

Possession Notice (For Immovable Property) Rule 8-1)				
Whereas, the undersigned being the Authorized Officer of IFLI, Home Finance Limited (Formerly known as Indus India Housing Finance Ltd.) (IFLI/H-FIL) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act 2002 and in exercise of powers conferred under section 13(2) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, a Demand Notice was issued by the Authorized Officer of the company to the Borrower/Co-Borrowers mentioned herein below to repay the amount notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Rules. 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 IFLI/HFL for an amount as mentioned herein under with interest thereon. The borrowers attention is invited to provisions of sub-section (8) of section 13 of the Act. If the borrower delays the dues of the "IFLI/HFL" together with all costs, charges and expenses incurred, at any time before the date fixed for sale or transfer, the secured assets shall not be sold or transferred by "IFLI/HFL" and no further step shall be taken by "IFLI/HFL" for transfer or sale of the secured assets.				
Name of the Borrower(s) / Co-Borrower(s)	Description of the Secured Asset (Immovable Property)	Total Outstanding Dues (Rs.)	Date of Demand Notice	Date of Possession
Mr. Gulabhai Chaudhan Mrs. Chaudhan Madhuben Gulabhai Chaudhan Gulabhai Shamaibhai (Prospect No. IL10543069)	All that piece and parcel of Mikhat No 135, Situated at Village Bariyana Muwada, Kasodvadi, Kheda, Gujarat 387335, Area Admeasuring (IN SQ. FT.) Property Type: Area Admeasuring Property Area: 960	₹492732.00/- (Rupees Four Lakh Ninety Two Thousand Seven Hundred and Thirty Two Only)	08/05/2026	21/09/2026

POSSESSION NOTICE

Whereas, IIFL-HFL, under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 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

and whereas subsequently, IIFLFL has duly made Assignment Agreement dated 30-11-2025 assigning all the 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 IIFLFL, Bank to borrower/ guarantor(s) alongwith the underlying Immovable Property to Asset Reconstruction Company (India) Limited acting in its capacity as Trustee of **Acrl Trust -2025 - 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 IIFLFL and Acrl shall be entitled to take all such proceedings as may be necessary to enforce the guarantee and security created by the borrower and the bank under the financial documents including the enforcement of guarantee and security executed and created by the borrower/guarantor(s)mortgagor(s) for the financial facilities availed 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 it by the said Acrl under Sub-Section 4(a) of Section 136 of the said Act and the said Acrl hereby gives notice to the borrower/guarantor(s)mortgagor(s) and to enforce the rights and benefits of the Acrl in relation to the said amounts.

Name of the Borrower(s) or Co-Borrower(s)	Description of the Secured Asset (Immovable Property)	Total Outstanding dues (Rs.)	Date of Demand/ Possession	Date of Auction
Mr. Jagdishbhai Nanubhai Thar, Mr. Chhayabhai	All that piece and parcel of Plot no. 48 (Vandhy, Bhilodi, gram 363250 Area. Admeasuring 11 SQ. Yards, bearing 3/4 of the sub division No. 153 (mortgagor(s) and to enforce the rights and benefits of the Acrl in relation to the said amounts.	Rs. 24,99,992.70 (Rupees Two Lakh Forty Eight Thousand and Ninety Nine Rupees Two Paise)	05/01/2026	21/01/2026

Prospect No. IL10223831	Area: 720.00, 720.00	Severity/Paise Only)					
Mr. Rajaram Shancharji Mrs. Chinnabai Rajaram	All that piece and parcel of: Tower C Flat No 405, 0, Palm View, Ne Sayaji Township, Vadodra, Karpal Nagar, Gandhinagar, Gandhinagar 390013 Area Admeasuring (IN S.Q. FT.): Property Type: Carpet Area: Super Built Up Area Property Area: 402.00, 670.00	Rs. 1263232.22 (Rupees Twelve Lakh Sixty Three Thousand Two Hundred Fifty Two and Twenty Two Paise Only)	02/01/2026	21/09/2026			
(Prospect No. 820554)							
Mr. Atulsinh Ahemadsha Dwani, Mrs. Anjyabhu Mankar Lal, (Prospect No. IL10254133)	All that piece and parcel of: C 68 VMC RAY FF 100 Tandavda Vinc. Vadodra T. P. No. 22, Fl. 100 Tandavda Vadodra - 391133 Area Admeasuring (IN S.Q. FT.): Property Type: Saleable Area, Carpet Area Property Area: 281.00, 281.00	Rs. 230465.67 (Rupees Two Lakh Thirty Thousand Four Hundred Fifty Six and Sixty Seven Paise Only)	05/01/2026	21/09/2026			
Mr. Ketan Mahendrabhai Parekh, Mrs. Dipitibai Ketanbhai Parekh (Prospect No. IL107179329)	All that piece and parcel of: Flat No. A-501, Floor No. 1, Tower A, Prayal B11 532 East-I Fl. 38 Pl. 38 Pl. Scheme 1, Village ESI, Vadodra, Gujarat-390019 Area Admeasuring (IN SQ. FT.): Property Type: Saleable Area, Carpet Area Property Area: 800.00, 375.00	Rs. 48628.02 (Rupees Four Lakh Eighty Six Thousand Two Hundred Fifty Six and Two Paise Only)	02/01/2026	21/09/2026			
Mr. Umesh Shankrabhai Makwana Mrs. Sunitaben Umesh Makwana (Prospect No.790796)	All that piece and parcel of: B 104, 0, Aanya Elite, Petality Hanuman, Vadodra, Padra, Vadodra, Gujarat-391140 Area Admeasuring (IN S.Q. FT.): Property Type: Carpet Area, Super Built Up, Area Property Area: 285.62, 457.00	Rs. 638585.38 (Rupees Six Lakh Thirty Eight Thousand Eight Hundred Fifty Three and Ninety Eight Paise Only)	05/01/2026	21/09/2026			
The borrower(s)/guarantor(s)/mortgageor(s) in particular and the public in general are hereby cautioned that Arcl is in the lawful possession of the Immovable Property mentioned above under Section 13(13) of the SARFAESI Act, of 2002, the borrower(s)/guarantor(s)/mortgageor(s) or any person whatsoever, shall after receipt of this notice not transfer by way of sale, lease or otherwise default will alienate the Immovable Property, without prior written consent of Arcl and any dealings with the Immovable Property will be subject to the charge of Arcl for the amount as mentioned above along with future interest on the contractual rate or the aforesaid amount together with incidental expenses, cost, charges etc.							
The borrower(s)/guarantor(s)/mortgageor(s) attention is invited to the provisions of the Sub-Section (8) of Section 13 of the said Act, in respect of time available to redeem the above-mentioned Immovable Property							
Place : Gujarat Date : 24.09.2026		Sd/- Authorised Officer Asset Reconstruction Company (India) Ltd. (In capacity as Trustee)					
ASSET RECONSTRUCTION COMPANY (INDIA) LTD. CIN No. : U05899MH2002PL134864 Website: www.arcl.co.in Registered Office: The Ruby, 10th Floor, 29 Senapati Bapat Road, Dadar (West), Mumbai-400028 Tel: +91 2266581300.							
 Union Bank A Government of India Undertaking  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(5)(3) of the Security Interest(Enforcement) Rule, 2002							
Regional Office, Union Bank Bhavan 2nd Floor, Near Kala Ghoda Circle, Sayajigani, Vadodra, Gujarat-390005							
Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) described immovable property mortgaged/charged to the Secured Creditor, the Physical/Syndicate, which has been taken by the Authorised Officer of Union Bank of India (Secured Creditor), will be "as is what is" and "Whatever there is" on the date mentioned below for recovery of dues as may be due from Union Bank of India from the below-mentioned Borrower(s) & Guarantor(s). The Reserve Price of the Deposit (EMD) are also mentioned hereunder.							
DATE OF E-AUCTION: 13.10.2026 (Tuesday)							

TIME OF E-AUCTION: From 12:00 PM to 05:00 PM Branch: UMFB Ankleshwar, Near Panchayat Bhavan, Station Road, Ankleshwar, Dist. B. Branch Contact - Mr. Vishal Gohil, Mobile No. - 9909001184					
Sr	Borrower			Property	Out

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 JM Financial Private Limited	JM Financial Home Loans Limited Registered Office: 3rd Floor, Sushiketh II Park, Plot No. 68E, Off/Datta Pada Road, Borivli East, Mumbai - 400066	DEMAND NOTICE	
Under Section 13 (2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("Rules").			
Whereas the undersigned being the Authorised officer of JM Financial Home Loans Limited (JMFFHL) under the Act and in exercise of powers conferred upon Section 13 (2) read with Rule 3 of the Rules already issued detailed Demand Notice dated between the undersigned and the Act, calling upon the Borrower(s)/Co-Borrower(s)/Guarantor(s) (all singularly or together referred to "Obligors")/Legal Heir(s)/Legal Representative(s) listed hereunder, to pay the amount mentioned in the respective Demand Notice, within 60 days from the date of the respective Notice, as per details given in the respective copies of the said Notices and the same are available with the undersigned, and the said Obligor(s)/Legal Heir(s)/Legal Representative(s), may, if they so desire, collect the respective copy from the undersigned on any working day during normal office hours. In connection with the above, Notice is hereby given, once again, to the said Obligor(s)/Legal Heir(s)/Legal Representative(s) to pay to JMFFHL, within 60 days from the date of the respective Notice/s, the amount indicated herein below against their respective names, together with further interest as detailed below from the respective dates mentioned below in column till the date of payment and/or realization, read with the loan agreement and other documents/writings. If any, executed by the said Obligor(s). As security for the due payment of the loan, the following Secured Asset(s) have been mortgaged to JMFFHL by the said Obligor(s) respectively.			
Sr. No.	Borrower, Co-Borrowers and Guarantors Name, and LAN	Date of 13(2) Notice Date of NPA	Total Outstanding as on date
1	Mr. Anilbhai Manibhai Gorasava 2. Mrs. Kapilaben Anilbhai Gorasava Loan Account No. HJET25000090118	10-09-2026 04-09-2026	Rs. 9,07,730/- (Rupees Nine Lakh Seven Thousand Seven Hundred Thirty Only) as on 07-Sep-2026.
Description of Secured Asset (Immovable Property): Plot No. 214/Paakoe (Personal Sub - Plot No. 214/P/4), Jyoti Ganesh Nagar, Revenue Survey No. 21, Jetpur - Navagada Nagarpalika, At. Jetpur. Dist. Rajkot, Gujarat, Pin Code - 360370. Boundries as:- East: Ad. 672 Mtr. Wide Road, West: Ad. Property Of Personal Sub - Plot No. 214/P/5, North: Ad. Property Of Personal Sub - Plot No. 214/P/5 South: Ad. Property Of Personal Sub - Plot No. 214/P/3. *With other further interest, additional interest at the rate as more particularly stated in respective Demand Notices dated mentioned above, incidental expenses, costs, charges etc incurred till the date of payment and/or realization. If the said Obligor(s) shall fail to make payment to JMFFHL as aforesaid, then JMFFHL shall proceed against the above Secured Asset(s)/Immovable Property (ies) under Section 13(4) of the said Act and Section 14 of the said Act to apply for the sale of the said Obligor(s)/Legal Heir(s)/Legal Representative(s) as to the costs and consequences. The said Obligor(s)/Legal Heir(s)/Legal Representative(s) are prohibited under the said Act to transfer the aforesaid Secured Asset(s)/Immovable Property(ies), whether by way of sale, lease or otherwise without the prior written consent of JMFFHL. Any person who contravenes or abets contravention of the provisions of the said Act or Rules made thereunder shall be liable for imprisonment and/or penalty as provided under the Act.			
Date: Gujarat Date: 24/09/2026		Sd/- Authorised Officer JM Financial Home Loans Limited	

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