Public Notice regarding the loss of the original sale deed

Notice is hereby given to the public at large that the property bearing Plot No. A/6, Sheet No. 47, City Survey No. 3252/6, admeasuring 181.20 Sq. Mtrs., situated at Navjivan Colony, Bilimora, Taluka Gandevi, District Navsari, is owned by (1) Shri Hasmukhbhai Bhanabhai Patel, (2) Shri Manishbhai Hasmukhbhai Patel and (3) Shri Nalin Kumar Hasmukhbhai Patel.

The original Registered Sale Deed bearing Registration No. 1050 dated 13/10/1995, executed by the Chief Officer of Bilimora Nagarpalika in favour of Shri Bipinchandra Maganlal Nayak in respect of the said Property, along with the original Registration Receipt thereof, have been lost/misplaced and could not be traced despite diligent search. All other original title documents pertaining to the said Property are available with my client.

Any person, bank, financial institution or other entity having any right, title, interest, claim, lien, charge, encumbrance, possession or objection in respect of the said Property and/or the aforesaid lost documents is hereby called upon to submit the same along with supporting documents to the undersigned within 5 days from the date of publication of this notice, failing which any such claim shall be deemed to have been waived, and my client shall proceed with the sale of the said Property and creation of mortgage in favour of the purchaser's bank/financial institution.

All concerned and the general public are hereby advised to take note.

Client name: Mr. Manishbhai Hasmukhbhai Patel Date: 23/09/2026

By the order and Instruction of my client

Ashish V Tandel (ADVOCATE)

C/27, Ground Floor, Laxmi Palace, Station Road, Bilimora-396321. Mo. 84603 19504

NIDO HOME FINANCE LIMITED

(formerly known as Edelweiss Housing Finance Limited)

Registered Office Situated At Tower 3, 5th Floor, Wing 'B', Kohinoor City Mall, Kohinoor City, Kirol Road, Kurla (West), Mumbai – 400 070. Regional Office at: Office No. 302,303,304, 3rd Floor, 3rd Eye Vision Building, IIM - Panjrapole Road, Ahmedabad – 380015

POSSESSION NOTICE UNDER RULE 8(1) OF THE SARFAESI ACT, 2002

Whereas the Undersigned being the Authorized Officer of Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (Second) Ordinance,2002 (order 3 of 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 to the Borrower/s as detailed hereunder, calling upon the respective Borrowers to repay the amount mentioned in the said notices with all costs, charges and expenses till actual date of payment within 60 days from the receipt of the same. The said Borrowers/Co borrowers having failed to repay the amount, notice is hereby given to the Borrowers/Co borrowers and the public in general that the undersigned has taken symbolic possession of the property described hereunder in exercise of powers conferred on him under Section 13(4) of the said Act r/w Rule 8 of the said Rules in the dates mentioned along-with the Borrowers in particular and public in general are hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited. For the amount specified therein with future interest, costs and charges from the respective dates.

Details of the Borrowers, Co-borrowers and Guarantors, Securities, Outstanding Dues, Demand Notice sent under Section 13(2) and Amount claimed thereunder and Date of Possession is given as under:

1.Name and Address of the Borrower, Co Borrower Guarantor Loan Account No. And Loan Amount:-

JANAKBHAI JAGJIVANBHAI GOHEL (BORROWER/DECEASED) LEGAL HEIRS OF LATE JANAKBHAI JAGJIVANBHAI GOHEL (BORROWER) LILAVANTIBEN JANAKBHAI GOHEL (CO-BORROWER)

Resi Address: Sat Vadala Opp School, Mendarda Junagadh, Junagadh 362260

LAN.NO.: L2030STHL000005332340 **Loan Agreement Date:** 10/01/2024

Loan Amount : Rs. 9,14,000/- (Rupees Nine Lakh Fourteen Thousand Only) **Demand Notice Date :** 09-03-2026

Amount Due in Rs. 10,00,632.49/- (Rupees Ten Lakh Six Hundred Thirty Two & Forty Nine Paisa Only)

Symbolic /Constructive Possession date: 17-09-2026

SCHEDULE OF THE PROPERTY:- All The Piece And Parcel Of The Immovable Property Being Constructed Residential Flat No. 304, Built-Up Area Sqr. Mtrs. 47-23 On 3rd Floor Of 'Imperial' Constructed On C. S. Sheet No. 4, C. S. No. 99 (R. S. No 126)" Situated At Mendarda, Dist. Junagadh And **Bounded As Under :** East: Adj. Road, West: Adj. Common Passage, Space Of Stair And Lobby, North: Adj. Road, South: Adj. Flat No. 303, Common Wall.

Place: Junagadh Sd/- Authorized Officer

Date: 23-09-2026 For Nido Home Finance Limited, (formerly known as Edelweiss Housing Finance Limited)

ACCORD SYNERGY LIMITED

CIN No. L45200GJ2014PLC079847

Regd Off:302 Shine Plaza, Natubhai Circle, Race Course,Vadodara – 390007

Phone: (0265) 2356800Fax:(0265)2356800

Website:www.accordsynergy.comEmail:info@accordsynergy.com

CORRIGENDUM TO THE NOTICE OF THE 12TH ANNUAL GENERAL MEETING

This is in furtherance to the Company's communication dated September 08, 2026, wherein the Company had submitted its Annual Report for the Financial Year 2025–26 along with the Notice of the 12th Annual General Meeting ("AGM") scheduled to be held on Wednesday, September 30, 2026 at 11:30 A.M. (IST) through Video Conferencing ("VC")/Other Audio-Visual Means ("OAVM"), and further to the Corrigendum to the Notice of the 12th AGM filed with the Stock Exchanges on September 10, 2026 ("First Corrigendum").

The Notice of the 12th AGM dated August 27, 2026, together with the First Corrigendum, shall be read in conjunction with this Corrigendum ("Second Corrigendum").

Further, subsequent to the circulation of the Notice and the First Corrigendum, it has been decided to withdraw the following items of business from the Notice of the 12th AGM:

1. **Item No. 2:** To appoint a director in place of Mr. AsdullakhanAlafkhan Pathan (DIN: 01952438), who retires by rotation and, being eligible, offers himself for re-appointment.
2. **Item No. 3:** To appoint a director in place of Ms. Ritu Chaudhari Negi (DIN: 07121147), who retires by rotation and, being eligible, offers herself for re-appointment.
3. **Item No. 6:** To appoint Mr. Nishesh Kumar Sinha (DIN: 11389023) as a Non-Executive Independent Director of the Company.

Accordingly, the aforesaid agenda items, together with the resolutions relating thereto and the corresponding explanatory statements/disclosures forming part of the Notice, shall stand deleted and withdrawn and shall not be considered for discussion or voting at the AGM.

Except for the changes specifically stated herein, all other items of business, resolutions, explanatory statements/disclosures and contents of the Notice of the 12th AGM dated August 27, 2026, including the amendments, additions and disclosures incorporated pursuant to the First Corrigendum filed with the Stock Exchanges on September 10, 2026, shall remain unchanged and continue to be valid.

Except for the changes specifically stated herein, all other items of business, resolutions, explanatory statements/disclosures and contents of the Notice of the 12th AGM dated August 27, 2026, including the amendments, additions and disclosures incorporated pursuant to the First Corrigendum filed with the Stock Exchanges on September 10, 2026, shall remain unchanged and continue to be valid.

For Accord Synergy Limited

Place: Vadodara **Sd/- Drashti Gandhi**

Date: September 22, 2026 **Company Secretary & Compliance Officer**

BANK OF BARODA- NIZAMPURA BRANCH

बैंक ऑफ़ बड़ौदा Bank of Baroda

2-3/A Sahyog Complex, Kamalkunj Society, Nizampura, Vadodara- 390002 (india) Phone-0265-2782303

Email: nizamp@bankofbaroda.com

APPENDIX IV [See Rule 8 (1)] POSSESSION NOTICE (For Immovable Property)

Whereas, The undersigned being the Authorized Officer of the **Bank of Baroda** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of Powers conferred under Section 13(12) read with (Rule-8) the Security Interest (Enforcement) Rules, 2002, issued a **Demand Notice Date 08-10-2025** calling upon the Borrowers/Guarantor/ Mortgagor **Mr. Sukhvinder Singh Pannu S/o Mr. Gurubaksh Singh** to repay the amount mentioned in the notice being **Rs. 85,23,864.92 (Rupees Eighty-Five Lakh Twenty-Three Thousand Eight Hundred Sixty-Four and Paisa Ninety-Two Only) as on 05-10-2025** with further interest and expenses within 60 days from the date of notice/date of receipt of the said notice.

The Borrowers/Guarantor/Mortgagor having failed to repay the amount, notice is hereby given to the Borrowers/Guarantor/Mortgagor and the public in general that the undersigned has taken **Physical 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 of the said Rules on this **20th Day of September of the year 2026.**

The Borrowers/Guarantor/Mortgagor 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 Baroda, Nizampura Branch** for an amount **Rs. 85,23,864.92 (Rupees Eighty-Five Lakh Twenty-Three Thousand Eight Hundred Sixty-Four and Paisa Ninety-Two Only) as on 05-10-2025** and interest plus other charges thereon.

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

Description Of Immovable Property

1. All that part & parcel of immovable residential property being Flat No. H-202, Tower-H on 2nd Floor having its super built up area adm. 62.25 Sq situated in a scheme "DIVINE GLAXY" being constructed on NA land bearing Revenue Survey No. 388, Block No. 304 its adm. area 21752 respectively Sq Mtrs of Mouje: village- Kalali in the Registration Sub District & District Vadodara belonging to Mr. Sukhvinder Singh Pannu and bounded : East: Flat No. H-201, West: 18 Mtrs Main Road, North: Flat No. H-203, South: Open Space & Flat No. I-204.

2. All that part & parcel of immovable residential property being Flat No. H-203, Tower-H on 2nd Floor adm. 77.11 Sq Mtrs, (830 Sq Ft), carpet area 76, built up area and proportionate undivided share adm. 44.54 Sq Mtrs (479.20 Sq Ft) and open terrace on Northern side adm. 130.01 Sq Mtrs (1400 Sq Ft) situated in a scheme "DIVINE GLAXY" being constructed on NA land bearing Revenue Survey No. 388, (Block No. 304) its adm. area 21752 Sq Mtrs of Mouje- Kalali in the Registration Sub District & District Vadodara belonging to Mr. Sukhvinder Singh Pannu and bounded by: East: 7.50 Mtrs Road, West: 18 Mtrs Main Road, North: Open Space & Main Entrance Gate, South: Flat No. H-201& H-202.

Date: 20.09.2026 **Authorised Officer**

Place: Vadodara **Bank of Baroda**

ADITYA BIRLA HOUSING FINANCE LIMITED

ADITYA BIRLA CAPITAL HOME LOANS

Regd Office: Indian Rayon Compound, Veraval, Gujarat - 362 266 I [T] +91 2243567100 I (Toll free) 1800 270 7000 I CIN: U65922GJ2009PLC083779 I homefinance.adityabirlacapital.com

DEMAND NOTICE (under Rule 3 (1) of Security Interest (Enforcement) Rules, 2002)

Substituted Service Of Notice U/S.13 (2) Of Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002.

Notice is hereby given to the borrowers as mentioned below that since they have defaulted in repayment of the Credit facility availed by them from **Aditya Birla Housing Finance Limited (ABHFL),** their loan accounts have been classified as **Non-Performing Assets** in the books of the Company as per RBI guidelines thereto. Thereafter, ABHFL has issued **demand notices** under section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) on the last known addresses of the said borrowers thereby calling upon and demanding from them to repay the entire **outstanding amount** together with further interest at thecontractual rate on the aforesaid amount and incidental expenses, cost, charges etc. as stated in the said demand notices. However, the demand notice is also being served by way of publication, as per Rule 3 of the Security Interest (Enforcement) Rules, 2002 (SARFAESI Rules):

Sl. No	Name and Address Borrower/ Co-Borrower and Guarantor / Co-Guarantor & Loan A/C No.	NPA Date	Date of Demand Notice	Amount due as per Demand Notice / as on Date
1	**1. Bhupendrbhai Purshottamdas Mehta,** A/5, 1st Floor, Pushpakunj Society, Near Sthapatya Apartment, Cecil Apartment, Kankariya, Ahmedabad, Gujarat, 380028. **2. Harsh Bhupendra Mehta,** A/5, 1st Floor, Pushpakunj Society, Near Sthapatya Apartment, Cecil Apartment, Kankariya, Ahmedabad, Gujarat, 380028. **3. Shilpaben Bhupendrabhai Mehta,** A/5, 1st Floor, Pushpakunj Society, Near Sthapatya Apartment, Cecil Apartment, Kankariya, Ahmedabad, Gujarat, 380028. **4. Shri Ram Vijay Hindu Hotel,** A/5, 1st Floor, Pushpakunj Society, Near Sthapatya Apartment, Cecil Apartment, Kankariya, Ahmedabad, Gujarat, 380028. **5. Bhupendrbhai Purshottamdas Mehta** C/O: Shri Ramvijay Hindu Hotel Service, 1967/3225, Ramvijay Hindu Hotel, Opp Kansara Pole, Mandvi Ni Pole, Ahmedabad, Gujarat, 380001. **6. Harsh Bhupendra Mehta,** C/O: Shri Ramvijay Hindu Hotel Service, Ff, 10, New Jayambe Park, 162 (Ratna Palace) Bodakdev, Ahmedabad, Gujarat, 380015. **7. Shri Ramvijay Hindu Hotel Service,** 1967/3225, Ramvijay Hindu Hotel, Opp Kansara Pole, Mandvi Ni Pole, Ahmedabad, Gujarat, 380001. **Loan Account No. LNAHMPNO-03210085875 & LNAHMPNO-03210085874**	08.09.2026	16.09.2026	**Rs. 38,74,788/-** (Rupees Thirty Eight Lacs Seventy Four Thousand Seven Hundred Eighty Eight Only) by way of outstanding principal, arrears (including accrued late charges) and interest till 15.09.2026.

DESCRIPTION OF IMMOVABLE PROPERTY)PROPERTIES MORTGAGED: All That Piece And Parcel Of Flat No. A/5, Admeasuring 114 Sq. Yrds., On 1st Floor, In The Scheme Cecil Apartment, Cecil Owners Association Forming Part Of T.P. Scheme No. 4, F.P. No. 21, Sub-Plot No. 9 Of Mouje Rajpur Hirpur, Sub District Ahmedabad-7 (Odhav & District Ahmedabad, Gujarat, 380008.

We hereby call upon the borrower stated herein to pay us within 60 days from the date of this notice, the outstanding amount (s)together with further interest thereon plus cost, charges, expenses, etc. thereto failing which we shall be at liberty to enforce the security interest including but not limited to taking possaession of and selling the secured asset entirely at your risk as to the cost and consequences.

Please note that as per section 13(13) of the SARFAESI Act, all of you are prohibited from transferring by way of sale, lease orotherwise, the aforesaid secured assets without prior written consent of the Company. Any contravention of the said section by you shall invoke the penal provisions as laid down under section 29 of the SARFAESI Act and / or any other legal provision in this regard.

Please note that as per sub-section (8) of section 13 of the Act, if the dues of ABHFL together with all costs, charges and expenses incurred by ABHFL are tendered to ABHFL at any time before the date fixed for sale or transfer, the secured asset shall not be sold or transferred by ABHFL, and no further step shall be taken by ABHFL or transfer or sale of that secured asset.

Date: 23.09.2026 **Sd/- Authorised Officer,**

Place: Gujarat **(Aditya Birla Housing Finance Limited)**

Aadhar Housing Finance Ltd.

Corporate Office: Office Nos. 501 & 503, 5th Floor, Lightbridge, Saki Vihar Road, Andheri East, Mumbai Suburban (District) Maharashtra - 400072

Vadnagar Branch : Shop 17, 1st Floor, GSRTC Bus Terminal Complex, Opp Vadnagar Railway Station, Vadnagar 384355 (GJ)

APPENDIX IV POSSESSION NOTICE (for immovable property)

Whereas, the undersigned being the Authorized Officer of **Aadhar Housing Finance Limited (AHFL)** under the Securitisation 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, Demand Notice(s) issued by the Authorised Officer of the company to the Borrower(s) / Guarantor(s) mentioned herein below to repay the amount mentioned in the notice within **60 days** from the date of receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to the Borrower(s) / Guarantor(s) and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of the Section 13 of the said Act read with Rule 8 of the Security Interest Enforcement rules, 2002. The borrower's attention is invited to provisions of sub section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets. The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of AHFL for an amount as mentioned herein under with interest thereon.

Sr. No.	Name of the Borrower(s)/ Co-Borrower(s) (Name of the Branch)	Description of Secured Asset (Immovable Property)	Demand Notice Date & Amount	Date of Possession
1	(Loan Code No. 48810000024 & 48810000025 / Vadnagar Branch) Satyamkumar Arunbhai Rami (Borrower) Monikaben Satyamkumar Rami (Co-Borrower)	**Property 1:** All that piece and parcel of the property bearing, Property Tika No. 8/2, House Of C.S.No. 253 P South Side Half Part Mu. Census No.3/16/3, At-Kasba Visnagar Ta-Visnagar, Dist- Mahesana Gujarat - 384315. **Boundaries**: East: House Of Nayak Sharadlal Rasiklal The Wall Is Common, West: Wall Of The House Then Open Land Of Barot Jitubhai Laxmanbhai, North: Other Part Of This City Survey Number, South: Door Then Maholla Road **Property 2:** All that piece and parcel of the property bearing, Property Tika No.8/2, House Of C.S. No. 217 P North Side Part Mu. Census No.3/16/6/1, At- Kasba Visnagar Ta-Visnagar, Dist- Mahesana Gujarat - 384315. **Boundaries**: East: Adj. With House Ofsurvey No-218 The Back Side Wall Is Common, West: Door Then Publice Road, North: Wall Then Pubilic Road, South: Others Part Of This Survey Number The Wall Is Common	13-05-2026 & ₹ 24,67,066/-	21-09-2026

Place : Gujarat **Authorised Officer**

Date : 23.09.2026 **Aadhar Housing Finance Limited**

Phoenix ARC Limited

Regd Office: 3rd Floor, Wallace Towers, 139/140/B/1, Crossing of Sahar Road and Western Express Highway, Vile Parle East, Mumbai- 400057, 400 098, Tel : 022- 6849 2450, Fax : 022- 67412313

CIN: U67190MH2007PLC168303; Email: info@phoenixarc.co.in Website: www.phoenixarc.co.in

ONLINE E- AUCTION SALE OF ASSET

In exercise of the powers under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (in short referred to as SARFAESI Act) Rules, 2002 (in short referred to as RULES) and pursuant to the possession of the secured asset of the borrower/guarantor/mortgagors mentioned hereunder vested with the Authorised Officer under the said SARFAESI Act and RULES for recovery of the secured debts, the Authorised Officer under the said SARFAESI Act and RULES for recovery of the secured debts, the Authorised Officer has decided to sell the secured asset by auction sale.

Notice is hereby given to the public in general and to the borrower, mortgagors and guarantors in particular, that the under mentioned property mortgaged to Phoenix ARC Limited (Formerly Known as Phoenix ARC Private Limited) acting in capacity as Trustee of Phoenix Trust FY25-2 (Phoenix) (pursuant to assignment of debts by HDFC Bank Limited in favour of Phoenix vide Assignment Agreement dated 27.03.2025) will be sold on "AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE CONDITION", by way of "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002 through website https://www.bankeauctions.com as per details given below:

Name of the Borrower	Mr. Hitesh Patel
Name of the Co- Borrowers	Mr. Dharmeshkumar Patel, Mr. Bhaskarkumar Patel M/s. Shreeji foods Enterprises
Name of the Guarantor	Mr. BipinKumar Sureshbhai Thakkar
Amount due	Rs.1,48,42,421/- (Rupees One Crore Forty Eight Lakhs Forty Two Thousand Four Hundred and Twenty One Only) as on 30.11.2021 as per Demand Notice dated 05.01.2022 issued under Sec. 13(2) of SARFAESI Act, with further interest at contractual rate together with incidental expenses, costs, charges, etc.
Possession taken under SARFAESI Act, 2002	Physical Possession
Date of Inspection	On request.
Date of submission of Bid (E- Auction)	12th October 2026 (Monday) before 6.00 pm
Earnest Money Deposit (EMD)	Rs.10,44,000/- (Rupees Ten Lakhs Forty-Four Thousand Only) EMD Amount to be deposited by way of RTGS Favouring "Phoenix Trust-FY25-2", Current Account: 5548931809; Kotak Mahindra Bank Limited, Branch: Kalina, Mumbai, IFSC Code: KKBK0000631.
Reserve Price	Rs. 1,04,40,000/- (Rupees One Crore Four Lakhs Forty Thousand Only)
Bid Increment	Rs. 1.00 lacs & in such multiples
Date of E- Auction	13th October 2026 (Tuesday) between 11.00 am to 12.00 noon
Mode of E- Auction	Online – e auction
Description of the Secured Asset being auctioned	Shop No.7,8,9 and 10, Ground floor, Vashishtha Vanijyam, Plot K-119, S No CS No. 549/A, Near Vallabh Vidhyanagar, Railway Crossing, Vallabh Vidhyanagar, Anand 388120.
Lin for Tender Documents	https://phoenixarc.co.in?p=7620

Terms & Conditions:

1. The auction sale is being conducted by the Authorised Officer under the provisions of SARFAESI Act with the aid and through e-auction mode. Auction/ Bidding shall be only through "Online Electronic Mode" through the website https://www.bankeauctions.com and C1 India Private Limited is the service provider to arrange platform for e-auction.
2. The E-auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may go through the website of Phoenix and also at https://phoenixarc.co.in?p=7620 and the website of the service provider, www.bankeauctions.com for bid documents, the details of the secured asset put up for auction / obtaining the bid form.
3. The bidders may participate in the e-auction quoting/ bidding from their own offices/ place of their choice. Internet connectivity shall have to be arranged by each bidder himself/itself. The Authorised Officer/ Phoenix/ service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc.
4. For details, help, procedure and online training on e-auction, prospective bidders may contact Mr. Bhavik Pandya of M/s C 1 India Private Limited, Contact Number: 91-124-4302020/ 2021/ 2022/ 2023/ 2024, 91-8866682937/07291981124/25/26, email id: support@bankeauctions.com / maharashtra@c1india.com.
5. The intending purchasers/bidders may go through the website of Phoenix, as mentioned above, for verifying the details of the secured asset put up for e-auction/obtaining bid form.
6. The e-auction will be conducted on the date and time mentioned herein above, when the secured asset mentioned above will be sold on "AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE CONDITION"
7. All the intending purchasers/bidders are required to register their name in the portal mentioned above as https://www.bankeauctions.com and get user ID and password free of cost to participate in the e-auction on the date and time aforesaid.
8. For participating in the e-auction, intending purchasers/ bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the Reserve Price of the Secured asset along with copies of the PANCARD, Board Resolutions in case of Company and Address Proof as more particularly described in Tender Document on or before the Last date for submission of EMD as mentioned above.
9. The successful purchaser/bidder shall deposit the 25% (inclusive of EMD) of his/her/its offer by way of RTGS/NEFT to the account respectively mentioned herein above on the date of e-auction mentioned above or not later than the next working day before the closure of banking hours, which deposit will have to be confirmed by Phoenix, failing which the sale will be deemed to have been failed and the EMD of the said successful bidder shall be forfeited.
10. The EMD of all other bidders who did not succeed in the e-auction will be refunded by Phoenix within 5 working days from the closure of the e-auction. The EMD will not carry any interest.
11. The balance amount of purchase consideration shall be payable by the successful purchaser/ bidder on or before the fifteenth (15) day, from the date of confirmation of sale of the said secured asset by the Authorised Officer/Secured Creditor or such extended period as may be agreed upon in writing by the Authorised Officer at his/her discretion. In case of default, all amounts deposited till then shall be liable to be forfeited.
12. For inspection of the secured asset/property or more information, the prospective bidders may contact Ms. Janhavi Mane / Mr. Harsh Magia, at following email address janhavi.mane@phoenixarc.co.in / harsh.magia@phoenixarc.co.in (email) or on 8655873640 / 7506107562 (Mob).
13. At any stage of the e-auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-pone the e-auction as mentioned above, without assigning any reason thereof and without any prior notice.
14. The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the secured asset/property conveyed/delivered in his/her/its favour as per the applicable law.
15. The payment of all statutory/non-statutory dues, taxes, rates, assessments, charges, fees, society dues etc. owing/payable to any authority/board/society etc during anytime, shall be the sole responsibility of the successful bidder only.
16. The successful purchaser/bidder shall be solely responsible for any cost / expenses / fees / charges / transfer premium etc. payable to Municipal Corporation or any other authorities or board etc towards the transfer of the rights in its / his / her favour.
17. It shall be the sole responsibility of the intending purchasers/bidders to make their own independent enquiries, inspect, verify and satisfy themselves about the secured asset encumbrances, title of property put on e-auction and claims/rights/dues affecting the secured asset, including the statutory dues and specifications before submitting the bid.
18. The particulars specified in the e-auction notice published in the newspapers have been stated to the best of the information of the undersigned, however the undersigned shall not be responsible / liable for any error, misstatement or omission.
19. The prospective/intending bidder shall furnish an undertaking that he/she is not dis-qualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code, 2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she bid will be rejected.
20. In the event, the e-auction as scheduled for the secured asset hereinabove fails for any reason whatsoever, Phoenix has the right to sell the secured asset by any methods under the provisions of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002 and SARFAESI Act, 2002.
21. The borrower/guarantors/owners/mortgagors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8 (6) of the Security Interest (Enforcement) Rules, about the holding of above-mentioned auction sale.

Place: Anand **Sd/- Authorised Officer**

Date: 23rd September 2026 **Phoenix ARC Limited, Phoenix Trust-FY25-2**

THE VALSAD MAHILA NAGRIK SAHAKARI BANK LTD. MATRUPARAG, AZAD CHOWK, VALSAD.

Auction Sale Notice

In accordance with the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) and the Security Interest (Enforcement) Rules, 2002, proposals are invited for the sale of the following properties, which are under the possession of the Bank, on an "as is where is" and "as is what is" basis, for recovery of the Bank's secured dues, along with interest, expenses, and other applicable charges from the below-mentioned defaulting borrowers

First Attempt — **Auction Date & Time: 19/10/2026, from 12:39 PM onwards** **Inspection Date & Time: 01/10/2025, from 1:00 PM to 3:00 PM**

Sr. No	Borrower / Guarantor Name	Description of Immovable Property	Reserve Price
1	Darpan Satishkumar Parmar	Flat No. 305, 3rd Floor, Samruddhi Apartment, Valsad	₹ 27,00,000/-
2	Sushila Chandrakant Mishra	Flat No. 102, 1st Floor, Shree Ram Krupa Residency. Mograwadi, Valsad	₹ 8,50,000/-
3	Mohsin Bin Mubarakbhai Mehfuz	Flat No. 103, Rajwadi Complex, Abrama, Valsad	₹ 12,88,000/-
4	Smita Ketankumar Mistry	Maa Srushti Apartment, Flat No. 301, 3rd Floor, Valsad	₹19,95,000/-
5	Poonam Mahesh Patel	Industrial Gala No. A-210, J.B. Industrial Park,Near Kolai Khadi, Kevada, Valsad.	₹17,25,000/-
6	Vaishali Vinodbhai Bagul	Industrial Gala No. A-104, First Floor, J.B. Industrial Park, Near Kolai Khadi, Kevada, Valsad.	₹22,17,000/-
7	Kalpanaben Rajeshbhai Patel	A-105, J.B. Industrial Park, Near Kolai Khadi, Kevada, Valsad.	₹22,17,000/-
8	Kalpeshbhai Parabhubhai Arekar	Industrial Gala No. A-107, First Floor, J.B. Industrial Park, Near Kolai Khadi, Kevada, Valsad.	₹22,17,000/-

Second Attempt — **Auction Date & Time: 03/10/2026, from 12:39 PM onwards** **Inspection Date & Time: 01/10/2025, from 1:00 PM to 3:00 PM**

Sr. No	Borrower / Guarantor Name	Description of Immovable Property	Reserve Price
1	Amar Dhirajlal Darji	Flat No. 6, First Floor. Avishkar-2, A-Wing Halar, Valsad	₹ 12,15,000/-
2	Janak Bhagubhai Patel	Plot No. 1, Flat No. 304, Third Floor, Shubh Mangal Avenue, Nandavala Valsad	₹ 7,75,000/-
3	Nitesh Mahadevbhai Vashi	Plot No. 1, Flat No. 201, Second Floor, Shubh Mangal Avenue, Nandavala Valsad	₹ 6,74,000/-
4	Sai Enterprises, Shri Rameshchandra Jivanjibhai Bhadari	Flat No. 5, Amrut Apartment, City Survey No. 110, Mogarwadi, Valsad	₹5,05,000/-
5	Preetiben Rakeshbhai Bhagat	Khushbu Park, Second Floor, Flat No. 202, Sandhpor, Pardi valsad	₹15,14,000/-
6	Yogeshwar Narotam Patil	Flat No 104, First Floor. Royal Park Building, Parnera, Valsad	₹7,50,000/-

Third Attempt — **Auction Date & Time: 03/10/2026, from 12:39 PM onwards** **Inspection Date & Time: 01/10/2025, from 1:00 PM to 3:00 PM**

Sr. No	Borrower / Guarantor Name	Description of Immovable Property	Reserve Price
1	M/s Atuleshwar Tracers. Prop Mr. Anilkumar Umedsingh Thakor	Block No. 144, Har Siddhi Complex, Block/Survey No. 144/P/3, 144/P/5, No. 715, 814, 3 Shops on Ground Floor, 4 Flats, Kalwada, Valsad.	₹ 18,04,000/-
2	M/s Atuleshwar Sanitary Plywood Mart, Prop.Mrs. Bhartiben Anilsinh Thakor	Block No. 144, three shops on the Ground Floor: (1) Gram Panchayat House No. 755 (2) Gram Panchayat House No. 756	₹ 62,78,000/-
3	Mrs. Meenaben Jayeshbhai Tandel	Chamunda Residency, Third Floor, Flat No. 303, Bhadelijaglala, Valsad	₹ 8,00,000/-

Date: 22/09/2026 ,Place: Valsad **Authorized Officer -The Valsad Mahila Nagrik Sahakari Bank Ltd.**

HINDUJA HOUSING FINANCE

Corporate Office : No. 167-169, 2nd Floor, Anna Salai, Saidapet, Chennai-600015

Branch Office : 3rd, Floor, IFFCO Bhavan, B/h. Maruti Complex, B/h. Pintoo Garment, Nr. Shivranjani Cross Road, Satellite, Ahmedabad-380015.

Sachin Bhalekar M. 8779984037, Saurabhkumar Napit Mo.87990 29384 , Vikas Savariya Mo. 7984982904, E-mail auction@hindujahousingfinance.com

NOTICE OF SALE THROUGH PRIVATE TREATY

SALE OF IMMOVABLE ASSETS MORTGAGED TO HHFL UNDER THE SARFAESI ACT, 2002 READ WITH PROVISO TO RULE 8(8) AND 9(1)

The undersigned, as Authorized Officer of HHFL, has taken possession of the schedule property under Section 14(1) of the SARFAESI Act. Public at large is hereby informed that the secured property described in the Schedule is available for sale through Private Treaty/Public E-Auction, on terms agreeable to HHFL, for realization of its dues on an "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis. Standard Terms & Conditions 1.Sale will be conducted strictly on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis. 2. Purchaser must deposit 10% of the offered amount along with the application and KYC documents. This will be adjusted against the 25% deposit required upon acceptance. No interest shall be payable on the EMD.3.On acceptance of the offer by HHFL, purchaser must deposit 25% of the sale consideration (inclusive of the initial 10%) by the next working day. 4.Balance 75% of the sale consideration must be paid within 15 days of confirmation of sale. 5. Failure to remit amounts within stipulated timelines will result in automatic forfeiture of all deposits made, including the initial 10% and the property may be resold without further notice. 6. If HHFL does not accept the offer, the initial 10% deposit will be refunded without interest. 7.For bids exceeding RS. 50,00,000/- the successful purchaser must remit 1% TDS under Section 194-IA of the Income Tax Act. 8. The property is sold with all existing and future encumbrances, whether known or unknown to HHFL. HHFL shall not be responsible for any third-party claims, rights, or statutory dues. 9. Purchaser must conduct independent due diligence on all aspects of the property. No claims will be entertained later. 10.HHFL reserves the right to reject any offer or cancel the auction without assigning reasons. 11.Auction/bidding shall only be through "online electronic mode" through the website www.bankeauctions.com Or Auction provided by the service provider M/s C1 India Pvt. Ltd., 12.The bidders may participate from their place of choice through online portal. Secured Creditor/service provider shall not be held responsible for the any internet connectivity issue 13.M/s C1 India Pvt. Ltd., having its corporate office at Plot No. 68, 3rd Floor, Sector - 44, Gurgaon, Haryana-122003 (Contact Person Mr.BHAVIK R PANDYA, Mobile No. 8866682937, Email: https://www.bankeauctions.com, & Support (Helpline) Mobile No. +91-7291981124/25/26, Support Email -Support@bankeauction.com. 14. For participating in the e-auction sale, the intending bidders should register their name at https://www.bankeauctions.com wellin advance and shall get the user ID and password. Intending bidders are advised to change only the password immediately upon receiving it from the serviceprovider. 15. For participating in e-auction, intending bidders have to deposit a refundable Earnest Money Deposit (EMD) i.e. 10% OF RESERVE PRICE (asmentioned above) shall be payable by interested bidders through Demand Draft/NEFT/RTGS in favour of "Hinduja Housing Finance Limited". 16. Interestedparties may contact the Authorized Officer for details and submit Offer, EMD along with KYC documents on or before **08-10-2026** at **5.00 p.m.** 17. Successfulauction Purchaser shall bear all stamp duty, registration fees, taxes and other statutory expenses related to the mortgaged property. 18. The Borrowers'/Mortgagors' right of redemption under Section 13(8) of the SARFAESI Act stands extinguished upon the date of publication of this notice as per the latest judicialmandates. 19.Sale shall be conducted in accordance with the provisions of the SARFAESIAct and Rules. 20. Bid Increase Amount: **10,000/-**

Sr. No.	Name of Borrower(s)/ Co-Borrower(s)/ Guarantor(s) Loan A/C. No.	Outstanding Amount	Reserve Price	EMD Amount	Date/Time of E-Auction & Place
1	**BORROWER: Mr .PRAKASHBHAI THARESA CO-BORROWER: Mrs. SHITABEN THARESA** **A/c. No. : GJ/MRB/RVPR/A000000063**	Rs. 11,89,479/- (Rupees Eleven Lakh(s) Eighty Nine Thousand Four Hundred Seventy Nine Only) as on 22-09-2026	Rs. 5,50,000/- (Rupees Five lakh Fifty thousand Only)	Rs.55,000/-	Dt. 09-10-2026 Time : 15:00 hrs. - 17.00 hrs. Hinduja Housing Finance Limited, Branch Office : 302,303, Nakshatra 3, 150 ft Ring Road,Nr, Raiya Telephone Exchange, Rajkot

Description of the Property (Secured Asset): All That Pieces And parcels of Immovable Property, Open Land Of Survey No. 238 P3 And S. No. 238p1/p2, Plot No.117 p and Plot No. 118P, Paiki Part-3 Area Ad-Measuring 430-00 Sq.Ft. i.e. 39-96 Sq. Mt.. Built Up Area 38-83 Sq. Mtr. Situated At-Village -Vajepar, Ta, Morbi & Dist.Morbi, In The State Of Gujarat, Currently Owend By Shitalben Prakashbhai Tharesa, With Bounded as Under:- North:- Open Land Of Plot No. 118P Part-2 Is Situated, South:-Open Land Of Plot No 118p Part-4 Is Situated, East:-Road Is Situated, West:- Plot No.123 Is Situated,

Place : Morbi **Date : 23-09-2026** **Authorized officer For, Hinduja Housing Finance Limited**

SALE NOTICE FOR SALE OF MOVABLE/IMMOVABLE PROPERTIES "APPENDIX- IV-A [See proviso to Rule 6 (2) & 8 (6)]

ZONAL STRESS ASSETS RECOVERY BRANCH,BARODA

4th Floor, Suraj Plaza Building - III, Sayajiganj, Baroda-390005 Ph. 2360022

बैंक ऑफ़ बड़ौदा Bank of Baroda

E-Auction Sale Notice for Sale of Movable/ Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6 (2) & 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s), Mortgagor (s) and Guarantor (s) that the below described Movable/ immovable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on **"As is where is", "As is what is", "Whatever there is"** and **"without Recourse"** basis for recovery of dues in below mentioned account/s. The details of Borrower (s)/ Mortgagor / Guarantor/ Secured Asset/s/ Dues/ Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below -

Date of E- Auction : 16-10-2026 Time of E-Auction : 02:00 PM to 06:00PM

Sr./ Lot No.	Name & Address of Borrower/s / Guarantor/s	Give short Description of the Movable / immovable property with known encumbrances, if any POSSESSION: Symbolic	Total Dues.	1. Reserve Price 2. Earnest Money (EMD) 3. Bid Increase Amount.	Property Inspection Date & Time
1	**M/s Him Sagar Farm Fresh** **Registered Office:** Block /Survey No. 892, New Block / Survey No. 1518, Kolivad, Near Padardevi Temple, Nani Chanvai, via Atul Chanvai, Chanval-Koliwad - Jojwa Main Road, District Valsad-396020. **Mr. Niteshkumar Sumantrai Patel** **Mr. Hiren Sumantrai Patel** **Mr. Ramnarayan RamSingh Jhanwar** **Mr. Vishal Ramnarayan Jhanwar**	Open Land : All the piece and parcel of Non-Agricultural land situated at **Block/Survey No. 787,** bearing New Block/Survey No. 1562, admeasuring of 9106.00 sq mtrs at village **Chanvai District Valsad,** Gujarat, in the joint name of **Mr. Niteshkumar Sumantraibhai Patel and Mr. Hiren Sumantraibhai Patel as legal heirs of Late Mr. Sumantrai Bhikubhai Patel** and the boundaries are as under: North: Land of Survey no. 785, South: Land of Survey No. 789 & 790, East: Village Road to Parnera – Chanvai to Atul N H No. 8, West: Land of Survey No. 785 **Property id:BARB781720240003**	**Rs. 16,14,83,216.29/- (Rupees Sixteen Crore Fourteen Lacs Eighty-Three Thousand Two Hundred Sixteen and Twenty-Nine Paisa only)** with further interest thereon and other charges as mentioned in the Demand notice Dt. 04-08-2024	1. Rs 2,16,00,000/- 2. Rs 21,60,000/- 3. Rs 50,000/-	07-10-2026 12.00 PM to 02.00 PM

For detailed terms and conditions of sale, please refer/visit to the website link https://www.bankofbaroda.bank.in/e-auction and online auction https://baanknet.com/ Also, prospective bidders may contact the Authorized officer Mobile No.9406831031

Date : 23-09-2026, Place : Vadodara **Sd/-Authorised Officer ZOSARB, Baroda**