

LIC Housing Finance Limited

Adhemad Back Office: Shop No. 207-210, Span Trade Center, II Floor, Paldi, Adhemad - 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) Guarantor(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 PHYSICAL 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. Nishit Hasmukhbhai Loan A/c No. 61140003214	All That Part And Parcel Of The Property Consisting Of CS Ward: 14, Sheet: 150, C.S. 1925, S.P. No. B, Flat No. 301 3rd Floor, Swati -B, Apartment, Jagadh Plot, Street No.7, Yagnik Road, Rajkot -360001.	01/07/2024 Rs. 1,10,17,934.65	07/08/2025

Date : 12/08/2025
Place : Gujarat

Sd/- Authorized Officer
LIC Housing Finance Limited

Union Bank of India

Regional Office: Union Bank Bhavan, 2nd Floor, Sayajigunj, Near Kala Ghoda Circle, Vadodra, Gujarat. Ph.0265-2225286

E-AUCTION NOTICE FOR SALE OF IMMOVABLE ASSETS

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/Symbolic 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 Earnest Money Deposit (EMD) are also mentioned hereunder :

DATE OF E-AUCTION : 29.08.2025 (Friday)

TIME OF E-AUCTION : From 12:00 PM to 05:00 PM

Branch Bharuch-I Prithvinagar, Station Road, Bharuch, Gujarat, 392001
Branch Contact- Shree Jayesh Chaudhary Mobile No 9765375150

Sr. No.	Borrower Name	Property Details	Property Owner Name	Property Type	Outstanding as on 31.07.2025 (in Rs. Lacs)	Reserve Price in Rs. lacs
1	Anil Yashwant Mali (Borrower) Ashok Bhikhabhai Mahajan (Guarantor)	Plot No 209, Divine Residency, Near Divine Child International School, Hathuran, TA. Mangrol and Dist. Surat-394125 Area 480.00 Sq Ft	Anil Yashwant Mali	Residential	9.76 + Int.+ Expense	3,59,550.00
2	Bhavini Mukeshbhai Parmar (Borrower) Harshad Kumar Govindbhai Makwana (Guarantor)	Plot No 43, Divine Residency, Near Divine Child International School, Hathuran, TA. Mangrol and Dist. Surat-394125 Area 480.00 Sq Ft	Bhavini Mukeshbhai Parmar	Residential	10.59 + Int.+ Expense	3,59,550.00
3	Bulaki Roshan Rana (Borrower) Mahendra Dhansukh Nagekar (Guarantor)	Plot No 250, Divine Residency, Near Divine Child International School, Hathuran, TA. Mangrol and Dist. Surat-394125 Area 480.00 Sq Ft	Bulaki Roshan Rana	Residential	12.23 + Int.+ Expense	3,59,550.00
4	Dinesh Sureshbhai Ghanthwala (Borrower) Taraben Rajubhai Sarkar (Guarantor)	Plot No 164, Divine Residency, Near Divine Child International School, Hathuran, TA. Mangrol and Dist. Surat-394125 Area 480.00 Sq Ft	Dinesh Sureshbhai Ghanthwala	Residential	12.36 + Int.+ Expense	3,59,550.00

Union Bank of India, Alkapuri Branch, Address: National Plaza, 1st Floor, Alkapuri, Vadodra
Branch Contact- Nitin Tin Mobile- 9727208254

Sr. No.	Borrower Name	Property Details	Property Owner Name	Property Type	Outstanding as on 31.07.2025 (in Rs. Lacs)	Reserve Price in Rs. lacs
5	Kirit Kumar C. Jani	Flat No.1669, Block No.7, First Floor, Sanskar Nagar, MIG Flats, Gujarat Housing Board, Gohi, Vadodra, Opp. Sai Baba Temple, Near Ambica Nagar, Priya Cinema Road, Gohi Vadodra, Gujarat Boundaries: - In North - Open end road in South - Flat No. 1670, In East - Block No. 6, In West - Flat No. 1672 (Area - 477 sq. ft. Built-up Area)	Kirit Kumar C. Jani	Residential	11.58 + Int.+ Expense	9,94,500/-
6	Sabbirhussain Sulemanbhai Mansuri	Flat No. 401, 4th Floor of Nabil Apartment measuring about 570.51 sq. ft. situated on the plot no. 9 of land bearing R.S. No. 783, bearing C S No. 3003 in the Village Moje, Vadodra, Gujarat bounded as follows: North: Open Space, East: Flat No. 402, West: Open Space, South: Flat No. 406	Sabbirhussain Sulemanbhai Mansuri	Residential	14.62 + Int.+ Expense	8,74,400/-
7	M/S Minal Electricals & Engineering Prop. Parikh Vikrambhai Jeshingbhai M/S Minal Plastic Products (Guarantor) Anilbans P Parikh (Guarantor) J B Parikh (Guarantor)	Office No. 214/A, 2nd Floor, M/S Minal Plastic Products, Paradise Complex, Opp. M.S. University, Sayajigunj, Vadodra-390001 (Area-305.00 Sq Ft)	M/S Minal Plastic Products	Commercial	25.75 + Int.+ expenses	11,06,190/-

Branch-Bodelli, Thakorji Complex, P.O. Bodelli Dist. Chhota Udepur, Alipura Road-391135

Branch Contact-Dinesh Chandra Mobile 9123442761

Sr. No.	Borrower Name	Property Details	Property Owner Name	Property Type	Outstanding as on 31.07.2025 (in Rs. Lacs)	Reserve Price in Rs. lacs
8	Balvantsinh Kishorsinh Chauhan	R.S. No. 112/1p, Bin Numbari 83, Plot No. 83, measuring 42.19.33 sq.mtr. situated at Village Khandivra, Ta. Jambhughoda, Dist. Panchmahal bounded as follows: East: Gujarati School West: Society Moving Way North: Others' Open Plot Land South: Others' Open Plot Land (Area - 453.96 sq ft.)	Balvantsinh Kishorsinh Chauhan	Residential	5.71 + Int.+ Expense	6,25,100/-
9	Yusufbhai Habibbhai Maman (Borrower) Mr. Imran Yusufbhai Maman (Co-Borrower) & Mr. Rajakbhai Daubhai Maman (Guarantor)	All that piece and parcel of the land bearing Plot No. 10 & 11, admeasuring 342 sq. mtrs. Running in City Survey by Seat No. 20, Chalta No. 11, City Survey No. 637 & at panchayat record having No. 1438, bearing R.S. No. 2 N.A. Land, situated at Jakatnama Vistar, Station Road, Naswadi, Taluka Naswadi, District Chhota Udepur bounded as follows: East: Naswadi-Devaliya Road, West: Rest Land of R.S. 2, North: Open Land of Plot No. 12, South: Open Land of Plot No. 12 (Area - 3681.96 sq. ft. Plot Area)	Yusufbhai Habibbhai Maman	Residential	19.94 + Int.+ Expense	41,03,460/-

Branch - Naswadi, Address: G.Floor, Old Kismat Cinema, Chhota Udepur Road, Naswadi-391150, District- Chhota Udepur Branch Contact- Ritesh Chaudhari Mobile No 9981401218

Details of Encumbrances over the property as known to the bank : Nil

CONTACT DETAILS : Smt. Nisha Kumari Mobile No.9931631618
Shri Aman Saxena Mobile No.9455729973

This may also be treated as shrotri 30/15 days sale notice u/r 8(6)/9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower(s) & guarantor(s) of the above said loan(s), about the holding of E-Auction Sale on the above mentioned date.

DATE & TIME FOR INSPECTION OF PROPERTIES : from 13/08/2025 to 28/08/2025 between 11:00 AM to 04:00PM

For Detailed Terms & Conditions of the sale, please refer to the link provided in https://www.unionbankofindia.co.in for Registration and Login and bidding rules visit https://baanknet.com Note : EMD shall be deposited and Linked/Map the EMD amount with the Property ID before End Time of Auction.

Date 12/08/2025
Place : Vadodra

Authorized Officer,
Union Bank of India

NIWAS HOUSING FINANCE PRIVATE LIMITED

(Formerly known as Indostar Home Finance Private Limited, hereinafter referred as NHFL)

Regd. Office: - Unit No. 305, 3rd Floor, Wing 2/E, Corporate Avenue, Andheri- Ghatkopar Link Road, Chakala, Andheri (East), Mumbai - 400093

POSSESSION NOTICE [Rule 8 (1) and (2)]

Whereas, The Authorized Officer of the Secured Creditor mentioned herein, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (Act), 2002 and in exercise of powers conferred under Section 13(2) read with Rule (3) of the Security Interest (Enforcement) Rules, 2002 issued a demand notice calling upon the borrower(s) to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

The borrower(s) having failed to repay the amount, notice is hereby given to the borrower(s) and the public in general that the undersigned being the Authorized Officer of NHFL has taken 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 the date mentioned against each property.

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 the NHFL for the amount mentioned below and interest and other charges thereon.

Loan Account Number	Borrower(s) & Property Details	Amount & Date of Demand Notice	Date of Possession	Possession Status
LNAHMOHL-1018000224, LNAHMOHL-1018000625	1.NEMICHAND JANGID 2.HANU NEMICHAND JANGID	Rs. 9,78,457/- (Rupees Nine Lakh Seven Eight Thousand Four Hundred Fifty Seven Only) Date: 23-Jan-2023	10-Aug-2025	PHYSICAL POSSESSION

Property Bearing :- All That Piece And Parcel Of Th E Flat No. F-101, Svasar Pravesh -1, Near Gamdi Village, Near Prathamik School, Gamdi Road, At Post Gamdi, Dist. Adhemad - 382427, Which Is Bounded As Under North : F/102, South : Block E, East : Passage, West : Soc. Road.

Place: Gujarat
Date: 12.08.2025

Sd/- Authorized Officer
Niwas Housing Finance Private Limited

AAVAS FINANCIERS LIMITED

(CIN:L65922RJ2011PLCO34297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur, 302020

POSSESSION NOTICE

Whereas, The undersigned being the Authorized Officer of AAVAS FINANCIERS LIMITED under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred upon me under section 13(12) read with Rule 9 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice calling upon the borrowers mentioned herein below to repay the amount mentioned in the respective notice within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, undersigned has taken possession of the properties described herein below in exercise of powers conferred on me under Section 13(4) of the said Act read with Rule 8 of the said Rules on the dates mentioned as below. The Borrower and Guarantor in particular and the public in general is hereby cautioned not to deal with the properties and any dealings with the property will be subject to the charge of the AAVAS FINANCIERS LIMITED for an amount mentioned as below and further interest thereon.

Name of the Borrower	Date & Amount of Demand Notice	Description of Property	Date & Type of Possession
ANILKUMAR JAKSHIBHAI VADI, JYOTSANABEN JAKSHIBHAI VADI (A/C NO.) LNHIM17924-250360985	8 FEB 25 Rs. 1147956/- 3 FEB 25	SURVEY NO 327 OLD NO 471 PAIKI PLOT NO 74 PAIKI NORTH SIDE, SAVGADH, SABARKANTHA, HIMMATNAGAR, GUJARAT. ADMEASURING 56.655 SQ MTR	PHYSICAL POSSESSION TAKEN ON 10 AUG 25
NATVARJI SHANKAJI PARMAR, KAPILABEN NATVARJI PARMAR (A/C NO.) LNHIM02917-180062645	9 AUG 24 Rs. 452795/- 7 AUG 24	PROPERTY NO.502 SITUATED AT DALPUR GRAM PANCHAYAT, TEHSIL : PRANTLI, DIST: SABARKANTHA GUJARAT. ADMEASURING 600 SQ FT.	PHYSICAL POSSESSION TAKEN ON 8 AUG 25
LATE MR. VIHABHAI SHAKRABHAI BHOI NOW DECEASED THROUGH HIS LEGAL HEIRS MRS. JIVATBEN VIHABHAI BHOI, MR. ASHOKBHAI VIHABHAI BHOI, MR. CHAMANBHAI BHOI, JIVATBEN VIHABHAI BHOI, ASHOK VIHABHAI BHOI (A/C NO.) LNNAR00516-170035647	12 MAR 24 Rs. 354736/- 11 MAR 24	PROPERTY NO. 339 "BHAKT VAS", MOUJE CHILODA, TAL. GANDHINAGAR. ADMEASURING 400 SQ FT	PHYSICAL POSSESSION TAKEN ON 9 AUG 25
DEEPSINH DAGDUSINH RAJPUT, GAYATRIBEN DIPSINH RAJPUT (A/C NO.) LNBHAR0722-230233639	8 MAR 25 Rs. 985354/- 5 MAR 25	HOUSE NO. E-113, LAKE VILLA, MOUJE JITALI VILLAGE, MOUJE-JITALI, TA-ANKLASHWAR BHARUCH, GUJARAT. ADMEASURING 40.80 SQ.MTRS	PHYSICAL POSSESSION TAKEN ON 10 AUG 25

Place : Jaipur
Date: 12-08-2025
Authorized Officer Aavas Financiers Limited

IDFC FIRST Bank Limited

(erstwhile Capital First Limited and amalgamated with IDFC Bank Limited)
CIN : L65110TN2014PLCO97792

Registered Office: KRM Towers, 8th Floor, Harrington Road, Chetpet, Chennai-600031.
TEL: +91 44 4564 4000 | FAX: +91 44 4564 4022.

APPENDIX IV [Rule 8(1)] POSSESSION NOTICE (For immovable property)

Whereas the undersigned being the authorized officer of IDFC FIRST Bank Limited (erstwhile Capital First Limited and amalgamated with IDFC Bank Limited) 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) of the said Act read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice calling upon the Borrower/ Co-borrowers and Guarantors to repay the amount mentioned in the demand notice appended below within 60 days from the date of receipt of the said notice together with further interest and other charges from the date of demand notice till payment/realization.

The Borrower/Co-Borrowers/Guarantors having failed to repay the amount, notice is hereby given to the Borrower/Co-Borrowers/Guarantors and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under sub-section (4) of Section 13 of the Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this notice.

Loan Account Number	Borrower(s) & Guarantor(s) Name	Description of the Mortgaged Properties	Date	Outstanding Amount (Rs.)	Date and Type of Possession Taken
29641608	1. Gautambhai Bhavard, 2. Minaben Gautambhai Bhavard, 3. Rahulbhai Bhavard	All That Piece And Parcel Of Residential Property Situated At Chora Tabano Jhok, Bhandaraj, Taluk-Tarapur, District- Anand, Gujarat-388170, Bearing Village Authority Property No. 24, Admeasuring Area 1400 Sq. Ft. and Bounded As: East: Public Road West: Property Of Maheshbhai Nishi: Property Of Kadva Bhura South: Property Of Panchbhai Bhudharbhai	10.05.2025	INR 3,64,744.48/-	06-08-2025 Possession
43364183	1. Darshankumar Rabari, 2. Kanubhai Rabari, 3. Sitaben Rabari	All That Piece And Parcel Of Gram Panchayat Property No. 1565, Admeasuring Area 1440 Sq. Ft., Situated At Rabari Vas, Undel, Taluka: Khambhat, District: Anand, Gujarat-388840, And Bounded As: East: House Of Harjibhai Somabhai West: Open Public Road: There Is Navaru South: There Is Road Of Manibhai Mathurbhai	10.05.2025	INR 3,53,694.53/-	06-08-2025 Possession
72892827	1. Mahernudmyia Inamimiyia Malek, 2. Bibiben Inamimiyia Malek	All That Piece And Parcel Of Gram Panchayat Residential New Property No. 330, Old Property No. 310, Admeasuring 689 Sq. Ft., Situated At Rabari Vas, Village: Sayma, Taluka: Khambhat, District: Anand, Gujarat-388170, And Bounded As: East: Vado West: Gabhan North: House Of Rusimiyia Gandabhai South: House Of Inamimiyia Sherkanhi Malek	10.05.2025	INR 3,67,594.88/-	06-08-2025 Possession

The Borrower/ Co-borrowers/ Guarantors 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 IDFC FIRST Bank Limited (erstwhile Capital First Limited and amalgamated with IDFC Bank Limited) for an amount mentioned in the demand notice together with further interest and other charges from the date of demand notice till payment/realization.

Sd/- Authorized Officer
IDFC FIRST Bank Limited
Date : 06-08-2025
Place : GUJARAT (erstwhile Capital First Limited and amalgamated with IDFC Bank Limited)

AUTHUM

REGISTERED OFFICE: 707, Raheja Centre, Free Press Journal Road, Nariman Point, Mumbai-400 021. Ph: (022) 6747 2117 Fax: (022) 6747 2118 E-mail: info@authum.com

APPENDIX-IV A [See proviso to rule 8 (6)] Public Notice For E-Auction Cum Sale (Appendix - IV A) (Rule 8(6))

That pursuant to the approved resolution plan of the Reliance Home Finance Limited. (RHFL) by its Lenders in terms of RBI Circular No. RBI/2016-19/203, DBR No. BP. BC. 4521/04, 04/2016-19 dated June 7, 2019 on Prudential Framework for Resolution of Stressed Assets, the order of Hon'ble Supreme Court of India dated March 3, 2023 and the Special Resolution passed by the Shareholders on March 25, 2023, RHFL has entered into the agreement to transfer its Business by way of a slump sale on a going concern basis, to Reliance Commercial Finance Limited (Hereinafter referred to as "RCFL") and whereas all the rights and liabilities pertaining to the loan account (s) of the Borrower has/ have also been transferred to RCFL.

Sale of Immovable property mortgaged to Authum Investment & Infrastructure Limited ("AIL") (Resulting Company pursuant to the demerger of lending business from Reliance Commercial Finance Limited ("RCFL") to AIL vide NCLT order dated 10.05.2024) having Corporate Office at Sakar 11th Floor, North-West Wing, Plot No. 29, Senapati Bapat Marg, Dadar West, Mumbai- 400028 and Branch at 703-704, 7th floor, R/2, Bhihikabai Park, Corner, Ashram Rd, Narolam, Ellisbridge, Adhemad, Gujarat 380009 (hereinafter "Ad"). Whereas the Authorized Officer ("AO") of Authum Investment & Infrastructure Limited had taken the possession of the following properties pursuant to the notice issued U/S 13(2) of the Act in the following loan accounts/prospect/ nos. with a right to sell the same on "AS IS WHERE IS BASIS & AS IS WHAT IS BASIS" for realization of Authum Investment & Infrastructure Limited dues. The Sale will be done by the undersigned through e-auction platform provided at the website: www.bankauctions.com.

Borrower(S) /Co-Owner(S) /Guarantor(S)	Demand Notice Date and Amount	Date of Physical Possession	Reserve Price / Earnest Money Deposit Bid Incremental
Loan A/c No. RHLAHM000002893 & RHLPAHM000013710 Branch: Adhemad 1. Jigesh Ganshyambhai Patel 2. Ganshyambhai Naranbhai Patel 3. Ramlambhai Ganshyambhai Patel	5th July, 2017 & Rs. 30,85,899/- (Rupees Thirty Eight Thousand Eight Hundred Ninety Nine Only)	15th Sept, 2017 Total Outstanding as on 28th Jun 25 Rs. 99,24,194/- (Rupees Ninety Nine Lakh Twenty Four Thousand One Hundred Ninety Four Only)	Reserve Price: Rs. 79,71,200/- (Rupees Seventy Nine Lakh Seventy One Thousand and Two Hundred Only) Earnest Money Deposit (EMD) Rs. 1,02,080/- (Rupees One Lakh Ninety Seven Thousand One Hundred Twenty Only) Bid Incremental- Rs. 50000/- (Rupees Fifty Thousand Only)

Description Of The Immovable Property/ Secured Asset : "All that piece and parcel of the property consisting of Bungalow/Unit No. A/2/3, Shradha (Ghodar) Co. Op. Hou. Soc. Ltd known as Puspak-2 Bungalows, situated at Survey No. 340+341/A paiki & 342 Final Plot No.121/1 & 121/5 of T.P. No. 55, Mouje Ghodnar, Vatava Road, Isanpur, Taluka City, District Adhemad-382443."

Date of Inspection of property	EMD Last Date	Date/Time of E-Auction
09/09/2025, 11:00 -13:00	13/09/2025 till 5:00 PM	14/09/2025

Loan A/c No.	EMD Last Date	Reserve Price
RHAHAM000023694	16/12/2016 & Rs. 11,29,252/- (Rupees Eleven Lakh Twenty Nine Thousand Two Hundred Fifty Two Only)	Rs. 10,20,800/- (Rupees Ten Lakh Twenty Thousand Eight Hundred Only)

Branch: Adhemad
1. Prakash Subhashchandra Fichadiya
2. Sonal Prakash Fichadiya

Description Of The Immovable Property/ Secured Asset : "All the piece & parcel of immovable property is a residential flat (No. K-502) situated on the 5th floor of the 'Naiya Apartments' project, located on Survey Nos. 7241, 7244, 7251A, 7251B, 7252A, & 7252B in Ramol, Adhemad East, Under TP Scheme No. 114 (Vastral-Ramol). The flat has a super built-up area of 66.89 sq. m. (approximately 80 sq.yards), and it includes rights to common amenities and facilities within the complex. Additionally, the property comes with an undivided share of land measuring 22,738 sq.m. within the overall land parcel of 104,115 sq.ft. (approximately 9.678.42 sq.m.)

Date of Inspection of property	EMD Last Date	Date/Time of E-Auction
22/08/2025 11:00 -13:00	28/08/2025 till 5:00 PM	29/08/2025, 11:00 -13:00

Mode Of Payment: All payment shall be made by demand draft in favour of "Authum Investment & Infrastructure Limited" payable at Adhemad or through RTGS/NEFT. The accounts details are as follows: a) Name of the account - Authum Investment & Infrastructure Limited CHD RTGS/NEFT b) Name of the Bank: HDFC Bank Ltd. c) Account No: 99999917071983, d) IFSC Code: HDFC000119.

TERMS & CONDITIONS OF ONLINE E-AUCTION SALE:-
1. The Property is being sold on "AS IS WHERE IS, WHATEVER THERE & WITHOUT RECOURSE BASIS". As such sale is without any kind of warranties & indemnities.
2. For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider MIS C1 India Pvt.Ltd, Plot No. 68, 3rd floor Sector 44 Gurgaon Haryana -122003 (Contact no. 7291981214,25,26) Support Email - Support@bankauctions.com, Mr. Bhavik Pandya Mob. 886682937, Email: Gujarat@c1india.com
3. For further details and queries, contact Authorized Officer: Mr. Meet Patel - (Mob: 9925029664)

PLEASE REFER THE WEBSITE FOR DETAILED TERMS AND CONDITIONS (Use Code: 202365 & 202366 and see the NIT Document) (https://www.bankauctions.com)

Place: Adhemad
Date : 12.08.2025

SD/- Authorized Officer
Authum Investment & Infrastructure Limited

APPENDIX IV-A

Sale Notice for sale of Immovable Property

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) and 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 Immovable Property mortgaged to Sarmaan Finserve Limited (formerly known as Indiabulls Commercial Credit Limited) (CIN : U85220DL2006PLC150532) (Secured Creditor), the constructive possession of which has been taken by the Authorized Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis on 29.08.2025 from 05.00 PM. to 06.00 PM., for recovery of Rs. 86,43,592/- (Rupees Eighty Eight Lakh Forty Three Thousand Five Hundred Ninety Two only) pending towards Loan Account No. HLLASRM00512645, by way of outstanding principal, arrears (including accrued late charges) and interest till 04.08.2025 with applicable future interest in terms of the Loan Agreement and other charges due to the Secured Creditor from SHAH MAULIK KIRTIKUMAR @ MAULIK KUMAR K SHAH (PROPRIETOR, MAULIK BOOK CENTRE) and SHAH VAISHALI MAULIK @ VAISHALI BEN SHAH.

The Reserve Price of the Immovable Property will be Rs. 74,84,400/- (Rupees Seventy Four Lakh Eighty Four Thousand Four Hundred only) and the Earnest Money Deposit ("EMD") will be Rs. 7,48,440/- (Rupees Seven Lakh Forty Eight Thousand Four Hundred Forty only) i.e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY

ALL THAT PIECE AND PARCEL OF IMMOVABLE PROPERTY PREMISES OF BLOCK NO. G - 7, ADMEASURING CARPET AREA 509.99 SQ. FTS. I. E. 47.38 SQ. MTS., (SUPER BUILT - UP AREA ADMEASURING 835 SQ. FTS. I. E. 77.57 SQ. MTS.), ALONG WITH PROPORTIONATE UNDIVIDED SHARE IN GROUND LAND IN A BUILDING KNOWN AS "JOLLY PLAZA", DEVELOPED UPON LAND SITUATED IN DISTRICT : SURAT, SUB - DISTRICT : SURAT CITY 1 (ATHWA) TALUKA, SURAT CITY, NANPURA, ATHWA GATE CIRCLE, BEARING CITY SURVEY WARD NO. 1, NONDH NOS. 528/1/2, SURAT - 395001, GUJARAT.

For detailed terms and conditions of the sale, please refer to the link provided on the website of the Secured Creditor i.e. www.sarmaanfinserve.com. Contact No: 0124-6910210, +91 7065451024. E-mail id: auction@helpline@sarmaanncapital.com. For bidding, log on to www.auctionfocus.in.

Sd/- AUTHORIZED OFFICER
SARMAAN FINSERVE LIMITED
(Formerly known as
INDIABULLS COMMERCIAL CREDIT LIMITED)

Date : 06.08.2025
Place : SURAT

POSSESSION NOTICE (Immovable property)

WHEREAS, The undersigned being the Authorized Officer of the Bank Of Maharashtra under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and in exercise of the powers conferred under Sub-Section (12) of Section 13 read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a Demand Notice dated 12.05.2025 calling upon the Smt. Induben Dineshbhai Gohel and Dhaval Dineshbhai Gohel to repay in full the amount of total dues of loan account(s) as on 06.05.2025 - Rs. 7,89,074/- plus interest thereon w.e.f. 07.05.2025 within 60 days from the date of receipt of said notice.

The notice was sent by Regd Ad Post/dasti service calling upon the borrower(s)/mortgagor(s) for payment of dues towards to the bank. The borrower(s)/mortgagor(s) having failed to repay the amount, notice is hereby given to the borrower(s)/mortgagor(s) and the public in general that the undersigned has taken symbolic possession of the properties described herein below in exercise of powers conferred on him/her under section 13(4) of the said Act read with Rule 8 and 9 of the said rules on this 07.08.2025.

The borrower(s)/mortgagor(s) in particular and the public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of Bank of Maharashtra for an amount hereinabove mentioned.

The borrower(s)/mortgagor(s) attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of the time available, to redeem the secured assets.

The details of the properties mortgaged to the Bank and possession taken by the Bank are as follows:

- Name of Owner of Property Mortgaged: Smt. Induben Dineshbhai Gohel
- Mortgaged property address: R.S. No. 479/1 Paiki, O.P No. 9 T.P. No. 2, F.P. No. 28 Plot No. 49 Paiki at 1st floor, Khodiyar Nagar, Gondal - 360311
- CERSAI Id - 200773612465
- Bounded as :- North :- Plot No. 49 Paiki Other property South :- Public Road East :- Other property West :- Adj. Plot No. 50
- Together with all the fixtures and furnitures

AGM & Authorized Officer under SARFAESI Act
Adhemad Zone
Date : 07.08.2025
Place : Gondal

Note : In case of any controversy English version will be considered

RELIGARE HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED

CIN: U74899DL1993PLCO54259

Regd. Office: 1407, 14th floor, Chiranjivi Tower, 43, Nehru Place, New Delhi - 110019. EAUCTION/ Industrial Estate, New Delhi - 110020, Website: www.religarehomefinance.com

Notice is hereby given for conducting E-Auction sale under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) and Rules 9(1) & 9(1) of the Security Interest (Enforcement) Rules, 2002 of the immovable properties, mortgaged to the M/s. Religare Housing Development Finance Corporation Limited (hereinafter referred to as the "Secured Creditor") and the borrower mentioned below failed to repay the amount of the loan account to the Secured Creditor, within 60 days from the date of the notice mentioned in table issued by its authorized officer under section 13(2) of the SARFAESI Act, 2002.

WHEREAS the Secured Creditor has pursuant to the powers vested in it through its authorized officer taken the POSSESSION of the mortgaged property as mentioned in table under the provisions of Rule 9(1) of the Security Interest (Enforcement) Rules 2002 and under the provisions of section 13(4) of the said Act read with Rule 8 of the said Rules on the dates mentioned as below: WHEREAS thereafter the borrower has failed to repay the aforesaid loan amount to the Secured Creditor, the authorized officer of the Secured Creditor has decided to sell the aforesaid properties "AS IS WHERE IS" and "WHATEVER THERE IS" and "WHATEVER THERE IS" basis through the process of INVITING BIDS CUM AUCTION for the below mentioned properties/ from the intending buyers on the following terms and conditions:

S. N.	BORROWER'S NAME & ADDRESS	NOTICE DATE AND POSSESSION DATE	RESERVED PRICE EMD
1	MANOJ J GONDALIA S/O JAGDISHBHAI GONDALIA R/201, P/101, P/102, P/103, P/104, P/105, P/106, P/107, P/108, P/109, P/110, P/111, P/112, P/113, P/114, P/115, P/116, P/117, P/118, P/119, P/120, P/121, P/122, P/123, P/124, P/125, P/126, P/127, P/128, P/129, P/130, P/131, P/132, P/133, P/134, P/135, P/136, P/137, P/138, P/139, P/140, P/		