bidders may contact the Authorized Officer during working days between 10:00 AM and 5:00 PM.
8. Only buyers holding valid User ID/ Password and confirmed payment of NEFT/RTGS shall be eligible for participating in the e-Auction process.
9. The interested bidder has to submit their Bid Documents [EMD (not below the 10% of Reserve Price) and required documents (mentioned in Point No.6)] on/ before the respective dates mentioned in the auction notice till 4 P.M., after going through the Registering Process (One time) and generating User ID & Password of their own, shall be eligible for participating the e-Auction Process, subject to due verification (of the documents) and/ or approval of the concerned Authorised Officer.
10. The bidders are not permitted to withdraw their bids once the EMD is deposited by them. In case of non-

participation of bidders in the auction, the EMD shall be forfeited.

11. During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the 'Bid Increase Amount' (mentioned above) or its multiple and in case bid is placed during the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (each time till the closure of e-Auction process), otherwise, it'll automatically get closed. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the e-Auction Process shall be declared as a Successful Bidder by the concerned Authorised Officer/ Secured Creditor, after required verification.

12. 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. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, immediately after the acceptance of bid price by the concerned Authorised Officer and the balance 75% of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing by and solely at the discretion of the concerned Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the offeror/successful bidder shall be liable to be forfeited and property may either be offered to the second highest bidder of the said auction or be put to re-auction at the sole discretion of the Authorized Officer and the defaulting successful bidder shall have no claim/ right in respect of property/ amount.

13. The interested bidder/auction purchaser should take cognizance of all the litigation with respect to the property in auction including Securitization Application, if any filed before Debt Recovery Tribunal or any other court. He should inquire all the case with respect to the property in auction, independently and take cognizance of it prior to submission of bid In case any litigation is existing or filed after publication of the auction notice, the auction shall be always subject to the final order of the said litigation.

14. The prospective purchaser(s) shall independently examine and verify the title of the property and ascertain any pending or potential litigation before submitting their bid. Any existing or subsequently filed Securitization Application or litigation, prior to conclusion of the sale, shall be binding upon the purchaser, and the sale shall remain subject to such proceedings.

15. The intended bidder/auction purchaser shall carry out independent due diligence with all concerned authorities—such as Revenue authorities, Municipal bodies, Development Authorities, Industrial Authorities, etc.—with respect to title and compliance requirements prior to submitting the bid. After the auction, no objection or representation on these grounds shall be entertained.

16. The interested bidder/auction purchaser shall take full cognizance of all litigation pertaining to the auctioned property, including any Securitization Application filed before the Debt Recovery Tribunal or any other court. The bidder must independently inquire into all such cases prior to submission of the bid. If any litigation exists or is filed after publication of the auction notice, the auction and resultant sale shall always remain subject to the final orders passed in such proceedings.

17. If due to any order/direction passed by Court/Tribunal, statutory authority, government agencies, auction or sale need to be canceled and Authorized Officer have to refund/return the sale proceeds or EMD, in such case no interest or compensation shall be given. If any loss is caused, due to any legal case/action by the auction purchaser or successful bidder against the Authorized Officer or the Bank with respect to this auction/sale in such case they will indemnify the Authorized Officer or the Bank to the extent of loss incurred to it.

18. The prospective qualified bidders may avail online training on e-Auction from M/s C1 India Pvt. Ltd prior to the date of e-Auction. Neither the concerned Authorised Officer/ Bank nor M/s C1 India Pvt. Ltd shall be liable for any Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event.

19. The concerned Authorised Officer is not bound to accept the highest offer and the concerned Authorised Officer has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction without assigning any reason thereof.

20. The concerned Authorized Officer may cancel the auction process/bidding/bid at any time without assigning any reason thereof. The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of M/s. C1 India Pvt. Ltd. i.e. https://www.bankeauctions.com and

www.hdfcbank.com before submitting their bids and taking part in the e-Auction.

21. Any issue with regard to connectivity during the course of bidding online shall be the sole responsibility of the bidder and no claim in this regard shall be entertained. The intending bidders should register their name at . https://www.bankeauctions.com and get user-id and password free of cost. Bidders who are holding valid ID & Password provided by M/s. /s. C1 India Pvt. Ltd. for this auction after due verification of PAN are allowed to participate in online e-auction on the above portal

22. Bidding in the last moment should be avoided in the bidders own interest as neither the HDFC BANK LTD. nor Service provider will be responsible for any lapse/failure(Internet failure/power failure etc.) in order to ward-off such contingent situations bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc, so that they are able to circumvent such situation and are able to participate in the auction successfully.

23. On confirmation of sale by the Bank and if the terms of payment have been complied with, the concerned Authorised Officer exercising the power of sale shall issue Sale Certificates for the immovable property in favour of the purchaser(s) in the form given in Appendix V of the Security Interest (Enforcement) Rules, 2002. 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).At no stage any request for change of name of the auction purchaser or buyer shall be entertained.

24. If the Sale Price is more than Rs.50,00,000/- (Rupees Fifty Lakh Only) then the auction purchaser/successful bidder has to deduct 1% of the Sale Price/consideration for transfer of property or Stamp duty paid, whichever is higher, as TDS in the name of the owner of the property & remit it to Income Tax Department as per section 194 IA of Income Tax Act and remaining amount has to be remitted to the Bank OR as amended from time to time. The Sale Certificate will be issued only on receipt of Form 26QB & Challan for having remitted the TDS.

25. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and, any past, present or future encumbrances, all the statutory/ non-statutory dues whatsoever in nature by any authority or agency including Sales Tax, Municipality Tax, Property Tax, Other Tax liabilities, Electricity dues, Water dues, Maintenance charges, Utility charges, Transfer fees with respect to the leasehold land etc: taxes, rates, assessment charges, fees etc. owing to anybody.

26. The Bank shall not be responsible for any loss or damage pursuant to any litigation whatsoever in nature either at the instance of the Mortgagor(s) or the Borrower(s) in respect of the said property.

27. Bank has discretion to revoke this sale at any point of time before Execution of Sale Certificate and in that event, Bank shall reimburse amount paid to the Bank without interest or cancel, postpone or extend the date of auction

28. The stamp duty with respect to this sale certificate shall be borne by the purchaser only

29. On issuance of Sale Certificate by the Bank, sale shall be complete, and no claims shall be entertained by the Bank.

30. Nothing in this notice constitutes or will be deemed to constitute any commitment or representation on the part of Bank to sell the property. Bank reserves the right to cancel the sale for any reason it may deem fit or even without assigning any reason and such cancellation shall not be called in question by the bidders

Date: [redacted]

Place: Delhi

Authorised Of
HDFC BANK L

માંગણા નોટીસ

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Mom Media Limited

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SBI

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HDFC BANK

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evexia એવેક્સિયા લાઇફકેર લીમીટેડ

CIN: L23100GJ1990PLC014692

રજીસ્ટર્ડ ઓફીસ: ટુંડાવ, અંજેશર રોડ, ગામ-તુંડાવ, તાલુકો સાવલી, વડોદરા, ગુજરાત-૩૯૧૭૭૫

ઇમેઇલ આઇડી: info@evexialifecare.com | વેબસાઇટ: https://www.evexialifecare.com

૩૦ સપ્ટેમ્બર, ૨૦૨૬ ના રોજ પુરા થતાં ત્રિમાસિકના અનઓડિટેડ નાણાંકિય પરિણામો

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यूनियन बैंक Union Bank

Asset Recovery Branch (83900), Ahmedabad
1st Floor, Anugrah Complex Opp. V S Hospital, Ellisbridge, Ashram Road, Ahmedabad - 380006. E-mail: ubin0555983@unionbankofindia.bank

SALE NOTICE

FOR SALE OF IMMOVABLE PROPERTIES

Name of the Borrower & Guarantors	Amount due
Mr. Dineshkumar Dhaji Rajpurohit	Amount due :- Rs. 54,66,832/- as on 24.09.2025 and further interest at contractual rate & cost from 01.10.2025

Property No. 1 :- All that Piece and Parcel of Property being Office No. 414 on Second Floor, Administrative Wing, Sub Plot No. 1, Super Built-up area of Devanshi Arcade, situated on the land bearing Final Plot No. 122 (part) allotted in lieu of Survey/Block No. 258/A/1, TP Scheme No. 3 (Usmanpura), Taluka : Vadaj, in the registered District : Ahmedabad & Sub-District : Ahmedabad - 01 (Odhav) in name of Mr. Dineshkumar Dhaji Rajpurohit. Bounded by :- East : Office No. 413, West : Office No. 415, North : Passage of said Arcade, South : Open Admin Block

- Type of Possession :- Physical Possession
- Date of visit of the property as known to the secured creditor : Early Stage
- Reserve Price :- Rs. 17,30,000/-
- Earnest money to be deposited :- Rs. 1,73,000/-
- Bid Increment Amount Rs. 10,000/-

Name of the Borrower & Guarantors	Amount due
Mr. Nilesh Pradyumbhai Trivedi (Guarantor), Mr. Jugal Nilesh Trivedi (Guarantor), Mrs. Jigna Vibhaj Trivedi (Guarantor)	Amount due :- Rs. 1,37,86,972/- as on 26.09.2025 and further interest at contractual rate & cost from 01.07.2025

Property No. 2 :- Commercial Shop bearing S-B/19, in Sixth Basement, Siddhesh Complex, situated on the land bearing Sub RS Nos. 6 to 19, Final Plot Nos. 19 to 18, TP Scheme No. 32, Town Jurisdiction in name of M/s. Siddhesh Sales Corporation. Bounded by :- East : Open Space of Siddhesh Complex, West : Adjoining property of Siddhesh Complex, North : Shop No. S/A-20 of Mr. Dhirendra Sheth, South : Shop No. S/A-17 of Gangal Complex.

- Type of Possession :- Physical Possession
- Date of visit of the property as known to the secured creditor : Early Stage
- Reserve Price :- Rs. 14,85,000/-
- Earnest money to be deposited :- Rs. 1,48,500/-
- Bid Increment Amount Rs. 17,000/-

Name of the Borrower & Guarantors	Amount due
Mrs. Poonam Soni, Mr. Bhanuraj Singh Soni, Mr. Bhavesh Soni, Mr. Akhilesh Dubal, Mrs. Seema Thakur, Mr. Pankaj Nandlal Thawal	Amount due :- Rs. 7,78,13,661/- as on 30.09.2025 and further interest at contractual rate & cost from 01.10.2025

Property No. 3 :- Blueprint of house owning by Mr. Bhanuraj Singh Soni & Mrs. Poonam Soni on Plot No. 218, Type-2 Scheme, Khokhara - Jain Nagar Farm, Survey Paiki, Mauje Isanpur Bearing Plot No. 75, 76, 78 and 79, Block No. 12, Revenue Survey No. 1175/2 and Corporate Plot No. 4455 admeasuring 4775 Sq. mtrs. Sub-No. 1 Bungalow Admeasuring 63.12 Sq. mtrs. and Corporate Plot No. 4456 admeasuring 4775.04 Sq. mtrs. Sub-No. 2 Bungalow Admeasuring 63.12 Sq. mtrs. Bounded by :- North : Society Common Road and Residential Plot No. 12, South : Plot No. 15, Block No. 27, East : Residential Plot No. 1, West : Residential Plot No. 3

- Type of Possession :- Symbolic Possession
- Date of visit of the property as known to the secured creditor : Early Stage
- Details of the encumbrances known to the creditor(s) on the property, if any : Loans in the name of Bhanuraj Singh Soni & Poonam Soni Registered property under Mortgage with Bank Bank, Ongoing proceeding against the property if any : Loans in the name of co-obligor in Case No. Tribunals etc. : OA/ 1124/2022 of DRT-1 before Hon'ble High Court Gujarat
- Reserve Price :- Rs. 4,85,00,000/-
- Earnest money to be deposited :- Rs. 48,50,000/-
- Bid Increment Amount Rs. 2,00,000/-

Name of the Borrower & Guarantors	Amount due
Mrs. Patel Bansi Builders & Constructors Pvt. Ltd. Legal Heirs of Late. Shri Ramanbhai Bhagat, Mrs. Rasila Bansi & Mr. Ashish Desai	Amount due :- Rs. 67,15,555/- as on 30.09.2025 and further interest at contractual rate & cost from 01.10.2025

Property No. 4 :- All the Piece and Parcel of Land and Building together with Construction, Erection thereon Commercial Shop No. 1 on Ground Floor admeasuring 270 Sq. Feet i.e. 25.08 Sq. Mtrs. Super Built Up Area, Commercial Shop No. 2 on Ground Floor admeasuring 270 Sq. Feet i.e. 25.08 Sq. Mtrs. Super Built Up Area, Commercial Shop No. 3 on Ground Floor admeasuring 270 Sq. Feet i.e. 25.08 Sq. Mtrs. Super Built Up Area, Commercial Shop No.