INDIA SHELTER FINANCE CORPORATION LTD.

IndiaShelter Home Loans **Regd. Office:- Plot-15, 5th Floor, Sec-44, Institutional Area, Gurugram, Haryana-122002**

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "the Act") read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as "the Rules"). **Notice is hereby** given to the public in general and in particular to the Borrower(s), Co Borrower(s) and Guarantor(s) or their legal heir(s) or representative(s) that the below described immovable property(s) mortgaged/charged to India Shelter Finance Corporation Limited (hereinafter referred to the Secured Creditor), the possession of which has been taken by the Authorized Officer of the Secured Creditor having its Registered Office at 6th Floor, Plot No 15, Institutional Area, Sector 44 Gurugram Haryana - 122002 CIN: U65922HR1998PL042782 Phone No. +91-124-4131800, will be sold on "As is Where is", "As is What is" and "Whatever there is" basis on the dates mentioned below for realization of the amount due to the Secured Creditor from the borrowers, co borrowers and guarantors. The sale will be done by the Authorized Officer at the place mentioned below.

Loan Account Number/AP Number And Name of Borrower(s) / Co-Borrower(s) /Guarantor(s)	Demand Notice u/s 13(2) Date & Amount	Date and Type of Possession	Total Outstanding	1. Reserve Price 2. Earnest Money Deposit (EMD) 3. Bid Increase
HL38SVLONS00000512585I / AP-10291979 ,BHOI LAXMIBEN RAMESHBHAI ,RAMESHBHAI BHOI ,	12-Aug-25 / 1321847/-	23-Oct-25, Symbolic	as On Date 30-Jul-26 1467213/-	Rs. 1238580/- Rs. 123858/- Rs. 10,000/-

Description Of The Immovable Property/ Secured Asset : Plot No. 32 (as per site No. A 32), Nandhari Villa Society, S. No. 845/1, Khata No. 841, Moujo Vadod, Ta. & Dist. Anand. ANAND ANAND 388370 Anand Gujarat ,

Place Of EMD Deposition / Place Of Auction: Mr.Ashish Bhatt , 7874110808 , S-8,9, 2nd Floor, RadhaArcade, Nr. Indira Gandi Stature, Iambhvej road, Anand - 388 001 **Mode Of Payment :-** All Payment Shall be Made By Draft, RTGS, NEFT, In Favour of India Shelter Finance Corporation Limited.

Date & Time of Inspection of The Property : 03.09.2026 (Inspection Time 10:00 AM to 05:00 PM)
EMD Deposition Last : 04-Sep-26 Till 5:00 P.M
Date & Time of Auction : 05-09-2026 (Auction Time 10:00 AM to 5:00 PM)

PLACE: GUJARAT : Date : 05.08.2026 **FOR INDIA SHELTER FINANCE CORPORATION LTD**

INDIA SHELTER FINANCE CORPORATION LTD.

IndiaShelter Home Loans **Registered Office: Plot-15,6th Floor, Sec-44, Institutional Area, Gurugram, Haryana-122002.**

Branch Office: Shop No- 1,2 and 22, 1st Floor, Noble chambers, Near Mega mall-2, Surender Nagar Main Road, Gujarat-363002

PUBLIC NOTICE- AUCTION FOR SALE OF IMMOVABLE PROPERTY

[UNDER RULE 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002]
NOTICE FOR SALE OF IMMOVABLE PROPERTY/s MORTGAGED WITH India Shelter Finance Corporation (ISFC) (SECURED CREDITOR) UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

Notice is hereby given to the public in general and in particular to the borrower(s) and guarantor(s) or their legal heirs/ representatives that the below described immovable properties mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of ISFC (secured creditor), **will be sold on 19.08.2026 (Date of Auction) on "AS IS WHERE IS", "AS IS WHAT IS" and "WHAT EVER THERE IS" basis** for recovery of outstanding dues from the below mentioned Borrowers, Co- Borrowers or Guarantors. The Reserve Price and the Earnest Money Deposit is mentioned below. The sealed envelope containing EMD amount for participating in Public Auction shall be submitted to the Authorised Officer of ISFC. On or before **18.08.2026 till 5 PM** at Branch/Corporate **Office: Shop No- 1,2 and 22, 1st Floor, Noble chambers, Near Mega mall-2, Surender Nagar Main Road, Gujarat- 363002**

Loan Account No. and Name of Borrower(s)/ Co- Borrower(s)/ Guarantor(s)/Legal Heir(s)/Legal Rep.	Date Of Demand Notice Amount As On Date	Type of Possession (Under Constructive/ Physical)	Reserve Price, Earnest Money
LA15VLLONS00000507673E / AP-10182296 , MIRA BENBEN CHEKHALIYA, VAJUBHAI CHEKHALIYA & SUNILBHAI SHEKHALIYA	DATE: 14.01.2025, Rs. 11,53,900/- (Rupees Eleven Lakh Fifty-Three Thousand Nine Hundred Only)	Physical Possession	RS.8,00,000/- RS.80,000/-

Description Of Property: ALL PIECES AND PARCEL OF R.S.NO. 435/1/P, LAND ADMEASURING 96.00 SQ. MTRS PLOT NO. 275, BAPA SITARAMNAGAR, DHANKANIYA ROAD, BOTAD, BOTAD, GUJARAT-364710. BOUNDARY: EAST- ROAD 6.00 M WIDE, WEST- PLOT NO. 297, NORTH-PLOT NO. 274, SOUTH-PLOT NO. 276

Terms and conditions: 1) The prescribed Tender/ Bid Form and the terms and conditions of sale will be available with the Branch/Corporate Office: Office No- Shop No- 1,2 and 22, 1st Floor, Noble chambers, Near Mega mall-2, Surender Nagar Main Road, Gujarat- 363002 & OPP. BHARAT PETROLEUM, ABOVE MAHARAJA TILES SHOW ROOM, SANALA ROAD, MORBI, GUJARAT-363641 between 10.00 a.m. to 5.00 p.m. on any working day. 2) The immovable property shall not be sold below the Reserve Price. 3) All the bids/ tenders submitted for the purchase of the above property/s shall be accompanied by Earnest Money as mentioned above. EMD amount favouring the "India Shelter Finance Corporation Limited" payable at Delhi. The EMD amount will be return to the unsuccessful bidders after auction. 4) The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be the discretion of the Authorized Officer to decline/ acceptance of the highest bid when the price offered appears inadequate as to make it inadvisable to do so. 5) The prospective bidders can inspect the property on 22.04.2026 between 11.00 A.M and 5.00 P.M with prior appointment. 6) The person declared as a successful bidder shall, immediately after the declaration, deposit 25% of the amount of purchase money/ highest bid which would include EMD amount to the Authorised Officer within 24 Hrs. and in default of such deposit, the property shall forthwith be put to fresh auction/ sale by private treaty. 7) In case the initial deposit is made as above, the balance amount of the purchaser money payable shall be paid by the purchaser to the Authorized Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day of the 15th day be a Sunday or other holiday, then on the first office day after the 15th day. 8) In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/ sale by private treaty. The deposit including EMD shall stand forfeited by India Shelter Finance Corporation Ltd. and the defaulting purchaser shall lose all claims to the property. 9) The above sale shall be subject to the final approval of ISFC, interested parties are requested to verify/confirm the statutory and other dues like Sales/Property tax, Electricity dues, and society dues, from the respective departments / offices. The Company does not undertake any responsibility of payment of any dues on the property. 10) TDS of 1%, if any, shall be payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by the highest bidder in the PAN of the company and the copy of the challan shall be submitted to the company. 11) Sale is strictly subject to the terms and conditions incorporated in this advertisement and into the prescribed tender form. 12) The successful bidder/purchaser shall bear all stamp duty, registration fees, and incidental expenses for getting sale certificate registered as applicable as per law. 13) The Authorized Officer has the absolute right to accept or reject the bid or adjourn / postpone / cancel the tender without assigning any reason thereof and also to modify any terms and conditions of this sale without any prior notice. 14) **interested bidders may contact Mr. Aashish Bhatt & Mr. Kishan Chauhan Mob- 7874110808/6354053032during office hours (10.00AM to 6.00 PM).**

15 DAYS SALE NOTICE TO THE BORROWER/GUARANTOR/MORTGAGOR

The above mentioned Borrowers/Mortgagors/guarantors are hereby noticed to pay the sum as mentioned in Demand Notice under section 13(2) with as on date interest and expenses before the date of Auction failing which the property shall be auctioned and balance dues, if any, will be recovered with interest and cost from you.

Date : 05.08.2026 **For India Shelter Finance Corporation Ltd**
Place: GUJARAT **Mr. Kishan Chauhan Mob-6354053032**

NIWAS HOUSING FINANCE LIMITED

(Formerly, Niwas Housing Finance Private Limited)
Regd. Office: - A1, 6th Floor, Trade Star, Andheri Kurla Road, J B Nagar, Andheri (E), Mumbai – 400059.

NIWAS HOUSING FINANCE

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(12) 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
LNBVN0HL-04250056891	1.ARAFAT GANIBHAI CHAUHAN (BORROWER) 2.MONIJ MUSTAK PARMAR (GAURANTOR)	Rs. 13,89,217/- (Rupees Thirteen Lakh EightyNine Thousand Two Hundred Seventeen Only) DATE: 18-May-2026	03-Aug-2026	SYMBOLIC POSSESSION

PROPERTY BEARING :- All That Right, Title And Interest Of Property Bearing On Flat No. 505, Built-Up Area Admeasuring 62.37 Sq. Mtrs., With Attach Terrace Admeasuring 63.45 Sq. Mtrs., On The Fifth Floor Of "Marutidham" Building Of Plot No. 1, Nonagricultural Land Of Revenue Survey No. 43 Paiki, T.P.S No.2/B (Fulsar), F.P.No.11, Of Village – Chitra, Taluka & District – Bhavnagar And Bounded As Under : - East : Entrance, Passage, Stair & Lift, West : Marginal Space, North : Marginal Space, South : Open Terrace, Parking & Road

LNSRD0HL-05230031708	1.MAHESHBHAI AMARSHIBHAI BAVLIYA (BORROWER) 2.RAIYABEN MAHESHBHAI BAVLIYA (CO-BORROWER)	Rs. 8,83,201/- (RUPEES EIGHT LAKH EIGHTYTHREE THOUSAND TWO HUNDRED ONE ONLY) DATE: 15-Nov-2024	02-Aug-2026	PHYSICAL POSSESSION

PROPERTY BEARING :- All That Piece And Parcel Of The Property Bearing Milkat No. 588, Gamtal Opp. Maruti Quarry And Sand Wash Plant, Off. Sayla Paliyad Road, Vill. Khintla, Tal. Sayla, Dist. Surendranagar, Gujarat - 363440 Which Is Bounded As Under, North: Property Of Jadavbhai Lakharabhai Sheikh, South: Property Of Jagabhai Fulabhai Bavaliya, East: Property Of Somabhai Bhurbhai Paraliya , West: Road.

Place : Gujarat / Date : 05.08.2026 **Sd/-, Authorized Officer, Niwas Housing Finance Limited**

AU SMALL FINANCE BANK LIMITED

(A SCHEDULED COMMERCIAL BANK)
Regd. Office: 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001, Rajasthan, (India).
(CIN:L36911RJ1996PLC011381)

AU SMALL FINANCE BANK — A SCHEDULED COMMERCIAL BANK

Demand Notice Under Section 13(2) of Securitisation Act of 2002

As the loan account became NPA therefore the Authorized officer under section 13(2) of "The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002" had issued 60 days demand notice to the borrowers/co-borrowers/ Mortgagers/Guarantors (collectively referred as "Borrowers") as given in the table. According to the notice if the borrowers do not deposit the entire amount within 60 days, the amount will be recovered from auction of the mortgage properties/secured assets as given below.
Therefore you the borrowers are informed to deposit the entire loan amount along with future interest and expenses within 60 days from the date of demand notice, otherwise under the provisions of 13(4) and 14 of the said Act, the Authorized officer is free to take possession for sale of the mortgage properties/ secured assets as given below.
Borrowers to note that after receipt of this notice, in terms of Section 13(13) of the Act, 2002, you are prohibited and restrained from transferring any of the secured assets by way of sale, lease or otherwise, without prior written consent of the secured creditor.
Borrowers attention are attracted towards Section 13(8) r/w Rule 3(5) of The Security Interest (Enforcement) Rules, 2002 Act that the borrowers shall be entitled to redeem their secured asset upon the payment of the complete outstanding dues as mentioned below before the publication of auction notice, which thereafter shall cease to exist.

Name of Borrower/Co-Borrower/Mortgagor/ Guarantor/Loan A/c No.	Date and Amount of Demand Notice Under Sec. 13(2)
(Loan Ac/ No.) 2506212365438811, M/S Dhyey Enterprise Through It's Proprietor Mr. Nayan Harjibhai Paghadar (Borrower), Mrs. Shantaben Harjibhai Paghadal W/o Mr. Harjibhai Karshanbhai Paghadal (Mortgagor/Guarantor)	28/7/2026 Rs. 26,96,104/- (Rupees Twenty Six Lakh Ninety Six Thousand One Hundred Four Only) as on date 27-07-2026

Description of Mortgaged Property
SCHEDULE OF HYPOTHECATION
First and Exclusive Charge by Way of Hypothecation on Inventory, Book Debts, & Other Current Assets, Both Present and Future.
SCHEDULE OF IMMOVABLE PROPERTY MORTGAGED: -
All That Part and Parcel Along With Present and Future Structure of Residential Property, Bearing Jetpur R.S. No. 63 Paiki A. 4-01 G. Residential Purpose N.A. Land Paiki Plot No. 16 Paiki, Northern Side 55.705 Sq. Meters i.e., 66.60 Sq. Yard, Situated at Jetpur, Tal. Jetpur, District- Rajkot, Gujarat. Vide Registered Sale Deed Dated 10-05-2016, Sr. No. 1948, Owned By Mrs. Shantaben Harjibhai Paghadal. Bounded As Under: -
East: Property of Plot No.17, West: Road, North: Land of R.S. No. 55 Paiki, South: Property of Plot No.16 Paiki

Date : 04/08/2026 **Authorised Officer**
Place : Rajkot, Gujarat **AU Small Finance Bank Limited**

SUNREST LIFESCIENCE LIMITED

Corporate Identification Number: L74999GJ2017PLC099606
Registered Office: D-608 West Gate, Nr Brookln Tower, YMCA Club,Nr SG Highway, Makarba, Jivraj Park, Ahmedabad, Gujarat, India, 380051 **Mo.:** 9925059245/43
Web: - www.sunrestlifescience.com **Email id:-** info@sunrestlifescience.com

NOTICE OF RECORD DATE FOR RIGHT ISSUE

NOTICE is hereby given pursuant Regulation 42 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 that the Company has fixed Monday, August 10th, 2026 as Record Date for the purpose of taking record of the Eligible Shareholders of the Company entitled to apply for the Rights Equity Shares.
The above information is also available on the website of the Company www.sunrestlifescience.com and also available on the website of the Stock Exchange i.e. National Stock Exchange of India Limited.

By Order of the Board of Director
For, **Sunrest Lifescience Limited**
Sd/-
Nikhilkumar T Thakkar
Managing Director
(DIN:- 07662800)

Place:- Ahmedabad
Date:- 04.08.2026

MAHAN INDUSTRIES LIMITED

CIN: L91110GJ1995PLC024053
Regd. Office: B-107, Sankalp Iconic Tower, Opp. Vikram Nagar, Iscon Temple Cross Road, S.G Highway, Ahmedabad- 380054, Gujarat, India.
Ph: 6355895061 | **E-mail:** cs@mahan.co.in | **Website:** www.mahan.co.in

CORRIGENDUM TO THE NOTICE OF THE EXTRA-ORDINARY GENERAL MEETING

This is in continuation of the Notice dated July 16, 2026 ("EGM Notice") convening the Extra-Ordinary General Meeting ("EGM") of the Members of Mahan Industries Limited ("Company"), scheduled to be held on Saturday, August 15, 2026 at 11:00 A.M. at the Registered Office of the Company.
The EGM Notice was dispatched to the Members on July 20, 2026 in compliance with the provisions of the Companies Act, 2013 read with the rules framed thereunder, the Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and other applicable laws.
Pursuant to Regulation 28(1) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Company had submitted an application with BSE Limited ("BSE") seeking In-Principle Approval for the proposed preferential issue of Equity Shares and Fully Convertible Warrants as set out in Item Nos. 1 and 2 of the EGM Notice read together with the Explanatory Statement annexed thereto.
Subsequently, BSE Limited, vide its query dated July 29, 2026, sought certain clarifications and additional disclosures in relation to the proposed preferential issue and advised the Company to issue a Corrigendum to the EGM Notice.
Accordingly, the Company has issued this Corrigendum dated August 3, 2026 to the EGM Notice incorporating the additional disclosures and clarifications as advised by BSE. This Corrigendum shall form an integral part of the EGM Notice and the Explanatory Statement annexed thereto and shall be read in conjunction with the EGM Notice.
Members are requested to read the EGM Notice together with this Corrigendum. Except as specifically modified by this Corrigendum, all other contents, terms and conditions of the EGM Notice shall remain unchanged.
The Corrigendum is being circulated to the Members in the same manner as the EGM Notice and is also available on the website of the Company, the website of BSE Limited and on the website of the Registrar and Share Transfer Agent.

By the order of the Board
For, **Mahan Industries Limited**
Sd/-
Yogendrakumar Gupta
Managing Director
DIN: 01726701

Date: August 3, 2026
Place: Ahmedabad

CAPRI GLOBAL CAPITAL LIMITED

Registered & Corporate Office:- 502, Tower-A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai-400013
Circle Office :- 9-B, 2nd floor, Pusa Road, Rajinder Place, New Delhi-110060

APPENDIX- IV-A [See proviso to rule 8 (6) and 9 (1)]
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 read with proviso to Rule 8 (6) and9 (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/charged to the Secured Creditor, the Constructive/physical possession of which has been taken by the Authorised Officer of Capri Global Capital Limited Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on dates below mentioned, for recovery of amount mentioned below due to the Capri Global Capital Limited Secured Creditor from Borrower mentioned below. The reserve price, EMD amount and property details mentioned below.

SR. NO.	1.BORROWER(S) NAME 2. OUTSTANDING AMOUNT	DESCRIPTION OF THE MORTGAGED PROPERTY	1. DATE & TIME OF E-AUCTION 2. LAST DATE OF SUBMISSION OF EMD 3. DATE & TIME OF THE PROPERTY INSPECTION	1. RESERVE PRICE 2. EMD OF THE PROPERTY 3. INCREMENTAL VALUE
1.	1. Mr. Rajendrabhai Vithalbhai Kava ("Borrower") 2. Mrs. Mayaben Rajendrabhai Kava (Co-borrower) LOAN ACCOUNT NO. LNMEMVA000158116 (Old) / 803000005895992 (New) Rs.23,98,583/-(Rupees Twenty Three Lakh Ninety Eight Thousand Five Hundred and Eighty Three Only) as on 12.06.2026 along with applicable future interest.	All Piece and Parcel of Property having land and building being Immovable Commercial Estate Tika No. 1/2, City Survey No. 38 Paiki, Shop No. 02 of Ground Floor, Total admeasuring 8.25 Sq. Mts., situated at Ramji Mandir Road, Amreli, Gujarat - 365601, Bounded as , North By: Shop No. 1, South By: Common Passage, East By: Stariar, West By: Way to Rangmahal,	1. E-AUCTION DATE: 26.08.2026 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 25.08.2026 3. DATE OF INSPECTION: 24.08.2026	RESERVE PRICE : Rs.18,18,000 /- (Rupees Eighteen Lakh Eighteen Thousand Only). EARNEST MONEY DEPOSIT: Rs.1,81,800/- (Rupees One Lakh Eighty One Thousand Eight Hundred Only) INCREMENTAL VALUE: Rs.10,000/- (Rupees Ten Thousand Only)

For detailed terms and conditions of the sale, please refer to the link provided in Capri Global Capital Limited Secured Creditor's website i.e. www. Capriglobal.in/auction/

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. Particulars of the property / assets (viz. extent & measurements specified in the E-Auction Sale Notice has been stated to the best of information of the Secured Creditor and Secured Creditor shall not be answerable for any error, misstatement or omission. Actual extant & dimensions may differ.
3. E-Auction Sale Notice issued by the Secured Creditor is an invitation to the general public to submit their bids and the same does not constitute and will not be deemed to constitute any commitment or nay representation on the part of the Secured Creditor. Interested bidders are advised to peruse the copies of title deeds with the Secured Creditor and to conduct own independent enquiries /due diligence about the title & present condition of the property / assets and claims / dues affecting the property before submission of bids.
4. Auction/bidding shall only be through "online electronic mode" through the website https://sarfaesi.auctiontiger.net Or Auction Tiger Mobile APP provided by the service provider M/S e Procurement Technologies Limited, Ahmedabad who shall arrange & coordinate the entire process of auction through the e-auction platform.
5. The bidders may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Secured Creditor /service provider shall not be held responsible for the internet connectivity, network problems, system crash own, power failure etc.
6. For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider **M/S E-Procurement Technologies Ltd. Auction Tiger, Ahmedabad (Contact no. 079-68136880/68136837), Mr. Ramprasad Sharma Mob. 800-002-3297/ 79-6120 0559. Email: ramprasad@auctiontiger.net,.**
7. For participating in the e-auction sale the intending bidders should register their name at **https://sarfaesi.auctiontiger.net** well in advance and shall get the user id and password. Intending bidders are advised to change only the password immediately upon receiving it from the service provider.
8. For participating in e-auction, intending bidders have to deposit a refundable EMD of 10% OF RESERVE PRICE (as mentioned above) shall be payable by interested bidders through Demand Draft/NEFT/RTGS in favor of **"Capri Global Capital Limited" on or before 25.08.2026**
9. The intending bidders should submit the duly filled in Bid Form (format available on **https://sarfaesi.auctiontiger.net)** along with the Demand Draft remittance towards EMD in a sealed cover addressed to the Authorized Officer, Capri Global Capital Limited **Regional Office 3rd floor, BBC Tower, Broadway Business Centre, Near Law Garden Circle Netaji Road, Ellisbridge, Ahmedabad, Gujrat-380009 latest by 03:00 PM on 25.08.2026.** The sealed cover should be super scribed with "Bid for participating in E-Auction Sale- - in the Loan Account No. _____ (as mentioned above) for property of "Borrower Name."
10. After expiry of the last date of submission of bids with EMD, Authorised Officer shall examine the bids received by him and confirm the details of the qualified bidders (who have quoted their bids over and above the reserve price and paid the specified EMD with the Secured Creditor) to the service provider M/S eProcurement Technologies Limited to enable them to allow only those bidders to participate in the online inter-se bidding /auction proceedings at the date and time mentioned in E-Auction Sale Notice.
11. Inter-se bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of inter-se bidding, there will be unlimited extension of "10" minutes each, i.e. the end time of e- auction shall be automatically extended by 10 Minutes each time if bid is made within 10 minutes from the last extension.
12. Bids once made shall not be cancelled or withdrawn. All bids made from the user id given to bidder will be deemed to have been made by him alone.
13. Immediately upon closure of E-Auction proceedings, the highest bidder shall confirm the final amount of bid quoted by him BY E-Mail both to the Authorised Officer, Capri Global Capital Limited, **Regional Office 3rd floor, BBC Tower, Broadway Business Centre, Near Law Garden Circle Netaji Road, Ellisbridge, Ahmedabad, Gujrat-380009** and the Service Provider for getting declared as successful bidder in the E-Auction Sale proceedings.
14. The successful bidder shall deposit 25% of the bid amount (including EMD) within 24 hour of the sale, being knocked down in his favour and balance 75% of bid amount within 15 days from the date of sale by DD/Pay order/NEFT/RTGS/Chq favouring Capri Global Capital Limited.
15. In case of default in payment of above stipulated amounts by the successful bidder / auction purchaser within the stipulated time, the sale will be cancelled and the amount already paid (including EMD) will be forfeited and the property will be again put to sale.
16.At the request of the successful bidder, the Authorised Officer in his absolute discretion may grant further time in writing, for depositing the balance of the bid amount.
17. The Successful Bidder shall pay 1% of Sale price towards TDS (out of Sale proceeds) (if applicable) and submit TDS certificate to the Authorised officer and the deposit the entire amount of sale price (after deduction of 1% towards TDS), adjusting the EMD within 15 working days of the acceptance of the offer by the authorized officer, or within such other extended time as deemed fit by the Authorised Officer, failing which the earnest deposit will be forfeited.
18. Municipal / Panchayat Taxes, Electricity dues (if any) and any other authorities dues (if any) has to be paid by the successful bidder before issuance of the sale certificate. Bids shall be made taking into consideration of all the statutory dues pertaining to the property.
19. Sale Certificate will be issued by the Authorised Officer in favour of the successful bidder only upon deposit of entire purchase price / bid amount and furnishing the necessary proof in respect of payment of all taxes / charges.
20. Applicable legal charges for conveyance, stamp duty, registration charges and other incidental charges shall be borne by the auction purchaser.
21. The Authorized officer may postpone / cancel the E-Auction Sale proceedings without assigning any reason whatsoever. In case the E-Auction Sale scheduled is postponed to a later date before 15 days from the scheduled date of sale, it will be displayed on the website of the service provider.
22. The decision of the Authorised Officer is final, binding and unquestionable.
23. All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them.
24. Please Note that any movable items (if any) lying in the property is not offered with this Sale.
25.Please Note that Forfeiture for Non-Participation by Sole Bidder. Where only one bidder is found eligible after deposit of EMD, such bidder shall mandatorily log in and participate in the live e-auction at the scheduled date and time. Mere submission of bid form and deposit of EMD shall not constitute participation. If the sole eligible bidder fails to log in and participate in the live e-auction for any reason whatsoever (except certified technical failure of the e-auction service provider), the EMD shall stand automatically forfeited without further notice, and the Authorized Officer shall be free to cancel the auction and/or conduct a fresh auction without any liability to the bidder.
26. **For further details and queries, contact Authorised Officer,Capri Global Capital Limited: Mr. Mayur Jagdishbhai Vekariya Mo. No. 7359578273 and Mr. Ajeet Kumar Mo. No. 9910198552.**
27. This publication is also 15 (Fifteen) days notice to the Borrower / Mortgagor / Guarantors of the above said loan account pursuant to rule 8(6) and 9 (1) of Security Interest (Enforcement) Rules 2002, about holding of auction sale on the above mentioned date / place.

Special Instructions / Caution: Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Capri Global Capital Limited nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Place : GUJARAT Date : 05-AUGUST-2026 **Sd/- (Authorised Officer) Capri Global Capital Ltd.**

HERO HOUSING FINANCE LIMITED

Regd. Office: 09, Community Centre, Basant Lok, Vasant Vihar, New Delhi - 110057 Phone: 011 49267000, Toll Free Number: 1800 212 6800, Email: customer.care@herohfl.com
Website: www.herohousingfinance.com (CIN: U65192DL2016PLC307148 Contact Address:A-6, Third Floor, Sector-4, Noida - 201301.

DEMAND NOTICE
Under Section 13 (2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("Rules").

Whereas the undersigned being the Authorised Officer of Hero Housing Finance Limited (HHFL) under the Act and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Rules already issued detailed Demand Notices dated below under Section 13(2) of the Act, calling upon the Borrower(s)/Co-Borrower(s)/Guarantor(s) (all singularly or together referred to "Obligors")/Legal Heir(s)/Legal Representative(s) listed hereunder, to pay the amounts mentioned in the respective Demand Notices, within 60 days from the date of the respective Notices, as per details given below. Copies of the said Notices are served by Registered Post A.D. and are available with the undersigned, and the said Obligor(s)/Legal Heir(s)/Legal Representative(s), may, if they so desire, collect the respective copy from the undersigned on any working day during normal office hours.
In connection with the above, Notice is hereby given, once again, to the said Obligor(s) /Legal Heir(s)/Legal Representative(s) to pay to HHFL, within 60 days from the date of the respective Notice/s, the amounts indicated herein below against their respective names, together with further interest as detailed below from the respective dates mentioned below in column (6) till the date of payment and / or realisation, read with the loan agreement and other documents/writings, if any, executed by the said Obligor(s). As security for due repayment of the loan, the following Secured Asset(s) have been mortgaged to HHFL by the said Obligor(s) respectively.

Loan Account No.	Name of Obligor(s)/ Legal Heir(s)/Legal Representative(s)	Total Outstanding Dues (Rs.) as on	Date of Demand Notice / Date of NPA
		below date*	
HCFHIMSEC00001 003868	Akhaji Shivaji Tarar, Gangaben Akhaji Tarar	Rs.1,35,773/- due as on 20-07-2026	30-07-2026 08-06-2026

Description of The Secured Assets/Immovable Properties/ Mortgaged Properties: All The Piece And Parcel of Immovable Gaamtal Property Being Milkat No 122, (Adm. 15 X 55) Thakorvas, Brahmpur Village, At- Ifadi, Chitroda, **Sabarkantha**, Gujarat, 383421, Bounded By: East- House of Jayantiji Kacharaji Vaghela, West- House of Mukeshbhai Shivaji Tarar, North- Open Land Then Road, South- Agriculture Land.
*With further interest, additional Interest at the rate as more particularly stated in respective Demand Notice date mentioned above, incidental expenses, costs, charges etc incurred till the date of payment and/or realization. If the said Obligor(s) shall fail to make payment to HHFL as aforesaid, then HHFL shall proceed against the above Secured Asset(s)/Immovable Property(ies) under Section 13(4) of the said Act and the applicable Rules entirely at the risk of the said Obligor(s)/Legal Heir(s)/Legal Representative(s) as to the costs and consequences.
The said Obligor(s)/Legal Heir(s)/Legal Representative(s) are prohibited under the said Act to transfer the aforesaid Secured Asset(s)/Immovable Property, whether by way of sale, lease or otherwise without the prior written consent of HHFL. Any person who contravenes or abets contravention of the provisions of the Act or Rules made thereunder shall be liable for imprisonment and/or penalty as provided under the Act.
Date: 05.08.2026 Sd/- Authorised Officer,
Place: SABARKANTHA For Hero Housing Finance Limited

बैंक ऑफ बड़ौदा Bank of Baroda

Regional Office : Bank of Baroda, Dahod Region,
Old Indore Highway Road, Near TVS Showroom, Dahod-389151. Gujarat.
Ph. : 91 8602204948. Email : recovery.godhra2@bankofbaroda.com

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES Appendix - IV-A {See Proviso to rule 6(2) and 8 (6)}

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

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged to the Secured Creditor, the **Physical Possession** of which has been taken by the Authorised Officer of **Bank of Baroda**, the Secured Creditor, will be sold on "As is Where is" "As is What is" and "Whatever there is" basis for recovery of their dues to the secured creditor from under mentioned borrower(s) / guarantor(s). Details of borrower(s) / guarantor(s)

Sr. Lot No.	Name & address of Borrower's Guarantor's Mortgagor (s)	Detailed description of the immovable property with known encumbrances, if any (Owner/Mortgagor name)	Total Dues	1. Reserve Price 2. Earnest Money Deposit (EMD) Amt. 3. Bid Increase Amt.	Property Inspection Date & Time	Authorized Office Name And Mobile Number
01	SHIVAM TECHNOFAB AND ENGINEERS (Biharikumar Khanabhai Gandhi) (Ratnaben Ramanbhai Mayavanshi) Address Plot No A/2 Guru Krupa Society Pilodara Road, Tal. Balasinor, Dist. Mahisagar Gujarat 388255 Branch-JANOD	All that part and parcel of the property consisting of property survey no 1021 paiki plot no A/2 Muni House No F/657/4/K/68 measuring 119.8449 sq. mt. of land and its Nagar Palika property no Z284873 is a residential property having ground floor and first floor and is situated in village Balasinor Teh Balasinor Dist Mahisagar Gujarat India **Property Id BARB20260724AUC006**	Rs. 51,50,696.92 + unapplied interest +other charges less recovery if any, as per possession notice dated 29.01.2025.	1. Rs. 40,00,000.00 2. Rs. 4,00,000.00 3. Rs. 10,000.00	18.08.2026 10.00 am to 02.00 pm	Bhanu Prakash Singh 9453989300

E-Auction Date and Time : 25.08.2026 - 10.00 AM to 06.00 PM

For detailed terms and conditions, refer to Bank of Baroda's website : **https://bankofbaroda.bank.in/e-auction** and online auction portal **https://banknet.com.** Bidders can contact **Mr. Vipin Jain (Senior Manager, Mob. : 8233595836) E-Auction Center, 4th Floor, ROSARB**, Suraj Plaza-III, Sayajigunj, Vadodara. **Mr. Mayank Singhal (Officer, Mob. : 8602204948)** TDS / GST, wherever applicable, will have to be borne by the successful bidder / buyer, over and above the bid amount.
**Date : 04.08.2