

U GRO Capital Limited
B-17, Fourth Floor, Art Guild House, Phoenix Market City, Kuria (West), Mumbai- 400070

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES BY PRIVATE TREATY

SALE NOTICE OF 15 DAYS FOR SALE OF IMMOVABLE ASSET(S) ("SECURED ASSET(S)") BY PRIVATE TREATY UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISIO TO RULE 8 AND 9 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 Secured Asset(s) mortgaged / charged to U GRO Capital Limited ("Secured Creditor"), the possession of which has been taken by the authorised officer of Secured Creditor, will be sold on "As is what is" and "As is where is" and "Whatever there is" basis, by way of private treaty after 15 days from this notice, for recovery of Rs. 64,42,156.00/- (Rupees Sixty Four Lakh Forty Two Thousand One Hundred Fifty Six Only) as on 25-06-2025 and further interest and other expenses thereon till the date of realization of amount, due to Secured Creditor from the Borrower(s) and Guarantor(s) namely 1. SHIVANGI ENTERPRISE, 2. SONALBEN BHAVESHBHAI LODHAVIYA, 3. LODHAVIYA BHOOMI BHAVESHBHAI OF DECEASED BORROWER BHAVESH KANTILAL LODHAVIYA, 4. AVLANI SHIVANGI BHAIK OF DECEASED BORROWER BHAVESH KANTILAL LODHAVIYA. The Reserve Price will be Rs. 42,51,000/-

DESCRIPTION OF SECURED ASSET(S):
All that piece and parcel having Built up area Sq. Mts. 81.075 of Flat No. 102 on 1st Floor of Wing-B constructed Low-Rise Building which known as "Pride Elegance" which constructed on land Sq. Mts. 861.79 of Plot No. 32 to 39/1 having Amalgamated Sub-Plot of Plot No. 32 to 39 which converted into NA and Building construction permitted land having T.P.S No. 5 (Nanama), P.P. No. 217 paiki, City Survey Ward No. Nanamava, City Survey No. 520/A-32 bearing on Revenue Survey No. 92 paiki of Village Nanamava of Taluka Rajkot, Dist. And Sub-Dist. Rajkot in the State of Gujarat. **Butted and Bounded** on the North by Margin space thereafter Plot No. 40 property thereon, on the South by Lift, Passage, Stair and Flat No. 101 thereon, on the East by Margin space thereafter 7-50 Mts. Wide Road thereon, on the West by Margin space thereafter Plot No. 73 and 81 property thereon.

For detailed terms and conditions of the sale, please refer to the link provided in U GRO Capital Limited/Secured Creditor's website, i.e. www.ugrocapital.com or contact the undersigned at authorised.officer@ugrocapital.com For further queries RCM - Jaspreet Sangari – 9978306786, SCM – Sandip Sindhav – 9228157571.

Place: GUJARAT Sd/- (Authorized Officer)
Date: 25.09.2026 For UGRO Capital Limited

BRANCH : JUNA PURA MAIN BRANCH
CLASSIC HEIGHTS, GROUND FLOOR, JUNA PURA, AHMEDABAD
PIN 380055 EMAIL ID: JUNA.PURABANK@BARODA.COM
PHONE 079 26820508 / 105

[SEE RULE 8(1)] POSSESSION NOTICE (SYMBOLIC) (FOR IMMOVABLE PROPERTY)

Whereas, The undersigned being the authorized officer of Bank of Baroda under the securitization and reconstruction of Financial Assets 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 dated 14/07/2026 calling upon the borrower Mr. GAJJAR HARSHIL KUMAR, GAJJAR KINARIBEN to repay the amount mentioned in the notice being aggregated Amount Rs. 29,00,422.52/- (In Words Rupees TWENTY NINE LAKHS FOUR HUNDRED TWENTY TWO AND FIFTY TWO PAISE O N L Y) together with further interest thereon at the contractual rate plus costs, charges and expenses till date of payment 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 and the public in general that the undersigned has taken **SYMBOLIC 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 21st day of SEPTEMBER of the year 2026.

The Borrower / Mortgagees in particular and the public in general is hereby cautioned not to deal with the property and any dealings with property will be subjects to the charge of the for an amount Rs. 29,00,422.52/- (In Words Rupees TWENTY NINE LAKHS FOUR HUNDRED TWENTY TWO AND FIFTY TWO PAISE ONLY). Plus, further interest there on at the contractual rate plus cost charges till date of payment loss recovery.

The Borrower's attention is invited to the provisions of Sub-Section (8) of the section of the SARFAESI Act, Respect of time available, to redeem the secured assets.

Description Of The Immovable Property
All that piece and parcel of immovable property FLAT no H-303, 9TH Floor in Block no 'H' admeasuring about 56.87 Sq. Mtrs.(RERA Carpet area) and also having right of undivided share in the land 24.45 Sq. Mtrs. In the scheme known as "PUSHP MAHADEV" constructed on N.A land bearing Survey No.609/2 admeasuring 20436 Sq. Mtrs. Land of T.P.Scheme No. 107 (Ramoli) Allotted Final Plot no 68/1 admeasuring 12262 Sq. Mtrs. Land Situated at Mouje: Ramol, Taluka Vatva and District: Ahmedabad and registration sub district of Ahmedabad- 11(Astali)

Boundaries are as under: East- H-Block Margin Space West- H- 904 Flat North- H- 902 Flat South- I- Block

Date : 21-09-2026 Sd/- Authorized Officer
Place : Ahmedabad Bank of Baroda

E-AUCTION SALE NOTICE UNDER IBC, 2016
M/s Blizzard Ceramica LLP (In Liquidation)
LLPIN: AAT-7492

Survey No 83/1, 83/2, 83/3 and 83/4, Lunsar Road, opp. Bhojapara, 8-A National Highway, Jetapada, Rajkot, Wankaner, Gujarat, India, 363621

Sale of Assets (Collectively)
under Insolvency and Bankruptcy Code, 2016
Date and Time of Auction: 8th October, 2026 from 11:15 AM to 01:15 PM
(with unlimited extension of 5 minutes each)

Sale of Assets and Properties owned by M/s Blizzard Ceramica LLP (In Liquidation) forming part of Liquidation Estate of M/s Blizzard Ceramica LLP (In Liquidation) in possession of the Liquidator, appointed by the Hon'ble National Company Law Tribunal, Ahmedabad, Bench-I vide' order dated 17.03.2025. The sale of property will be done by the undersigned through the e-auction platform, (<https://ibbi.baanknet.com/aucaution-ibbi/home>)

Brief Description Of Asset for Sale	Reserve Price (in Rs.)	Bid Increment Amount (10% of Reserve Price) (in Rs.)	Bid Increment Amount (in Rs.)	E-Auction Date & Time (with unlimited extension of 5 min each)	Last Date of Submission EMD/ documents
Sale of assets (collectively), Land & Building and Plant & Machinery located at	45,00,00,000/-	4,50,00,000/-	25,00,000/-	8th October, 2026 from 11:15 AM to 01:15 PM (unlimited extension of 5 minutes each)	8th October, 2026 (5:00 PM)

Survey No 83/1, 83/2, 83/3 and 83/4, Lunsar Road, opp. Bhojapara, 8-A National Highway, Jetapada, Rajkot, Wankaner, Gujarat, India, 363621, along with Securities and Financial Assets.

DETAILS OF EARNEST MONEY DEPOSIT

EARNEST MONEY DEPOSIT (EMD)	10% of Reserve Price
NAME & CONTACT NUMBER OF THE LIQUIDATOR	Name: Mr. Rajender Pal Chandel Contact No.: 9868330606
LAST DATE FOR SUBMISSION OF DOCUMENTS	6th October, 2026 (4:00 PM)
LAST DATE OF INSPECTION/DUE DILIGENCE OF ASSETS	6th October, 2026 (from 9:00 AM to 4:00 PM) with one day prior intimation to the liquidator.
LAST DATE & TIME OF EMD SUBMISSION	6th October, 2026 (5:00 PM)

Terms and Condition of the E-auction are as under

- E-auction will be conducted on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS BASIS" "NO RECOURSE" and "WITHOUT ANY WARRANTIES" through e-auction platform <https://ibbi.baanknet.com/aucaution-ibbi/home>
- Prospective bidders need to register on BaankNet auction platform, (<https://ibbi.baanknet.com/aucaution-ibbi/home>), <https://ibbi.baanknet.com/aucaution-ibbi/home> and should carefully submit the requisite documents, including a declaration of eligibility under Section 29A of the Insolvency and Bankruptcy code through the electronic auction platform. (Asset Auction Notice ID: 20260900004212)
- Kindly note that the prospective bidders shall submit an undertaking that they do not suffer from any ineligibility under section 29A of the Code to the extent applicable and that if found ineligible at any stage, the earnest money deposited shall be forfeited.
- Prospective bidders shall deposit the Earnest Money Deposit (EMD) through the BaankNet auction platform. It is also specified that if the bidder is found ineligible under any criteria, EMD shall be forfeited as per IBBI, vide Circular No. IBB/LI/04/2025 dated 28th March, 2025.
- Kindly note that EMD payment must be made through the BAANKNET portal by adding funds to the e-Wallet and clicking "Participate" for the respective auction. The interested bidder should create their User ID & Password in the auction portal and deposit their EMD amount in the e-Wallet of the portal. For any query regarding the e-auction portal, reach out to BAANKNET (Bank Asset Auction Network), Email ID - support.baanknet@psb.alliance.com, Mobile No. +91 8291202200 to the Liquidator.
- All the auction process documents are uploaded on the BaankNet Portal and the participants must download the same and submit all the documents on the portal.
- The intending bidders, prior to submitting their bid, should make their independent inquiries and inspect the above-mentioned Assets at their own expenses and satisfy themselves. The Assets mentioned above can be inspected by the prospective bidders at the site between 24th September, 2026 to 6th October, 2026, between 9:00 AM to 5:00PM and/or with prior appointment, contacting Liquidator.
- The Successful Bidder will be responsible for the applicable stamp duties, legal cost, transfer charges and fees, GST and other taxes related to the sale until this E-Auction and for completing the documentation. The Successful Bidder shall bear the applicable stamp duties/transfer charge, fees etc. and all the statutory / non - statutory dues, taxes, rates, assessment charges, fees etc. In respect of the property / asset put on auction. Any statutory and other dues payable and due on property / asset shall be borne by purchaser as per the provisions of applicable law.
- As per the Paragraph 12 of Schedule I of IBBI (Liquidation Process), Regulations, 2019, on the close of the auction, the highest bidder shall be invited to provide balance sale consideration within 90 days of the date of such demand. Provided that payments made after thirty days shall attract interest at the rate of 12%. Provided further that the sale shall be cancelled if the payment is not received within 90 days. As per the Schedule I of IBBI (Liquidation Process), Regulations, within three days of declaring the highest bidder, the liquidator shall conduct due diligence and verify the eligibility of the highest bidder. The liquidator shall present the auction results, details of highest bidder, and the due diligence conducted on it to the consultation committee under regulation 31A. The liquidator shall declare the highest bidder as the successful bidder or reject such bid, after consultation with the consultation committee under regulation 31A. If a bidder is found ineligible, the earnest money deposited by him shall be forfeited. In case the highest bidder is found ineligible, the liquidator may, in consultation with the consultation committee, declare the next highest bidder as the successful bidder after following the same process as provided under clause 172A to clause 172E of the Schedule I of IBBI (Liquidation Process), Regulations.
- On payment of the full amount, the sale shall stand completed, the liquidator shall execute certificate of sale or sale deed to transfer such assets and the assets shall be delivered to him in the manner specified in the terms of sale.
- It is clarified that this invitation purports to invite prospective bidders and does not create any kind of binding obligation on the part of the liquidator or the Company to effectuate the sale. The Liquidator reserves the right to cancel or modify the e-auction process and / or not to accept and / or disqualify any interested party / potential investor / bidder without assigning any reason and without any liability.
- Please refer the complete e-auction process document for the details/ terms and conditions of the auction.
- The sale shall be subject to provisions of Insolvency and bankruptcy code 2016 and regulations made there under.

Rajender Pal Chandel
Liquidator
In the matter of M/s Blizzard Ceramica LLP
IBBI Reg. No.: IBB/LIPA-002/IP-N01220/2022-2023/14135
Place: New Delhi Add: 171E, Pocket -4, Mayur-Vihar, Phase-1, New Delhi East, 110091
Date: 25.09.2026 Mob: 9868330606, Email: liquidation.blizzard@gmail.com

STATE BANK OF INDIA
Stressed Assets Recovery Branch : 1st Floor, SBI Gymkhana Road Branch, Jawahar Road, Nr. Trikron Baug, Rajkot - 360 001, Ph. : 0281-2991380

SALE FOR IMMOVABLE PROPERTIES UNDER SARFAESI ACT
APPENDIX IV-A (SEE PROVISIO TO RULE 8(6))

E-AUCTION SALE NOTICE
DATE : 16.10.2026

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 provision 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 properties Mortgaged / Charged to the Secured Creditor, the Physical Possession of which has been taken by the Authorised Officer of State Bank Of India "The Secured Creditor", will be sold in " As is Where is ", " As is What is ", and " Whatever is there is " basis on 16th October 2026 for recovery of dues to Secured Creditor.

Sr. No.	Details of Property	Amt. to be Recovered	Possession Type / Date	Name of Borrower / Guarantor	Title Deed Holder	Reserve Price / EMD/BID Increase	Date & Time of Inspection
1	Residential Property situated at C. S. No. 2027 Paiki Part No. A, Bokhira (Jubeli Area), Porbandar. Land Admeasuring 40.08 Sq. Mtrs. (Property ID: SBIN200063079123)	As per Demand Notice Dated 21.02.2023 for Rs. 19,80,201 plus interest thereon, cost and expenses etc. thereafter Less: Recovery, if any	Physical Possession (09.10.2023)	Mr. Ram Harbham Chundavadra Mrs. Labhuben Rambhai Chundavadra Mr. Harbham Lilabhai Chundavadra	Mr. Ram Harbham Chundavadra Mrs. Labhuben Rambhai Chundavadra	Rs. 13,60,000/- ----- Rs. 1,36,000 /- ----- Rs. 10,000/-	09.10.2026 From 01:00 PM to 02:00 PM

DATE AND TIME OF E-AUCTION : 16.10.2026 at 11:00 AM To 04:00 PM - WITH UNLIMITED EXTENSION OF 10 MINUTES EACH. DATE & TIME FOR SUBMISSION OF REQUEST LETTER OF PARTICIPATION/KYC DOCUMENTS/PROOF OF EMD "Interested bidder may deposit Pre-Bid EMD with BAANKNET.COM (PSB Alliance) before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in BAANKNET.COM Bank account and updation of such information in the e-auction website. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last minute problem."

AUTHORISED OFFICERS FOR ALL THE PROPERTIES - SHRI ARVIND KUMAR OJHA : MOBILE NO. 90063 81236
CONTACT PERSONS FOR DETAILS : SHRI JAYANT MARATHE : MOBILE NO. 70287 89882

TERMS & CONDITION : THE AUCTION WILL BE CONDUCTED ON LINE THROUGH OUR at BAANKNET.COM Portal. E-Auction service provider M/s PSB Alliance Private Limited having its Registered Office at 4th Floor, Metro House, Mahatma Gandhi Park, Dholi Talao, Near New Marine Lines, Mumbai - 400 020 (Helpdesk Numbers : +91 82912 20220) at the web portal <https://baanknet.com>
For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the Secured Creditor website <https://sbi.bank.in/web/sbi-in-the-news/auction-notices/bank-e-auctions>

STATUTORY 15 DAYS SALE NOTICE UNDER SARFAESI ACT, 2002

(1) The Borrower / Directors / Guarantors / Mortgagees / Legal Heirs are hereby notified to pay the sums mentioned above before the date of Auction, failing which the property / ies will be auctioned and balance if any will be recovered from them with interest and cost by legal avenues. (2) It shall be the responsibility of the successful bidder to remit the TDS@1% as applicable u/s 194-1-A if the aggregate of the sums credited or paid for such consideration is Rs. 50 lakhs or more. TDS Should be filed online by filling form 26QB & TDS certificate to be issued in form 16B. The purchaser has to produce the proof of having deposited the income tax into the government accous within 15 days of e-auction. (3) GST applicable if any will be borne by the bidder.

Date : 25.09.2026, Place : Rajkot

Sd/- Authorised Officer, State Bank of India, Rajkot

BAJAJ HOUSING FINANCE LIMITED
Corporate Office: Cerebrum IT Park B2 Building, 5th Floor, Kalyani Nagar, Pune, Maharashtra-411014
Branch Add. 4th Floor, Aarun Avenue, Opp- Mayer Bungalow, Nr- Lawgarden, Ellisbridge, Ahmedabad - 380006
Authorized Officer's Details: Name: Rahul Singh / EMAIL ID: rahul.singh4@bajajhousing.co.in
A/CB No. 987823603 & 7369814107

APPENDIX IV - A (Rule 8(6)) SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of the 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/charged to the Secured Creditor, the physical possession of which has been taken over by the Authorized Officer of the Bajaj Housing Finance Ltd (Secured Creditor), will be sold on "As is where is", "As is what is", "Whatever there is" and "Without Recourse Basis" for recovery of the loan dues, applicable interest, charges and costs etc., payable to Bajaj Housing Finance Ltd as detailed below.

DETAILS OF BORROWER/CO BORROWERS/ GUARANTOR(S) AND LOAN DETAILS	DESCRIPTION OF THE IMMOVABLE PROPERTY	DETAILS OF E AUCTION
LAN:- H418HLT1395797 & H418HML1390130 1. PARMAR NITINKUMAR DANIVALBHAI (Borrower) 2. PARMAR PUNAM BEN NITIN (Co-Borrower) Both At B-704, pooja Avenue, Aslali Ring Road, Ahmedabad-382427	All that piece and parcel of the Non-agricultural Property described as Flat No B/704, 7th Floor, Block No B, Pooja Avenue, F. Plot No 5, t.p, Scheme No 83, new Block No 797, old Block No 103, village, Aslali, ahmedabad -382427 - 382427 Butted & Bounded On East- Apartment No. A/704 West- Internal Passage and then Apartment No. B/701, North- Apartment No. B/703 & South - Lift of Block "B"	E-AUCTION DATE : 29/10/2026 BETWEEN 11:00 AM TO 12:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES LAST DATE OF SUBMISSION OF EARNEST MONEY DEPOSIT (EMD) WITH KYC IS : -28/10/2026 UP TO 5:00PM. (IST) DATE OF INSPECTION:- 25/09/2026 to 28/10/2026 BETWEEN 11:00 AM TO 4:00 PM (IST). RESERVE PRICE: For Immovable Property Rs. 12,00,000/- (Rupees Twelve Lakhs Only) THE EARNEST MONEY DEPOSIT WILL BE Rs. 1,20,000/- (Rupees One Lakhs Twenty Thousand Only) 10% of Reserve Price. BID INCREMENT - RS. 25,000/- (RUPEES TWENTY FIVE THOUSAND ONLY) & IN SUCH MULTIPLES.

Outstanding amount - Rs. 17,58,441/- (Rupees Seventeen Lakhs Fifty Eight Thousand Four Hundred Forty One Only) as on 17/09/2026 along with future interest and charges accrued w.e.f 17/09/2026

Terms and Conditions of the Public Auction are as under: 1. The Secured asset will not be sold below the Reserve price. 2. The Auction Sale will be online through e-auction portal. 3.The e-Auction will take place through portal <https://bankauctions.in>, on 29/10/2026 from 11:00 AM to 12:00 PM with unlimited auto extension of 5 minutes each. 4.For detailed terms and conditions please refer company website URL <https://www.bajajhousingfinance.in/auction-notices> or for any clarification please contact with Authorized officer.

Notice Date:22- Sept-2026 Place: AHMEDABAD Authorized Officer (Rahul Singh) Bajaj Housing Finance Limited

L&T Finance Limited
Registered Office: L&T Finance Limited, Brindavan Building Plot No. 177, Kalina, CST Road, Near Mercedes Showroom Santacruz (East), Mumbai 400 098
CIN No.: L67120MH2008PLC181833
Branch office: Ahemdabad

DEMAND NOTICE

Under Section 13(2) of Securitization and Reconstruction of Financial Assets & Enforcement of Security Interest Act 2002 (Herein after referred to as The Act)

We have issued Demand Notice under Section 13(2) of the Act to you all (Borrower/s, Co-borrower/s & Guarantor/s) through Registered Post Acknowledge Due, as you have defaulted in payment of interest and principal installments of your loan account, and have failed and neglected to clear the said outstanding dues. As a result, the loan account has been classified as Non-Performing Asset (NPA) in the book of account in accordance with the directives relating to asset classification issued by the Reserve Bank of India. The Notice has been returned as "undelivered" and therefore we are now issuing this notice to you all under 13(2) of the Act and hereby calling upon to repay the amount mentioned in the notice appended below to the L&T Financial Limited. Within the period of 60 Days from the date of this Paper Notification together with further interest and other charges from the date of Demand Notice till payment or realization. In case you are not discharging your liabilities under the terms of this notice, we shall be constrained to exercise all or any one of the rights conferred under Section 13(4) or Section 14 of the Act. "This is without prejudice to any rights available to us under the Act and for any other law in force from time to time."

Loan Account Number	Borrower/s & Co-borrower/s Name	Demand Notice date / NPA date / Outstanding Amount		Description of the Immovable Property (Mortgaged)
		NPA Date	Outstanding Amount (₹) As On	
H1460929012112 5157, H1460929012112 5157L	1. Akhil Bhatiya 2. Mamtaben Bhatiya	Demand Notice Date: 22.08.2026 NPA Date: 05/01/2024	Rs. 54,21,855.22/- (Rupees Fifty-Four Lakh Twenty-One Thousand Eight Hundred Fifty-Five and Twenty-Two Paise Only) As On Date 20.08.2026	Schedule – I All That Right, Title And Interest Of Property Bearing Unit No-d-704 On The Seventh Floor Admeasuring About 192 Sq.yards In The Scheme Known As "Sanidhya Royal" Situated On Land Of Final Plot No.222 Of Town Planning Scheme No.69situate, Lying And Being At Mouje : Tragad, Taluka: Ghatodia, (Old Taluka: Ahmedabad City West), In The Registration District Of Ahmedabad And Sub District Of Ahmedabad-8 (Sola).

Sd/- Authorized Officer For L&T FINANCE LIMITED

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.
Registered Office: 14th Floor, Eros Corporate Tower, Nehru Place, New Delhi-110019 Tel: 91-11-43115600 Fax: 91-11-43115618
Corporate Office: 101, Kalpataru Infinitia, Plot, B, Near Grand Hyatt, Santacruz (East) Mumbai - 400055.
400051 Tel.: 022 68643101. E-mail: acrc.acrc@acrcindia.in Website: www.acrcindia.in CIN: U65993DL2002PLC115769

APPENDIX IV-A
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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) & 9(1) of The Security Interest (Enforcement) Rules, 2002.

Notice of 30 days is hereby given to public in general and in particular to the Borrower(s), Co-Borrower(s), Mortgageor(s) and Guarantor(s) that the below described Immovable Properties mortgaged/charged to **Assets Care & Reconstruction Enterprise Ltd. [CIN: U65993DL2002PLC115769] ("Secured Creditor")**, the symbolic/physical possession of which has been taken by the **Authorised Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis** for the recovery of amount due to Secured Creditor from the following Borrower(s), Co-Borrower(s), Mortgageor(s) and Guarantor(s) along with the Reserve Price and Earnest Money Deposit mentioned below for each property.

DETAILS OF SECURED ASSETS

Sr./Loan Account No. & No ACRE TRUST Name	Name of Borrower(s)/ Co-Borrower(s)/ Mortgageor(s)/ Guarantors	Total Outstanding Dues	Reserve Price (in Rs.)	Earnest Money Deposit (INRs.)	Auction Date & Time	Last date and Time of submit EMD	Bank account details for EMD payment through demand draft/ RTGS/NEFT	Barcode Scan to view PDF
1. AFH001100625113 ACRE-166-TRUST	KISHANLAL B JANGID NARENDARAKUMAR KISHANLAL GURJAR	Rs.2110675.81 (Rupees Twenty-One Lakh Ten Thousand Six Hundred Seventy-Five and Eighty-One Paise Only) as on 07.08.2026 +further interest + other charges thereon	Rs.8,50,000/- (Rupees Eight Lakh Fifty Thousand Only)	Rs. 85,000/- (Rupees Eighty-Five Thousand Only)	27th October 2026 from 02:30 PM. to 03:30 PM.	26-10-2026 4PM	Beneficiary Name: ACRE-166-Trust. Bank Name: IDBI BANK LTD., Bank Account No. 0901102000042112 IFSC code: IBKL0000901	
2. AFH001100443660 ACRE-166-TRUST	LALJIBHAI UKABHAI DODIYA DODIYA DARSHABEN LALJIBHAI	Rs.2108271.44/- (Rupees Twenty-One Lakh Eight Thousand Two Hundred Seventy-One and Forty-Four Paise Only) as on 07.08.2026 +further interest + other charges thereon	Rs.4,90,000/- (Rupees Four Lakh Ninety Thousand Only)	Rs. 49,000/- (Rupees Forty-Nine Thousand Only)	27th October 2026 from 02:30 PM. to 03:30 PM.	26-10-2026 4PM	Beneficiary Name: ACRE-166-Trust. Bank Name: IDBI BANK LTD., Bank Account No. 0901102000042112 IFSC code: IBKL0000901	
3. AFH001100172097 ACRE-166-TRUST	NARENDARAKUMAR JAGDISH RATHOD SANGITADEVI NARENDRA RATHOD	Rs.5,92,899.21/- (Rupees Five Lakh Ninety-Two Thousand Eight Hundred Ninety-Nine and Twenty-One Paise Only) as on 07.08.2026 +further interest + other charges thereon	Rs. 4,00,000/- (Rupees Four Lakh Ninety Thousand Only)	Rs. 40,000/- (Rupees Forty Thousand Only)	27th October 2026 from 02:30 PM. to 03:30 PM.	26-10-2026 4PM	Beneficiary Name: ACRE-166-Trust. Bank Name: IDBI BANK LTD., Bank Account No. 0901102000042112 IFSC code: IBKL0000901	

DESCRIPTION OF SECURED ASSET: All That Piece And Parcel Of Residential Property Bearing Plot No. 175, Admeasuring 40.18 Sq. Mtrs. As Per Approved Layout Plan, Together With Proportionate Undivided Share In Land Admeasuring Approximately 32.63 Sq. Mtrs. In Roads, Streets And C. o.p. Area, Forming Part Of The Residential Scheme Known As "anjani Homes-2", Constructed On Non-agricultural Land Bearing Block No. 31/A + 31/B, Admeasuring 22,056 Sq. Mtrs., Situated At Mouje Atodara, Taluka Dipal, District Surat, Gujarat, Bounded By: North- Plot No. 174, South -Plot No. 176, East -Lagoo Society Road, And West- Plot No. 150.

DESCRIPTION OF SECURED ASSET: All That Piece And Parcel Of Residential Property Bearing Plot No. 71, Admeasuring 55.81 Sq. Mtrs. (Approx.) With Margin Area. Forming Part Of The Residential Scheme Known As "Dharma Row House", Developed On Non-Agricultural Land Bearing Block No. 54/A/1, (Old Survey Nos. 96, 97, 94 & 92), Admeasuring 22,000 Sq. Mtrs., Situated At Mouje Swadla, Taluka Dipad, District Surat, Gujarat, Together With Undivided Proportionate Share Admeasuring 32.93 Sq. Mtrs. In The Land, Internal Roads, Common Plots And Other Common Amenities, Aggregating To 88.74 Sq. Mtrs., Along With All Easementary Rights, Appurtenances And Interests Attached Thereto.

DESCRIPTION OF SECURED ASSET: All That Piece And Parcel Of Residential Flat Bearing No. EWS-4/G/501, Admeasuring 29.13 Sq. Mtrs. (Built-Up Area) And 25.65 Sq. Mtrs. (Carpet Area), Situated On The 5th Floor Of Building No. EWS-4/G, Constructed On Block Nos. 35/1P, 36 And 37 Of Village Bhanthana Kosad, Final Plot No. 324 (R-27-S.E.W.S.), Draft T.P.Scheme No. 46 (Gothan-Bhanthana Kosad-Kosad-Variar), Surat, Gujarat, Together With All Rights, Easements And Appurtenances Attached Thereto, And Bounded By: North - Flat No. EWS-4/G/502, South - Open Space, East - Staircase And Passage And Thereafter Flat No. EWS-4/G/503, And West - Open Space And Thereafter Building No. EWS-4/F.

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

IMPORTANT INFORMATION REGARDING AUCTION PROCESS

1	EMD Payment through Demand Draft/RTGS/NEFT shall be made in favor of the Bank Accounts mentioned in respective column(s).
2	Last date of submission of EMD
3	One working day prior to date of auction and on or before 06:00 PM.
4	Place for submission of Bids
5	14TH Floor, Eros Corporate Tower, Nehru Place, New Delhi-110019
6	Web Site for Auction and Helpline No.
7	https://www.bankauctions.com/ and +91-99481-82222
8	Contact Details
9	Toll-Free No.: 1800-209-2989 E-mail: auction.support@acrcindia.in
10	Date & time of inspection of the Property
11	As per prior appointment
12	For detailed terms and condition of the sale, please visit the website www.acrcindia.in or https://www.bankauctions.com/

Date : 25.09.2026
Place: SURAT, GUJARAT

Sd/- Authorized Officer Assets Care & Reconstruction Enterprise Ltd.

CLIX HOUSING FINANCE LTD.
Registered Office: W2/14, 1st Floor, West Patel Nagar, Delhi, 110008

POSSESSION NOTICE [(Appendix IV) Rule 8(1)]

Whereas the Authorized officer of CLIX HOUSING FINANCE LTD. (CHFL), a Non-Banking Financial Company duly incorporated and registered under the Companies Act, 1956, having its registered office at- W2/14, 1st Floor, West Patel Nagar, Delhi, 110008, under the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 OF 2002) (hereinafter referred to as "Act") and in exercise of the powers conferred under Section 13(2) Of The Act Read With Rule 3 Of The Security Interest (enforcement) Rules, 2002 issued A Demand Notice Dated 07.07.2026 Calling Upon 1. Hardeep Singh Vaghela @ Vaghela Hardeep Singh Khumansinh S/o Khumansinh Vaghela 2. Varshaba Hardeep Singh Vaghela W/o Hardeep Singh Vaghela To repay the amount mentioned in the notice i.e. Rs. 21,92,251/- (Rupees Twenty-One Lakh Ninety-Two Thousand Two Hundred Fifty-one Only) as on 24.06.2026 along with the applicable interest and other charges within Sixty (60) days from the date of receipt of the said notice. The Borrower had failed to repay the amount, Notice is hereby given to the Borrower and the public in general that the undersigned has taken symbolic 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 22nd day of September, 2026. 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 CHFL for an amount of Rs. 21,92,251/- (Rupees Twenty-One Lakh Ninety-Two Thousand Two Hundred Fifty-one Only) as on 24.06.2026 along with the applicable interest and other charges. The attention of the borrower is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured asset.

Description Of Immovable Property/Secured Asset Is As Under: All That Piece And Parcel Of Immovable Property Being House Plot No B/106, Having Plot Area Adm 130 Sq Mtrs Along With Undivided Share In Land, Common Road Etc. Adm 64 Sq Mtrs Of Totally Plot Area Adm 194 Sq Mtrs Together With Construction Area 79.43 Sq Mtrs Standing Thereon In The Scheme Known As "dev Druv" Situated At Land Bearing Block/Survey No 367 Paiki & 376 Mouje Matkipar, Taluka Dholka, In The District Of Ahmedabad And Registration Sub District Of Dholka Within The State Of Gujarat.

Date : 22.09.2026, Place : Gujarat Authorized Officer, Clix Housing Finance Ltd.

Government of India, भारत सरकार
Ministry of Finance वित्त मंत्रालय

Debts Recovery Tribunal-II ऋण वसूली अधिकरण - II
3rd Floor, Bhikhubhai Chambers, नौबरा चाम्बा, धिक्खुबाई चम्बर, Near Kochrab Ashram, Paldi, Ahmedabad कोचराब आश्रम के पास, पालदी, अहम