Aadhar Housing Finance Ltd.

Aadhar Housing Finance Ltd

Corporate Office: Office Nos. 501 & 503, 5th Floor, Lightbridge, Saki Vihar Road, Andheri East, Mumbai Suburban (Dist.), M.H. 400072
Ahmedabad Branch: 301,3rd Floor, ABC-3, Opp. Hotel Regenta, Near Girish Cold Drinks, Uma Shankar Joshi Marg, Off C.G. Road, Navrangpura, Ahmedabad-380009,GJ
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.: 9111131122

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. 03510000647/ Ahmedabad Branch)	Nilesh Jayrambhai Rangee (Borrower) Payal Nileshbhai Rangee & Yogesh Kumar Jayrambhai Rangi (Co-Borrowers)	09-10-2025 & ₹ 22,52,622/-	Rs. 16,00,000/-	₹ 25,26,856/-	All that piece and parcel of the property bearing, House No. 2410, City Survey No. 4119, City Survey Ward No. Shahpur-1, Vadikotadinl Pole Halim Ni Khadki Road, Shahpur, Ahmadabad, Gujarat 380001 **Boundaries:** East: Others Property, West: Road, North: Road, South: Unit No.2411
2	(Loan Code No. 18510000750/ Rajkot Kalawad Road Branch)	Janakben Raghubhai Langavadra (Borrower) Raghubhai Shivdanbhai Langavadra (Co-Borrowers)	12-05-2025 & ₹ 8,49,564/-	Rs. 5,00,000/-	₹ 11,32,465/-	All that piece and parcel of the property bearing, GF House On Plot No. 11 Godadiya Nagar Off. Dhasa Babra Road, Plot No. 11 Ambardi Amreli Gujarat 365220. **Boundaries:** East: Plot No.12, West: Plot No.10, North: Land Of R.s No.152, South: Public Road.

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 w ith 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 : 03.08.2026

(Authorised Officer)
For Aadhar Housing Finance Limited

Public Notice

This is to inform all the concerns that, Hardasbhai Arjanbhai Parmar approached Bank of Baroda to obtain loan facility on and over the property known as Plot No. A/50 Paikee Southern Side admeasuring 92.9 sq. mtr. situated at 'Vallabh Nagar', Kamalchhod (Bajipura), Tal. Valod, Dist. Tapi bearing Block No. 78 Paikee 1. At the time of issuance of Title Clearance Report, it has been found that, original registered sale deed no. 282/2025 dated 21.06.2021 and its receipt of registration executed in favour of Laghubhai Bhurabhai Prajapati has beert lost. If any Financial Institution/Bank/Person has given loan facilities on the basis of the said deed, then the same have to report in written alongwith the proof, within 15 days of issuance of this notice. After that, Title Clearance Report will be issued and then after no claims/demands will be taken in to consideration that may be noted.

Date : 01/08/2026
201, Sachi Arcade, Near Petrol Pump, Opp. Prajapati Ashram, Navsari

Manisha B. Desai
Advocate & Notary

PUBLIC NOTICE

GRINDWELL NORTON LIMITED

Registered Office: 5th Level, Leela Business Park, Andheri-Kurla Road, Marol, Andheri (East), Mumbai - 400059

TO WHOMSOEVER IT MAY CONCERN

NOTICE is hereby given that the certificate for the under mentioned securities of the Company has been lost/misplaced and the holders of the said securities/ applicants have applied to the company to issue duplicate certificate.

Name of the Holder and Jt. Holder	Folio No.	Face Value	Certificate Number Start-End	Distinctive Numbers Start-End	No. of Shares
SURBHI PRAVIN SHETH (DECEASED) AND UNMESH PRAVIN SHETH	GNS0003493	Rs.5/-	78179 - 78179	19969651 - 19969850	200
			84780 - 84780	55539101 - 55539500	400
			883179 - 883179	47349651 - 47349850	200

The Public are hereby cautioned against purchasing or dealing in any way with the above referred share certificate.
Any person who has any claim in respect of the said share certificate should lodge such claim with the Company or its Registrar and Transfer Agents: MUFG Intime India Private Limited, 247 Park, C-101, 1st Floor, L.B.S. Marg, Vikhroli (W), Mumbai - 400083. TEL: 8108118484 within 15 days of publication of this notice after which no claim will be entertained and the Company shall proceed to issue with the Duplicate Share Certificate.

Name of the Holders / Legal Claimants:
1. SURBHI PRAVIN SHETH (DECEASED) 2. UNMESH PRAVIN SHETH

Place: Ahmedabad, Gujarat Date : 03/08/2026

SYMBOLIC POSSESSION NOTICE

ICICI Bank Branch Office: ICICI Bank Ltd. Office Number 201-B, 2nd Floor, Road No. 1 Plot No-B3, WIFI IT Park, Wagle Industrial Estate, Thane (West)- 400604

The Authorised ICICI Bank Officer under the Securitisation, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued Demand Notices to the borrower(s) mentioned below, to repay the amount mentioned in the Notice within 60 days from the date of receipt of the said Notice.
Having failed to repay the amount, the Notice is issued to the borrower and the public in general that the undersigned has taken symbolic possession of the property described below, by exercising powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said rules on the below-mentioned dates. The borrower in particular and the public in general are hereby cautioned not to deal with the property. Any dealings with the property will be subject to charges of ICICI Bank Limited.

Sr. No.	Name of the Borrower(s)/ Loan Account Number	Description of Property/ Date of Symbolic Possession	Date of Demand Notice/ Amount in Demand Notice (Rs)	Name of Branch
1.	M/s. Agarwal Trailor Service/ Mr. Vikas Satbir Kaswan/ Mr. Satbir Richpal Singh Kaswan/ 655905500657	Flat No. 603, 6th Floor, Wing-A, In the Building Known as Matruchhaya, In the Society Known as Matruchhaya Heritage Co-Operative Housing Society Limited, Constructed on Land bearing Plot No. 11, Sector-11, Kalamboli, Situated at and within the Limit of CIDCO Limited, Within the Jurisdiction of Sub-Registrar of Panvel, Registration District Raigarh, Maharashtra/ Admeasuring an area of Admeasuring Carpet Area 523 Square Feet i.e. 48.60 Square Meter & Built Up Area 58.32 Square Meter & 25 Square Feet i.e. 2.32 Square Meter Terrace area (Built Up)/ July 28, 2026	April 09, 2026 Rs. 26,16,621.39/-	Vapi

The above-mentioned borrowers(s)/guarantors(s) is/are hereby issued a 30 day Notice to repay the amount, else the mortgaged properties will be sold after 30 days from the date of publishing this Notice, as per the provisions under Rules 8 and 9 of Security Interest (Enforcement) Rules 2002.

Date: August 03, 2026
Place: Vapi

Sincerely Authorised Officer,
For ICICI Bank Ltd.

SYMBOLIC POSSESSION NOTICE

ICICI Bank Branch Office: ICICI Bank Ltd. Office Number 201-B, 2nd Floor, Road No. 1 Plot No-B3, WIFI IT Park, Wagle Industrial Estate, Thane (West)- 400604

The Authorised ICICI Bank Officer under the Securitisation, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued Demand Notices to the borrower(s) mentioned below, to repay the amount mentioned in the Notice within 60 days from the date of receipt of the said Notice.
Having failed to repay the amount, the Notice is issued to the borrower and the public in general that the undersigned has taken symbolic possession of the property described below, by exercising powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said rules on the below-mentioned dates. The borrower in particular and the public in general are hereby cautioned not to deal with the property. Any dealings with the property will be subject to charges of ICICI Bank Limited.

Sr. No.	Name of the Borrower(s)/ Loan Account Number	Description of Property/ Date of Symbolic Possession	Date of Demand Notice/ Amount in Demand Notice (Rs)	Name of Branch
1.	M/s. Shree Sai Creation/ Mr. Mahendra Mulayam Singh/ Mrs. Anita Mahendra Singh Alias Mrs. Anita Devi M. Nayak/ 138705000570	Plot No. C-73, C- Type, Sub- Plot No. 04, In The Residential Scheme Known As Nandanvan Township, Constructed on N. A. Land Bearing Revenue Survey No. 214 Paiki, Block No. 315 To 320, Draft Town Planning Scheme No. 41 (Dindoli), Final Plot No. 4 To 9(As Per T. H. Final Plot No. 13), In The Area Known As Dindoli, Sub-Registration District Surat City (Choryasi), Registration District Surat./ Admeasuring Area 39.96 Square Meter Along With Margin of 29.13 Square Meter Total Area 69.13 Square Meter, Built Up Area 55.84 Square Meter Along With Internal Road, C.O.P And Undivided Proportionate Share 31.55 Square Meter, Total Area 100.68 Square Meter/ July 28, 2026	February 25, 2026 Rs. 51,46,645.67/-	Surat

The above-mentioned borrowers(s)/guarantors(s) is/are hereby issued a 30 day Notice to repay the amount, else the mortgaged properties will be sold after 30 days from the date of publishing this Notice, as per the provisions under Rules 8 and 9 of Security Interest (Enforcement) Rules 2002.

Date: August 03, 2026 Place: Surat

Sincerely Authorised Officer, For ICICI Bank Ltd.

DATE & TIME OF E-AUCTION DI. 25.08.2026 TIME : 02.00 PM TO 06.00 PM — E-AUCTION SALE NOTICE

ROSARB : 1st floor, BOB Building, M. G. Road, Rajkot - 360 001, E-mail : SARRAJ@bankofbaroda.bank.in

बैंक ऑफ़ बड़ौदा Bank of Baroda

E-Auction Sale Notice for Sale of Immovable / Movable 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), Mortgagor (s) and Guarantor (s) that the below described **Immovable/ Movable** property **Mortgaged / Charged** to the Secured Creditor, 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"** basis for recovery of dues in below mentioned account/s. The details of Borrower/s/Mortgagor/s/Guarantor/s/Secured Assets/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below :

DATE & TIME OF PROPERTY INSPECTION : 20.08.2026,11.00 AM TO 03.00 PM

Sr/ Lot No.	Name & Address of Borrower/s / Guarantor/s / Mortgagor/s	Short Description of the Immovable / Movable Properties with known Encumbrances, if any	Date of Demand Notice & Total Dues	Reserve Price, EMD, Bid Increase Amount	Status of Possession (Constructive / Physical
01	**ROSARB, Rajkot** M/s DS Industries (Partnership Firm) Mr. Arvind Chanabhai Rathod (Partner), Mr. Chetanbhai Haribhai Pitroda, (Partner & Guarantor), Mr. Manojbhai Haribhai Pitroda (Guarantor), Mr. Hiteshbhai Haribhai Pitroda (Guarantor)	**All the Pieces and Parcel of Immovable Industrial Shed of South - West Corner Side** having Land Area 27.46 Sq. Mtr. + Open Land Adm. 79.22 Sq. Mtr., Total Land 106.68 Sq. Mtr. of Sub Plot No. /11 Paiki of Plot No. 7, Revenue Survey No. 36 Paiki of situated at Village Vavdi, Tal. & Dist. Rajkot, in the State of Gujarat, belonging to **Mr. Manojbhai Haribhai Pitroda, Mr. Hiteshbhai Haribhai Pitroda and Mr. Chetanbhai Haribhai Pitroda**	Dt. : 20.03.2025 Rs. 73,98,000.00 + Unapplied Int. + Other Charges - Recovery	Reserve Price : 49,45,000 EMD : 4,94,500 Bid Increase Amount : 50,000	Physical / Industrial Shed
02	**ROSARB, Rajkot** M/s Shree Khodiyar Enterprise, Mr. Manishbhai Jaysukhbhai Rathod (Proprietor & Guarantor)	**Immovable Industrial Property** Land having area 583.20 Sq. Mtrs. Equally Sq. Yard 697.51 of Plot No. 1 of Area Known As **"Amar Industrial Zone (Part A)"** of Revenue Survey No. 1315 (Old Survey No. 284/1 Paiki 38) Situated At Village : Ardoi, Tal. Kotda Sangani, Dist. Rajkot in the State of Gujarat belonging to **Manishbhai Jaysukhbhai Rathod.**	Dt. 25.09.2024 Rs. 68,60,000.00 + Unapplied Int. + Other Charges - Recovery	Reserve Price : 99,23,000 EMD : 9,92,300 Bid increase Amount : 1,00,000	Physical / Industrial Land & Building
03	**ROSARB, Rajkot** M/s Shiv Industries (Proprietorship Firm) Ms. Niru Arvind Rathod (Proprietor and Guarantor)	**An Immovable Property** constructed on NA Land of Sub Plot No. 6/1+2/3 having Land Area Adm. 146.04 Sq. Mts. of Plot No. 6 of area known as "Maruti Industries Park" lying and situated at R.S. No. 821 (Old R.S. No. 256 Paikee 47) situated at Village : Makhavad of Taluka : Lodhika of Dist. : Rajkot, in State of Gujarat, belonging to **Ms. Niru Arvind Rathod**	Dt. 03.04.2025 Rs. 83,89,835.98 + Unapplied Int. + Other Charges - Recovery	Reserve Price : 48,25,000 EMD : 4,02,500 Bid Increase Amount : 20,000	Physical / industrial Property
04	**ROSARB, Rajkot** Mr. Tejas Chandrakantbhai Fichadiya (Borrower) and Mrs. Hinaben Tejas Fichadiya (Co-Borrower)	**Residential Flat No. 107** Having Built-up Area Adm. Sq.Mts.48-77 situated on Third Floor of the Building known as **"Radhe Krishna - A"** Situated on the Aghat Land Adm. Sq. Mts. 197-96 of City Survey Ward No. 9, Sheet No. 182, City Survey No. 145 paikee in the Area known as **Laxmiwadi Street No. 9/A**, Rajkot City in the state of Gujarat, in the name of **Mrs. Hinaben Tejasbhai Fichadiya & Mr. Tejas Chandrakantbhai Fichadiya.**	Dt. 13.03.2024 Rs. 21,37,462.65 + Unapplied Int. + Other Charges - Recovery	Reserve Price : 11,70,000 EMD : 1,17,000 Bid Increase Amount : 10,000	Physical / Residential Flat
05	**ROSARB, Rajkot** Borrower Mr. Bhatti Jigneshbhai Jayantibhai (Borrower) & Mrs. Meeraben Jigneshbhai Bhatti (Co-Borrower)	**Residential Flat No. A-1** having Built up Area 46.90 Sq. Mtrs., situated at Ground Floor of Vishwas Apartment A, constructed on Southern Side Land Adm. 146.96 Sq. Mtrs. of Sub Plot No. A (Leikh No. 165, Dt. 08.02.1932) at City Survey Ward-7/1, City Survey No. 1057/B/000/119 (Und) (C.S.No.1057 - after the amalgamation of City Survey No. 1057 to 1065 Paiki) situated at Manhar Plot, Street No. 6, Rajkot, within the limits of Rajkot Municipal Corporation, in the name of **Mr. Jigneshbhai Jayantibhai Bhatti**	Dt. 12.08.2025 Rs. 20,77,195.00 + Unapplied Int. + Other Charges - Recovery	Reserve Price : 22,71,600 EMD : 2,27,160 Bid Increase Amount : 20,000	Physical / Residential Flat
06	**ROSARB, Rajkot** Mr. Gohel Dinesh Ghelabhai (Borrower), Mrs. Gohel Janiben Ghelabhai (Co- Borrower) & Mr. Gohel Gopal Gelabhai (Co-Borrower)	**Residential House** construction on the Land Admeasuring Sq. Mts. 96.79 of Plot No. 40 of N.A. Land for Residential Purpose, R.S.No. 214 Paiki 20 of Rajkot, City Survey Ward No. 12/2, City Survey No. 3864/9/40, situated in the area known as Shivam Park, Ramnathpara, Rajkot, within the limits of R.M.C. in the name of **Mrs. Janiben Ghelabhai alias Gelabhai Gohel, Mr. Dinesh Ghelabhai alias Gelabhai Gohel and Mr. Gopal Ghelabhai alias Gelabhai Gohel**	Dt. 05.02.2025 Rs. 22,35,054.81 + Unapplied Int. + Other Charges - Recovery	Reserve Price : 30,59,000 EMD : 3,05,900 Bid Increase Amount : 20,000	Physical / Residential House

Note : *It is mandatory to submit one incremental amount above the reserve price fixed by the bank in case any bidder wants to participate in baanknet e-auction.
- For detailed terms and conditions of sale of Property, please refer to the website link https://bankofbaroda.bank.in/e-auction and https://baanknet.com or contact Authorized Officer : Harekrushna Mudulí : 96876 96003.
- TDS / GST / other applicable taxes etc. above and beyond the bid amount will be borne by the buyer.

STATUTORY 15 DAYS SALE NOTICE UNDER SARFAESI ACT TO THE BORROWER / MORTGAGOR / GUARANTOR

The above mentioned Borrower/Guarantor are hereby noticed 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 borrower/guarantor

Date : 03.08.2026,
Place : Rajkot

(In The Event Of Any Discrepancy Between The English Version And Any Other Language Version Of This Auction Notice, The English Version Shall Prevail)

Authorized Officer,
Bank of Baroda

SCAN HERE For detailed terms & conditions

बैंक ऑफ़ बड़ौदा Bank of Baroda

ZADESHWAR ROAD BRANCH: 1st Floor, J. K. Complex, Zadeshwar Road, Bharuch-392012, Gujarat, India
Email: zadesh@bankofbaroda.co.in

POSSESSION NOTICE (For Immovable property)
[Under Rule-8(1) of Security Interest (Enforcement) Rules 2002.]

Whereas, The undersigned being the authorized officer of the **Bank of Baroda** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated **07.05.2026** calling upon the borrower/guarantor **Mrs.Tabsera Khatun Amir Khan (Borrower & Mortgagor) and Mrs. Pathan Sajidabegam Habibullah (Guarantor & Mortgagor)** to repay the amount mentioned in the notice being **Rs.38,70,137.09 (Rupees Thirty Eight Lakh Seventy Thousand One Hundred Thirty Seven and Nine Paisa only) plus interest & other charges** thereon within 60 days from the date of receipt of the said notice.
The borrower/guarantor having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest Enforcement) Rules, 2002 on this the day of **29th day of July of the year 2026.**
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 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 **Bank of Baroda** for an amount of **Rs.38,70,137.09 plus interest & other charges thereon.**

DESCRIPTION OF THE IMMOVABLE PROPERTY

1. All that piece and parcel of property Land bearing Revenue Survey No. 70/3 Paiki NA land, Paiki Plot No.-31 to 34, adm 234-36 sq-mtr in which Sub No.-1 adm 58-55 sq mtr & construction adm 58-55 sq mtr having its Property/ Property No. 271 located & situated in the sims of Village-Rahadpor, Ta & Dist-Bharuch (Gujarat) belonging to Mrs. Pathan Sajidabegam Habibullah. **Boundaries of the property as under: East:** Road, **West:** Marginal Space, **North:** House No. 34, **South:** Plot no. 35.
2. All that piece and parcel of property bearing Revenue Survey No. 72 paiki, total adm 19304-00 sq-mtr Paiki Block No. 2, NA land in which plot no.-11 adm 58-55 sq-mtr located & situated in the sims of Village-Rahadpor, Ta & Dist-Bharuch (Gujarat) belonging to Mrs. Tanwera Khatun Amir Khan. **Boundaries of the property as under: East:** Open Space, **West:** Plot No. 10, **North:** Open Space, **South:** Road

Date : 25/07/2026 | Place : Bharuch — Authorised Officer, Bank Of Baroda, Zadeshwar Road Branch

बैंक ऑफ़ बड़ौदा Bank of Baroda

ZADESHWAR ROAD BRANCH: 1st Floor, J. K. Complex, Zadeshwar Road, Bharuch-392012, Gujarat, India
Email: zadesh@bankofbaroda.co.in

POSSESSION NOTICE (For Immovable property)
[Under Rule-8(1) of Security Interest (Enforcement) Rules 2002.]

Whereas, The undersigned being the authorized officer of the **Bank of Baroda** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated **20.05.2026** calling upon the borrower/guarantor **Mrs. Komalben Niravkumar Chauhan (Borrower & Mortgagor)** to repay the amount mentioned in the notice being **Rs.20,48,150.00 (Rupees Twenty Lakh Forty Eight Thousand One Hundred Fifty only) plus interest & other charges** thereon within 60 days from the date of receipt of the said notice.
The borrower/guarantor having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with Rule 8 of the Security Interest Enforcement) Rules, 2002 on this the day of **29th day of July of the year 2026.**
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 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 **Bank of Baroda** for an amount of **Rs.20,48,150.00 plus interest & other charges thereon.**

DESCRIPTION OF THE IMMOVABLE PROPERTY

All that piece and parcel of N.A. land Revenue Survey No. 538, adm 20900-00 sq-mtr, organize "MATRUCHAYA RESIDENCY" paiki A&B Tower paiki Tower A-3 paiki, Flat no. 601, situated on 6th Floor, built up area adm 63.60 sq mtrs, Carpet Area adm 54.30 sq mtrs, with undivided share of land 15.90 sq. mtrs located and situated in the Village- Tavra, Tal & Dist Bharuch (Gujarat) is owned and possessed by Mrs Komalben Niravkumar Chauhan. **Boundaries of the property as under: East:** Flat no. 604 Lift and Passage, **West:** Open Space, **North:** Flat no. 602 of this tower, **South:** Flat no. 602 of Tower A-4

Date : 25/07/2026 | Place : Bharuch — Authorised Officer, Bank Of Baroda, Zadeshwar Road Branch

HDFC BANK — HDFC Bank Ltd.

Branch Address : 201-204 Riddhi Shoppers, Opp.Imperial Square, Adajan-Hazira Road, Adajan, Surat-395 009 Ph.No. 0261-4141212

E-AUCTION SALE NOTICE

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

The Authorised Officer of HDFC Bank Limited (erstwhile HDFC Limited having amalgamated with HDFC Bank Limited by virtue of a Scheme of Amalgamation approved by Hon'ble NCLT-Mumbai vide order dated 17th March 2023) (HDFC) issues Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.
Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) indicated in Column (A) that the below described immovable property(ies) described in Column (C) mortgaged/charged to the Secured Creditor, the constructive / physical possession of which has been taken and described in column (D) by the Authorised Officer of HDFC Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" as per the details mentioned below :
Notice is hereby given to Borrower / Mortgagor(s) / legal heirs, legal representatives (whether known or unknown), executor(s), administrator(s), successor(s) and assign(s) of the respective Borrower(s) / Mortgagor(s)(since deceased), as the case may be, indicated in Column (A) under Rule 8(6) of the Security Interest (Enforcement) Rules 2002.
For detailed terms and conditions of the sale, please refer to the link provided in HDFC Secured Creditor's website i.e. www.HDFCBANK.COM

Sr. No.	A: Name/s of Borrower(s)/ Mortgager(s)/ Guarantor(s)/ Legal Heirs and Legal Representatives (whether known or unknown) Executor(s), Administrator(s), Successor(s) and Assign(s) of the respective Borrower(s) / Mortgagor(s) / Guarantor(s) (since deceased), as the case may be.	B: Outstanding dues to be recovered (Secured Debt) (Rs.)*	C: Description of the Immovable Property / Secured Asset (1 Sq. mtr. is equivalent to 10.76 Sq.ft)	D: Type of Possession	E: Reserve Price	F: Earnest Money Deposit (EMD)	G: Date and time of Auction
1.	Borival Mukesh Jagdishbhai, Boriwala Minaben Mukeshkumar	Rs.1,40,778/- Rs.47,65,480/- as on 30-SEP-2021	All that piece and parcel of Residential Plot No. 38 total admeasuring 77.14 sq. mtrs of area & 150.00 sq. Mtrs of built up area with construction having non- agricultural land, situate, lying and being developed on R S No. 8/2, 49, Block No. 7, 58 in the scheme called "GOKULDHAM BUNGLOWS", in Moje Village Karadva, Sub-dist Taluka Choryasi, Dist Surat.	Physical Possession	Rs. 52,50,000/-	Rs. 5,25,000/-	4th September 2026 11 am to 12 pm
2.	Mr Agrawal Jayesh (Borrower)	Rs.62,26,567/- Rs.15,77,364/- as on 31-AUG-2024	All that piece and parcel of Flat no. 205 on 2nd floor admeasuring 148.69 sq. Mtrs of carpet area & 167.96 sq. Mtrs of built up area in the scheme called "PUNYABHOOMI-HRIDAYA " Building No. "F", having non- agricultural land, situate, lying and being developed on R. S. No. 153/1, Old R. S. No. 256, in Moje Vesu, Taluka Majura, Dist Surat.	Physical Possession	Rs. 1,31,00,000/-	Rs. 13,10,000/-	4th September 2026 11 am to 12 pm
3.	Mr Choksi Rahulkumar (Borrower), Mrs Choksi Priti (Co-Borrower)	Rs.23,24,446/- as on 31-MAR-2025	All that piece and parcel of Residential Plot No. 4-B, 5-B total admeasuring 50.61 sq. mtrs, 50.83 sq. Mtrs of plot area & 52.93 Sq. Mtrs. 52.97 sq. Mtrs of built up area with construction having non- agricultural land, situate, lying and being developed on, Old Block No.60, After Resurvey New Block No. 83, in the scheme called "VEER RESIDENCY", in Moje Village Netrag, Sub-dist Taluka Kamrej, Dist Surat.	Physical Possession	Rs. 21,25,000/-	Rs. 2,12,500/-	4th September 2026 11 am to 12 pm
4.	Mr Rangani Dharmendrakumar Parsottambhai (Borrower), Mrs Rangani Mitalben Dharmendrakumar (Co-Bborrower)	Rs.13,55,709/- Rs.6,858/- as on 31-DEC-2025	All that piece and parcel of Residential Plot No. 20 total admeasuring 40.26 sq. mtrs of area & 37.35 sq. Mtrs of built up area with Ground Floor Construction area having non-agricultural land, situate, lying and being developed on Revenue Survey No. 65, Old Block No. 21/C, New Block No. 105, Khata No. 285 in the scheme called "ASTAVINAYAK RESIDENCY", in Moje Village Nansad, Sub-dist Taluka Kamrej, Dist Surat.	Physical Possession	Rs. 11,10,000/-	Rs. 1,11,000/-	4th September 2026 11 am to 12 pm
5.	Ms Patel Jayshriben Kikubhai (Borrower)	Rs.4,90,500/- as on 30-JUN-2025	All that piece and parcel of Flat no. B-2/201 on 2nd floor admeasuring 98.14 sq. Mtrs of super built up area in the scheme called "SHALIGRAM RESIDENCY " Building No. "B-2", having non- agricultural land, situate, lying and being developed on Survey No. 311/paiki, Ghar No. 4600/55, in Moje Killa Pardi, Taluka Pardi, Dist Valsad.	Physical Possession	Rs. 14,30,000/-	Rs. 1,43,000/-	4th September 2026 11 am to 12 pm
6.	Mr Prajapati Sanju Laxmanbhai (Borrower), Mrs Prajapati Ushaben Laxmanbhai (Co-Borrower)	Rs.27,99,854/- as on 31-DEC-2025	All that piece and parcel of Residential Plot No. 53 total admeasuring 76.34 sum sq. mtrs of area & approximately 126.00 sq. Mtrs of built up area with construction having non-agricultural land, situate, lying and being developed on Survey No. 590, Block No. 801 in the scheme called "SAIPUJANROW-HOUSE", in Moje Village Olpad, Sub-dist Olpad, Dist Surat.	Physical Possession	Rs. 24,80,000/-	Rs. 2,48,000/-	4th September 2026 11 am to 12 pm

***together with further interest as applicable, incidental expenses, costs, charges etc. incurred up to the date of payment and / or realisation thereof.**
To the best of knowledge and information of the Authorized Officer of HDFC, there are no encumbrances in respect of the above immovable properties / Secured Assets.
The Authorized Officer shall not be responsible for any error, misstatement or omission on the said particulars. The bidders are therefore requested in their own interest, to satisfy themselves with regard to the above and all other relevant details/material facts and information pertaining to the above mentioned immovable properties/secured assets before submitting bids. Statutory dues like property taxes/cess and transfer charges, arrears of electricity dues, arrears of water charges, sundry creditors, vendors, suppliers and other charges known and unknown, shall be ascertained by the bidder beforehand and the payment of the same to the rightful owner of the property is the responsibility of the buyer of Property/Secured Asset. Wherever applicable, it is the responsibility of buyer of secured assets to deduct tax at source (TDS) @1% of the total sell consideration on behalf of the resident owner (seller) on the transfer of immovable property having consideration equal or greater then INR 50,00,000/- and deposit the same with appropriate authority u/s 194 IA of Income Tax Act, 1961.

Most Important Terms and Conditions :
- **Secured Asset is available for inspection Sr. No. 1 -4 on13-AUG-2026, Sr. No. 5 on 14-AUG -2026 & Sr. No.6 on 16-AUG-2026 properties. The appointment has to be fixed prior to the date of inspection. Kindly contact on:- 9266604643**
- For any assistance related to inspection of the property, or for obtaining the E-Auction Bid Document and for any other queries, please get in touch with with our Authorized Partner i.e. M/s. ValueTrust Capital Services Private Lirnited . Address #585 Hasting Colony, VIP Nagar, Anandapur, Kolkata 700 100 through its Client Service Delivery (CSD) Department on Mobile No. +91 9266604643, E-mail ID: Auction.Manager@BidDeal.i; OR Authorized Officer Of HDFC Mr. Vijay Chandanshive, official of HDFC Bank Limited through Tel. No. 0261-4141212.
- Minimum bid increment amount is Rs.10,000/- (Rupees Ten Thousand Only)
- The last date of submission of bids in prescribed e-auction Bid Documents with all necessary documents and EMD in stipulated manner is 03rd Septembar 2026
- For detailed terms and conditions of the sale, please refer to the link provided in **HDFC Bank Limited** (HDFC) Secured Creditor's website i.e. www.HDFCBANK.Com.

Place : Surat
Date: 03/08/2026

Regd. Office: HDFC Bank Ltd., HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400 013
Corporate Identity No.: L65920MH1994PLC080618

For HDFC Bank Limited, Authorised Officer.