



Bank of Baroda
Zonal Stressed Assets Recovery Branch, Ahmedabad
Zone, 4th Floor, Bank of Baroda Towers, Nr. Law Garden,
Ellisbridge, Ahmedabad-380006 Ph: 079-26473154
Email: ammahm@bankofbaroda.bank.in

**SALE NOTICE FOR SALE OF
IMMOVABLE PROPERTIES**
"APPENDIX IV-A [see proviso to rule 8(6)]"



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.

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 Bank of Baroda, the Secured Creditor, the **Physical 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" on **21 Sep 2026** for recovery of the dues as detailed below. The particulars of the Borrower/s/Guarantor/s/Secured Asset/s/Dues/Reserve Price-Auction date & Time, EMD and Bid Increase Amount are provided hereunder

Sr. No.	Name & address of Borrower/s/Guarantor/s	Total dues	Description of Properties	Reserve Price EMD & Bid Increase Amount
1	(1) M/s Google Ceramics Private Ltd. (Borrower) Surenandagar Rajkot Highway Survey No. 452/1 And 2, At-Godavay, Tai-Muli, Surenandagar, Gujarat-363510 (2) Mr. Ambrish Prafulkumar Pandit (Director & Guarantor) & (3) Mr. Ashish Himmatbhai Morasiya (Director & Guarantor) both residing at Jai Bhavani, Ratapur, Opp. Vishvuni, Dist: Surenandagar, Gujarat-363020 (4) Mr. Ashok Raghunath Bombadi (Guarantor) residing at Plot No 514/C-29, Samarth CHS Ltd, RSC No. 45, Behind Agra Bazar, Charkop Sec No. 5, Kandivali, Mumbai-400067 (5) Mr. Himatbhai Mayijibhai Morasiya (Guarantor) 3, Indraprasth Society, 80 Feet Road, Wadhwani City Industrial Estate, Surenandagar, Gujarat-363035 (6) Ms. Viralben Prafulchandra Pandit (Guarantor) Siddhi Vinayak Society, Nr New Maheshi School, Ranekar Road, Halvad, Dist: Morbi- 363330 (7) Mrs. Ilaaben Tribhovanadas Jobanputra (Guarantor & Mortgagor) , residing at Opp. Vishvuni, Surenandagar, Dist: Surenandagar, Pin Code: 363020	Rs. 19,21,20,823.27 (Rupees Nineteen Crore Twenty One Lac Twenty Thousand Eight Hundred Twenty Three & Twenty Seven Paise Only) as on 24.08.2026. (With reference to Demand Notice u/s 13(2) Dated: 14.08.2023) (GST dues per Letter No. Sahayak Rajiyavara Kacheri / Ghatk-1 / Surenandagar / 2024-25 / Javak 804 dated 10.06.2024 issued by State Tax Officer (2) Ghatk-1, Unit-79, Surenandagar: Rs. 1,91,74,064.00 + Interest)	Exclusive first charge by way of EMD TD of Factory land and building constructed there upon situated at Survey No. 452-1 admeasuring area of 12,141 Sq. mtrs. and Survey No. 452-2, admeasuring 12,241 Sq. mtrs. total land area of 24382.00 Sq. mtrs. having built up area of 5882.65 Sq.mtrs. located at Surenandagar - Rajkot Highway, Village: Godavai, Muli, standing in the name of M/s. Google Ceramics Pvt. Ltd. Boundaries for Survey No. 452/1 : East : Satyam Cotton Co. Gin, West : Way to Bodi, North : Surenandagar - Muli Road, South : Survey No. 452/1/2 Paiki Boundaries for Survey No. 452/2 : East : Satyam Cotton Co. Gin, West : Way to Bodi, North : Survey No. 452/1/2, South: Land of Patel Prabhubhai Keshavjibhai Encumbrance known to the Bank: NIL Physical Possession BANK PROPERTY ID : BARB25992040033	Reserve Price: Rs. 6,51,00,000/- E M D: Rs. 65,10,000/- Bid Inc.: Rs. 1,00,000/-

E-Auction Date : 21.09.2026 and E-Auction Time : 02:00 PM to 06:00 PM
(unlimited extension of 10 minutes)
Inspection Date : 10.09.2026 and Inspection Time : 11:00 AM to 02:00 PM

As per SARFAESI Act, Statutory -15- Days Sale Notice to the Borrower/Guarantor/Mortgagor

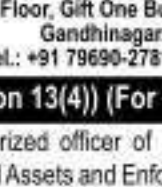
For detailed terms and conditions of sale, please refer/visit to the link provided in <https://www.bankofbaroda.bank.in/e-auction.htm> and online auction portal baanknet.com. Also, prospective bidders may contact the authorized officer **Mr. Ashutosh Kumar Mishra, Chief Manager, ZOSARB, Ahmedabad, Mob. No. 9711393810** (GST/TDS as per Government Rules applicable shall be payable by purchaser on sale of Movable/Immovable Assets.)

Date : 24.08.2026 | Place : Ahmedabad **Sd/- Chief Manager & Authorised Officer, BANK OF BARODA**



Canara Bank
ARM Branch - Sabarmati Capital One
7th Floor, Gilt One Building, Road 50 Gilt City,
Gandhinagar, Gujarat - 382355
Tel.: +91 79699-27815, M. +91 82380-31942

POSSESSION NOTICE (Section 13(4)) (For Immovable Property)



Whereas, the undersigned being the authorized officer of **Canara Bank** under the Securitization and Reconstruction of Financial Assets and Enforcement Security Interest (Second) Act, 2002 (Act No. 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 15.06.2026 calling upon the borrower i.e. **1. M/s. Adorn Fashion (Borrower), 2. Shri Anamkarum Tarachand Agrawal (Proprietor / Mortgagor) & 3. Shri Pavanbhai Tarachand Agrawal (Guarantor / Mortgagor)** to repay the amount mentioned in the notice being as on 14.06.2026, amounts to Rs. 63,47,035.83 (Rupees Sixty-three lakh forty-seven thousand thirty-five rupees and eighty-three paise Only) + further Interest and charges from 15.06.2026 in your OCC account and as on 14.06.2026, amounts to Rs. 34,53,363.95 (Rupees Three lakh forty-five thousand three hundred sixty-three rupees and ninety-five paise Only) + further Interest and charges from 15.06.2026 in your GECL 1.0 (extension) account 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/her under Section 13(4) of the said Act, read with Rule 8 & 9 of the Security Interest Enforcement Rules, 2002, on this **25th day of August of the year 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 the **Canara Bank** for an amount of Rs. 63,47,035.83 (Rupees Sixty-three lakh forty-seven thousand thirty-five rupees and eighty-three paise Only) + further Interest and charges from 15.06.2026 in your OCC account and as on 14.06.2026, amounts to Rs. 34,53,363.95 (Rupees Three lakh forty-five thousand three hundred sixty-three rupees and ninety-five paise Only) + further Interest and charges from 15.06.2026 in your GECL 1.0 (extension) account.

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

DESCRIPTION OF THE IMMOVABLE PROPERTY

(1) All that piece and parcels of freehold immovable property being Shop No. 504 having super built up area admeasuring 229 Sq.ft i.e. 21.27 Sq.mtrs. on Fifth Floor along with applicable undivided share in the land of the scheme known as "Laxmi Vishnu Market" of Mahesh Market Owners Association situated and lying on Freehold land bearing City Survey No. 21301 Paiki, 2131, 2139, 2140/A and 2148 of Mouje Ward Kalpur-3 in Taluka Ahmedabad and Registration Sub District of Ahmedabad-1 (City) within the state of Gujarat and the same is bounded as under : East : Shop No. 505, West : Shop No. 503, North : Open Space, South : Passage.

CERSAI SECURITY INTEREST ID : 400008727141

(2) All that piece and parcels of immovable property being Shop No. 508 admeasuring 7.7 Sq.mtrs. i.e. 101 Sq.ft (Built up area) on Fifth Floor in the building of the scheme known as "Laxmi Vishnu Market" of Mahesh Market Owners Association situated and lying on N.A. land bearing City Survey No. 2138 of Mouje Ward Kalpur-3 in Taluka Ahmedabad City East and Registration Sub District of Ahmedabad-1 (City) within the state of Gujarat and the same is bounded as under : East : Shop No. 507, West : Shop No. 505, North : Wall and Open Land, South : Road & Passage.

CERSAI SECURITY INTEREST ID : 40010973958

Date : 25.08.2026 **Sd/- Authorized Officer**
Place : Ahmedabad **Canara Bank**



Ahmedabad Zone 1st Floor, Salekshwar Square, Sarkhej- Gandhinagar Highway, Opposite ISCON Temple Ahmedabad 380015 Gujarat
Email: recovery_ahm@mahabank.co.in dmahmedabad@mahabank.co.in

**APPENDIX IV-A [See Rule 8(1)]
PHYSICAL POSSESSION NOTICE (For Immovable property)**



Whereas, the undersigned being the Authorized Officer of the **Bank of Maharashtra** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued demand notices dated 31.12.2025 calling upon the **Mr. Rashmitkan Madhubhai Patel (Borrower And Mortgagor) And Devendra H Desai (Guarantor)** to repay the amount mentioned in the notice being aggregate total dues of loan account(s) as on 31.12.2025 is Rs. 28,23,133.00 plus further interest, within 60 days from the date of receipt of the said notice.

The borrower(s) / mortgagor(s)/Guarantor(s) having failed to repay the amount, the undersigned took **PHYSICAL POSSESSION** of the property described herein below in exercise of powers conferred on him under Sub Section 13(4) of Section 13 of Act read with rule 8 of the Security Interest Enforcement Rules 2002, and in compliance of Hon'ble C.M Order dated 07/07/2026 in Criminal Misc Application No. 6601/2026 under Section 14 of the said Act on this 22nd day of August of the year 2026.

The borrower(s) / mortgagor(s)/Guarantor(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 **Bank of Maharashtra** for an outstanding amount hereinafter mentioned with further interest thereon as mentioned in the said demand notice.

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

DESCRIPTION OF THE IMMOVABLE PROPERTY

The immovable property located at all those piece and parcel of land situate being and lying at registered mortgage of bearing Flat No.-V/02 on 2nd Floor, Area: 103.67 sq mtr. i.e 124 sq. yards super built up area & 62,19 sq.mtrs. Carpet area & adn 35 sq.mtrs. Undivided share of the land the scheme known as: Devanadan Sreenivas construction read survey no. 7732, T.P. Scheme No. 14 and P.P. No. 202/N.A. land situated at Mouje (Village) Salekshwar Taluka-Vadva, District-Ahmedabad Gujarat 380015 **CERSAID : 2000569377**
Bounded by as follows: North - Society Road South - Flat No 2/01 East - Flat No. 2/03 West - Flat No V 201
Together with all the fixtures and furnitures.

FOR: BANK OF MAHARASHTRA
Chief Manager/Authorized Officer
Place : Ahmedabad
Date : 22/08/2026
Note : In case of any controversy English version will be considered under SARFAESI Act, 2002

E-Auction Date : 21.09.2026 and E-Auction Time : 02:00 PM to 06:00 PM
(unlimited extension of 10 minutes)
Inspection Date : 10.09.2026 and Inspection Time : 11:00 AM to 02:00 PM

As per SARFAESI Act, Statutory -15- Days Sale Notice to the Borrower/Guarantor/Mortgagor

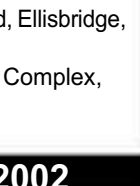
For detailed terms and conditions of sale, please refer/visit to the link provided in <https://www.bankofbaroda.bank.in/e-auction.htm> and online auction portal baanknet.com. Also, prospective bidders may contact the authorized officer **Mr. Ashutosh Kumar Mishra, Chief Manager, ZOSARB, Ahmedabad, Mob. No. 9711393810** (GST/TDS as per Government Rules applicable shall be payable by purchaser on sale of Movable/Immovable Assets.)

Date : 24.08.2026 | Place : Ahmedabad **Sd/- Chief Manager & Authorised Officer, BANK OF BARODA**



Tyger Capital
Registered Office : Unit No. 609 & 610, 6th Floor, Majestic, Near Law Garden, Panchvati Road, Ellisbridge, Ahmedabad, Gujarat - 380 006
Corporate Office : 1004/5, 10th Floor, C-Wing, One BKC, C-66, G-Block, Bandra Kurla Complex, Bandra (East), Mumbai 400 051, Maharashtra, India,
CIN: U65909GJ2016PTC093692, Website : www.Tygercapital.in

DEMAND NOTICE UNDER SECTION 13(2) OF THE SARFAESI ACT, 2002



You the below mentioned Borrowers, Co-borrower(s) / Guarantor have availed loan's facility(ies) have availed loan's facility(ies) from **Tyger Capital Pvt Ltd.** (formerly known as M/s. Adani Capital Pvt Ltd vide Certificate of Incorporation dated 6th June 2024, issued by the Office of the Registrar of Companies, Ministry of Corporate Affairs, herein after refer to "TCPPL") by mortgaging your immovable properties. Consequently to your defaults your loans were classified as non-performing assets. **Tyger Capital Pvt Ltd** for the recovery of the outstanding dues, issued demand notice under Section 13(2) of the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 (the Act), the contents of which are being published herewith as per Section 13(2) of the Act read with rule 3(1) of the Security Interest (Enforcement) Rules, 2002.

Sr. No.	Name Of The Borrower / Co-Borrower/ Guarantor/ Essel Loan Account No/ Old Loan Account No.	Mortgage Property Address	Demand Notice Date / O/s. Amount / O/s. Date
1	114MSM001180415 / Darashthbhai Chhaganbhai Suthar / Sakarben Darashthbhai Suthar	All that piece or parcel of land along with structure standing there on being the residential property out of revenue survey no.278, plot no.1 paiki south side, total admeasuring 583.50 Meter situated in the sim of rajpur, Tal-Kankrej, Dist. Banaskantha State- Gujarat bounded as: East-Grampanchayat Land is situated, West-Deodar-Thara Road is situated, North-Plot No.1 paiki is situated, South-Limit of Rajpur Primary school is situated.	17-Aug-26/ Rs.2147092/- As on 17-Aug-26

You the Borrower/s and Co-borrowers/Guarantor are therefore called upon to make payment of the above mentioned demanded amount with further interest as mentioned herein above in full within 60 days of this notice failing which the undersigned shall be constrained to take action under the act to enforce the above-mentioned securities. Your attention is invited to provisions of sub-section (8) of section 13 of the act by virtue of which you are at liberty to redeem the secured asset within period stipulated in the aforesaid provision. Please note that as per section 13(13) of the said act, you are restrained from transferring the above-referred securities by way of sale, lease or otherwise without our consent.

For Tyger Capital Pvt Ltd.
Sd/-
Authorised Officer

Place : Gujarat
Date : 26.08.2026



IKF Home Finance
Equinox by Phoenix-Tower 3, 10th Floor, Diamond Hills, Lumbini Avenue, Rai Durg, Gachibowli, Hyderabad (Telangana - 500081)

DEMAND NOTICE



UNDER THE PROVISIONS OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("the Act") AND THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("the Rules")

The undersigned being the Authorized Officer of **IKF Home Finance Limited** (the Secured Creditor) under the Act and in exercise of the powers conferred under Sec. 13(12) of the Act read with Rule 3 issued Demand Notice(s) under Sec. 13(2) of the Act, calling upon the following borrower(s) to repay the amount mentioned in the respective notice(s) within 60 days from the date of receipt of the said notice. The undersigned reasonably believes that borrower(s) is / are avoiding the service of the Demand Notice(s), therefore the service of notice is being effected by affixation and publication as per Rules. The contents of Demand Notice(s) are extracted herein below :-

Sr. No.	Name & Address of the Borrower/s & Co-Borrower/s	Loan Amt.	Dt. of Demand Notice & O/s. Amt.	Description of the Property / Secured Asset
1	Loan A/C. No.(S) : LXAH01024-250013129 1. Mr/Mrs. Darji Rekhbahaben Rajendrakumar 2. Mr/Mrs. Unnang Rajendrakumar Darji Add For Sr. No. 1 & 2 :- 221 Bhutavad Bhloda Bhutavad Bhloda Bhutavad, Bhloda, Gujarat-383245	Rs. 8,20,000/-	17.08.2026 Rs. 8,27,237/- (Rupees Eight Lakh Ninety Seven Thousand Two Hundred Twenty Three Only) as on 13.08.2026	Residential Property Situated at Bhutavad Ta. Bhloda, Dist-Arvalli bearing At: Bhutavad, Bhutavad Gram Panchayat Property No. 1/124 (Old House/Plot No. 13), Area 191.995 Sq. mtrs. Land and construction thereon Adm. 138.792 Sq. mtrs. East: Sedo and Vas of said survey No. West: Road after space, North: House of Prajapati Maganbhai Chhaganbhai, South: House of Prajapati Kanubhai Joitabhai

The borrower(s) are hereby advised to comply with the Demand Notice(s) and to pay the demand amount mentioned therein and hereinafter within 60 days from the date of this publication together with applicable interest, additional interest, bounce charges, cost and expenses, the date of realization of payment. The borrower(s) may note that the Demand Notice(s) is a secured creditor and the loan facility availed by the Borrower(s) is a secured debt against the immovable property/properties being the secured asset(s) mortgaged by the borrower(s). In the event borrower(s) are failed to discharge their liabilities in full within the stipulated time, The Secured Creditor shall be entitled to exercise all the rights U/s. 13(4) of the Act to take possession of the secured asset(s) including but not limited to transfer the same by way of sale or by invoking any other remedy available under the Act and the Rules thereunder and realize payment. The Secured Creditor is also empowered to ATTACH AND / OR SEAL the secured asset(s) before enforcing the right to sale or transfer. Subsequent to the Sale of the secured asset(s), the Secured Creditor also has a right to initiate separate legal proceedings to recover the balance dues, in case the value of the mortgaged properties is insufficient to cover the dues payable to the Secured Creditor. This remedy is in addition and independent of all the other remedies available to the Secured Creditor under any other law.

The attention of the borrower(s) is invited to Section 13(8) of the Act, in respect of time available, to redeem the secured assets and further to Section 13(13) of the Act, whereby the borrower(s) are restrained / prohibited from disposing of or dealing with the secured asset(s) or transferring by way of sale, lease or otherwise (other than in the ordinary course of business) any of the secured asset(s), without prior written consent of the Secured Creditor and non-compliance with the above is an offence punishable under Section 29 of the said Act. The copy of the Demand Notice is available with the undersigned and the borrower(s) may, if they so desire, can collect the same from the undersigned on any working day during normal office hours.

Sd/-
Authorized Officer
For IKF Home Finance Limited

Place : Arvalli, Gujarat
Date : 17.08.2026



Union Bank of India
Regional Office, Near Kalga Ghoda Chavan, 2nd Floor, Near Kalga Ghoda Chavan, Sayajiganj, Vadodara, Gujarat-390005

E-AUCTION NOTICE FOR SALE OF IMMOVABLE ASSETS



e-Auction Sale Notice for Sale of Immovable Assets under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest(Enforcement) Rule, 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/Symbolic Possession of which has been taken by the Authorised Officer of Union Bank of India (Secured Creditor), will be sold on "As is where is", "As is what is" and "Whatever there is" on the date mentioned below for recovery of dues as mentioned hereunder to Union Bank of India from the below-mentioned Borrower(s) & Guarantor(s). The Reserve Price and Earnest Money Deposit (EMD) are also mentioned hereunder.

DATE OF E-AUCTION: 10.09.2026 (Thursday)

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

Union Bank of India, Branch:Bharuch-I, Prithivnagar, Station Road, Bharuch, Gujarat,392001
Branch Contact - Shri Jitendra Jaiswal, Mobile No. - 9935365383

Sr. No.	Borrower Name	Property Details	Property Owner Name	Property Possession Type	Amt Outstanding as on 31.07.2026 (In Rs. Lacs)	Reserve Price in Rs.
1	1.Mr. Nalin Dilipbhai Solanki (Borrower & Mortgagor)	All that pieces and parcels of property situated at District - Surat, Sub-District Mangrol, Moje Village Hathuran, R.S. No. 735/1 N.A. Land total admeasuring 1-06-00 "Divine Residency" Plot No. 103, total admeasuring Area 44.62 sq. mtrs., Varade Land: 14.72 sq. mtrs. thereafter together with the building & fixed structure construction created/installed thereon and Boundaries: East: Adj. Society Road, West: Adj. C.O.P. North: Adj. Plot No.104, South: Adj. Plot No.102.	Mr. Nalin Dilipbhai Solanki	Residential Physical	8.47 + Interest + Expenses	3,28,500.00
1	And 2.Mr. Kiritbhai Manharbhai Kayasth (Guarantor)					

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

Contact Details: Shri Anubhav Singh Mobile No. 8780339390, Shri Rushikesh Dongre Mobile No. 9909963174, Shri Manohar Singh Mobile No. 8209894994

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

Date & Time for Inspection of Properties: From 26/08/2026 to 09/09/2026 from 12 PM to 4 PM

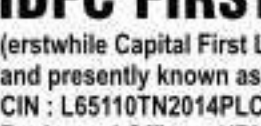
For Detailed Terms & Conditions of the sale, please refer to the link provided in <https://www.unionbankofindia.co.in> & for Registration and Login and bidding rules visit <https://baanknet.com>

Note: EMD shall be deposited and Linked/Map with the Property ID before End Time of Auction.

Date : 24.08.2026 - Place : Vadodara **Authorised Officer - Union Bank Of India**

PUBLIC NOTICE

Notice is hereby given that **Folio No K10823 and Share Certificate No. 9198 Share No. 10841561 to 10843560 & 906087898 to 906088897** for 3000 shares standing in the in the name of **Kalpna Janardan Muktidoot and Mrs. Laxmi Janardan Muktidoot** in the books of Ambuja Cement Ltd. has been lost/misplaced and the advertiser has applied to the company for the issue of duplicate share certificates in lieu thereof. Any persons who have claims to the said share certificates should lodge such claims with the company's Registrar and Transfer Agent MUFG Intime India Private Limited, C-101, 1st Floor, 247 Park, Lal Bahadur Shastri Marg, Vikhroli (West), Mumbai, Maharashtra 400083, India. within 15 days from the date of notice failing which the Company will proceed to issue duplicate share certificate in respect of the said shares. **Name of share holders : Kalpna Janardan Muktidoot & Mrs. Laxmi Janardan Muktidoot.** **Date: 26.08.2026 | Place: Pune**



IDFC FIRST Bank Limited
(erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)
CIN : L65110TN2014PLC097792
Registered Office : -KRM Towers, 8th Floor, Harrington Road, Chetpet, Chennai-600031.
Tel: +91 44 4564 4000 | Fax: +91 44 4564 4022

NOTICE UNDER SECTION 13 (2) OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002



The following borrower and co-borrowers availed the below mentioned secured loans from **IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)** The loans of the below-mentioned borrowers and co-borrowers have been secured by the mortgage of their respective properties. As they have failed to adhere to the terms and conditions of the respective loan agreements and had become irregular, their loan were classified as NPA as per the RBI guidelines. Amounts due by them to **IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)** are mentioned as per respective notices issued more particularly described in the following table and further interest on the said amounts shall also be applicable and the same will be charged as per contractual rate with effect from their respective dates.

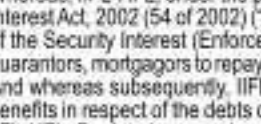
Sr. No.	Loan Account No.	Type of Loan	Name of borrowers and co-borrowers	Section 13 (2) Notice Date	Outstanding amount as per Section 13 (2) Notice
1	30947894	Home Loan	1. Dipti Hiteshbhai Patel (In The Capacity Of Available Legal Heir of Late Patel Hiteshbhai Jarambhai) 2. Dipti Hiteshbhai Patel 3. Radhe Tradeflink	13-Aug-2026	INR 65,23,807.98/-
2	129972077 27305713 16654661 73142447	Home Loan	1. Jigar Tailor (In The Capacity of Available Legal Heir of Late Bhupendra Jamnityatram Tailor) 2. Jigar Tailor	13-Aug-2026	INR 29,97,409.30/-

Property Address : All That Piece And Parcel of Flat No. 1301 on The 13th Floor, Admeasuring 2759 Sq. Feet, (super Built Up Area) & 1711.06 Sq. Feet, i.e. 159.02 Sq. Meters (built Up Area), Along With 13.99 Sq. Meters, Undivided Share In The Land of & 30.79 Sq. Meters Undivided Share In The Land of Road & Cop. in "Green City Gold Type-A/6, Building No. 22", Situated At Block No. 138, Revenue Survey No. 47/2, Block No. 139, Revenue Survey No. 47/1, Block No. 144, Revenue Survey No. 46/1, Block No. 141, Revenue Survey No. 46/2, Block No. 142, Revenue Survey No. 47/3, Block No. 144, Revenue Survey No. 53, Consolidated New Block No. 138, T. P. Scheme No. 50 (Bhatia), Original Plot No. 89, Final Plot No. 89/A, of Village: Bhatia, City of Surat, District: Surat, Gujarat-394510, And Bounded As : East: Enters West: Building No. 21 North: Internal Road South: Internal Road

You are hereby called upon to pay the amounts to **IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)** as per the details shown in the above table with contractual rate of interest thereupon from their respective dates and other costs, charges etc., within 60 days from the date of this publication, failing which the undersigned shall be constrained to initiate proceedings, under Section 13 (4) and section 14 of the SARFAESI Act, against the mortgaged properties mentioned hereinabove to realize the amount due to **IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)**. Further you are prohibited under Section 13 (13) of the said Act from transferring the said secured assets either by way of sale/lease or otherwise.

Sd/- Authorized Officer
IDFC FIRST Bank Limited

DATE : 26.08.2026 **(erstwhile Capital First Limited, amalgamated with IDFC Bank Limited**
PLACE : SURAT, GUJARAT **and presently known as IDFC First Bank Limited)**



PNB Housing
APPENDIX IV-A [See Rule 8(1)]
B.O. SHIRDI-1110, 1111 & 1112, 11th Floor, Vasupurva The Empire, Opp. PNB Housing Finance Limited, B.O. AHMEDABAD, UG-A, Megha House, 1st Floor Nehruji Road, Mithakhali Circle, Opposite Kotla Bank, Ahmedabad, Gujarat 380006

POSSESSION NOTICE



Whereas, IFHL under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) ("said Act") and in exercise of powers conferred under Section 13(12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("said Rules") issued a demand notice calling upon the borrower/co-borrower, guarantors, mortgagors to repay the amount, details of which are mentioned in the table below.

And whereas subsequently, IFHL has vide Assignment Agreement dated 30-11-2025 assigned all its rights, title, interest and benefits in respect of the debts due and payable by the borrower/guarantor(s)/mortgagor(s) arising out of the facilities advanced by IFHL-HFL Bank to borrower/guarantor(s) alongwith the underlying Immovable Property to Asset Reconstruction Company (India) Private Limited acting in its capacity as Trustee of **Acrl Trust-2026 -015 ("Acrl")** for the benefit of the holders of Security Receipts. Therefore, in view of the said assignment, Acrl now stands substituted in the place of IFHL-HFL and Acrl shall be entitled to institute/continue all and any proceedings against the borrower/ guarantor(s)/mortgagor(s) and to enforce the rights and benefits under the financial documents including the enforcement of guarantee and security interest executed and created by the borrower/guarantor(s)/mortgagor(s) for the financial facilities advanced by them.

The borrower/guarantor(s)/mortgagor(s) having failed to repay the said amounts, notice is hereby given to the borrower/ guarantor(s)/mortgagor(s) in particular and the public in general that the undersigned being the Authorized Officer of Acrl has taken possession of the underlying Immovable Property described herein below in exercise of powers conferred on him/her under Sub-Section (4) of Section 13 of the said Act read with Rule 8 of the said Rules on "AS IS WHERE IS & WHATEVER THERE IS BASIS" on the date mentioned below.

Name of the Borrower(s) / Co-Borrower(s)	Description of the Secured Asset (Immovable Property)	Total Outstanding Dues (Rs.)	Date of (Date of Demand) / Notice
Mr. Tuntun Singh Mrs. Shubha Tuntun Singh Balaji Enterprise (Prospect No. IL10212383)	All The Piece And Parcel Of Plot No. 83, Ambikanagar, R.S. No. 86-18, Jankeshwar, Bhu. Gujarat 393101, Salda Admeasuring (IN SQ. FT.) Property Type: Land Area, Carpet Area Property Area: 599.94, 459.91	Rs. 116103175.75 (Rupees Eleven Crore Sixty One Lakh Fifty Four Thousand Nine Hundred and Three Rupees and Seventy Five Paise Only)	05-01-21-08-2026 2026 2026
Mr. Ritesh Shrawankumar Borana, Mrs. Chauhan Rekhaben Vikrambhai (Prospect No. IL1629540)	All that piece and parcel of Flat no. A2/09, 2nd floor, Bohari Hill R.S. no.69, T.P. scheme no.57, F.P. no.100, Village, Nand, Taluka: Vadva, Dist: Ahmedabad 382405 Area		