



Bank of Baroda

Modasa (Main) Branch, Gajanand Complex, Deep Vistar, Shamalaji Road, Modasa, Arvali-383315 Ph. - (02774) 246319 Email - modasa@bankofbaroda.com

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 property mortgaged/charged to the Secured Creditor, the 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"** basis for recovery of dues in below mentioned account/s. The details of Borrower/s/Mortgagor/Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below -

Sr. No.	Name & address of Borrower/s/Guarantor/s Mortgagor/s	Give short description of the property with known encumbrances, if any	Total Dues.	1. Reserve Price 2. Earnest Money Deposit (EMD) 3. Bid Increase Amount
1	M/s. The Quality Shop Prop. Farukhbhai Yunusbbhai Damri Mr. Farukhbhai Yunusbbhai Damri Shop 18-21, Plot No 1, Paiky Eastem Side, Macoj Tintoi, Taluka Modasa, Dist Arvali, Gujarat - 383250 562-2, YakubbbhaiVadivali Fali At & Post-Tintoi, Tal Modasa, DistArvali Gujarat -383250	All that piece and parcel of immovable property being Commercial shop No. 18 admeasuring 131.23 Sq. Mtrs. Commercial Shop No. 19 admeasuring 131.23 Sq.Mtrs. Commercial Shop No. 20 admeasuring 131.23 Sq. mtrs. Commercial Shop No.21 admeasuring 131.23 Sq. mtrs. All Situated at plot No. 1, Paiky (Eastern Side) of N.A. Land of R.S. No. 982 (Old R.S. No.838) MoujeTintoi under Modasa Taluka, District Aravalli, belongs to FarukhbhaiYunusbbhai Damri Boundaries, E-7.50 Mtr Road, W-7 Shop No. 17, N-7.50 Mtr Road, S-Road Widening	Notice to borrower & Legal Heirs for Rs.40,89,377/- as per demand dated 23.12.2024 less recovery thereafter if any	1- Rs. 33,12,000/- 2- Rs. 3,31,200/- 3- Rs. 10000/-
2	Mrs. Sabinaben Javedhusen Pahonchiya Factory Office: Plot No 127 & 128, GIDC Ganeshpur, Modasa-383315 Registered Office: 3, Anjunam Society, Dugarwada Road Modasa, Gujarat-383315 Mr. Gulamnabi Ahemadbhai Pahochiya 28, Transport Nagar Society, Dugarwada Road, Modasa, Aravalli, Gujarat-383315	All that piece and parcel of immovable property being shop No S/1 on 2nd Floor of R. S. 357 paiky Total admeasuring 18.35 sq mtrs situated at Faizan Complex, Modasa- Dhansura Road, At-TA: Modasa, Dist Arvali- 383315 belonging to Gulamnabi Ahemadbhai Pahochiya. Boundaries of the Plot East: 5 ft. Wide Passage, West: Shop No. S-28, North: Shop No. S-2., South: Open Space	Notice to borrower & Legal Heirs for Rs.21,41,871.32/- as per demand dated 13.03.2024 less recovery thereafter if any	1- Rs. 98,025.00/- 2- Rs. 90,832/- 3- Rs. 10000/-

• **Date & Time of E-Auction : 05.12.2025, 02:00 PM to 06:00 PM**

• **Status of Possession : Symbolic**

• **Property Inspection Date & Time : 24-11-2025 to 28-11-2025, 11:00 AM to 02:00 PM**


Authorised Officer,
Bank of Baroda

As the Properties/ property are in symbolic possession E-Auction Sale Notice is subject to following conditions :-

- (I) Property is in Symbolic Possession and Bidder is purchasing the property in symbolic possession at his/own risk & responsibility.
- (II) Bank will hand over the possession of property symbolically only and Successful Auction bidder/purchaser will not claim physical possession from the Bank.
- (III) Bank will not be responsible or duty bound for handing over of physical possession.
- (IV) Successful Auction Purchaser will not be entitled to claim any interest, in any case of return of money.
- (V) Successful Auction Purchaser has to submit the Declaration Cum Undertaking confirming the above terms & condition immediately after e-Auction.
- (VI) Subsequent to sale if successful bidder fails to submit Declaration Cum Undertaking, the bid EMD amount will be forfeited.

For detailed terms and conditions of sale, please refer/visit to the website link <https://www.bankofbaroda.in/e-auction> and online auction portal <https://banknet.com> Also, prospective bidders may contact the Authorised officer on Mobile 8808460504

Date: 03.11.2025
Place: Modasa



The Nasik Merchants Co.-Op. Bank Ltd., Nasik

Administrative Office : A-16, Babubhai Rathii Chowk, M.I.D.C. Subhashchandra Bose Marg, Satpur, Nashik - 422007.
Phone No : 0253-2308200 to 2308206 • Fax No. 0253-2353581

AUCTION SALE NOTICE UNDER SARFAESI ACT - 2002

Authorized officer of **The Nasik Merchant's Co. Op. Bank Ltd., Nashik (Multi - State Scheduled Bank)** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (54 of 2002) and in exercise of power conferred under the said Act issued Demand Notices, calling upon following Borrowers / Guarantors to repay the amount mentioned in the notice with the notice interest. The amount mentioned in the notice have not been repaid to the Bank. Therefore notice to public is hereby given to the effect that the immovable property described herein below will be sold by the Authorised officer by public auction on the date, Place and time mentioned in the notice on **"AS IS WHERE IS AND WHAT IS BASIS"** persons or organization interested in buying the said immovable properties may contact the Authorised officer or **The Nasik Merchant's Co. Op. Bank Ltd., Nashik (Multi State Scheduled Bank)** for bidders documents which contain all other relevant details.

1. ACCOUNT NAME : M/S. OM SAI BUILDMAT

Name of the Borrowers / Guarantors and Consenting Party : M/s. Om Sai Buildmat, Prop. Lakhani Jayeshkumar Ranabhai (Deceased), Legal Heirs:- (i). Smt.Lakhani Hiral Jayesh, (ii). Master. Lakhani Tirth Jayesh (Minor Guardian Smt.Lakhani Hiral Jayesh), (iii). Mrs.Lakhani Kanchanbai Ranabhai Guarantors / Consenting Party :- (1). Mr. Italiya Anilbhai Becharbhai, (2). Mr. Katrodiya Nileshbhai Vallabhai, (3). Mr. Dhameiya Prakashbhai Natwarbhai, (4). Mr. Bhungaliya Hiteshbhai Ramjibhai, (5). Mr. Bhungaliya Ashokumar Ramjibhai, (6). Mr. Bhungaliya Satish Ramjibhai, (7). Mr. Gangani Chetanbhai Nanajibhai, (8). Mr. Katrodiya Vallabhbhai Mavjibhai, (9). Mr. Katrodiya Bhavanbhai Mavjibhai

• Demand Notice: 21.09.2022 • Amount (Rs). Due for Loan Recovery : Rs. 6,79,63,576.19 (Rupees Six Crore Seventy Nine Lakhs sixty Three Thousand Five Hundred Seventy Six and Nineteen Paise only) + further Interest thereon from Dt. 01/09/2022 + charges etc.

DESCRIPTION OF THE IMMOVABLE PROPERTIES

Property No. 1 :- All the Peace and parcel of property of Open Residential Plot bearing **Private Plot No. 47** i.e. as per Sanctioned plan, Plot No. F-47 having total area 58.00 Sq.mtr. i.e. 69.37 Sq. yard, (which is registered in the computer record as KJP correction has been made separate 7/12, has been allotted to S. No. 390/ paiki 47) and share in the land of common facilities and road area admeasuring 22.50 Sq. mtr. has been organise residential plots in the name of "GREEN PARK" on the non-agriculture land bearing Block No.390, S. No. 398, having area of 15935 Sq.mtr. laying and being at Mauje Kamrej Village, of Kamrej, Tal- of Surat Dist - the said property and all the inner and outer rights, for usage and occupation belonging to the said property.

• Reserve Price : Rs. 34,65,000/- • Earnest Money Deposit : Rs. 3,46,500/- • Incremental Amount : Rs. 10,000/-

Property No. 2 :- All the Peace and parcel of property of Open Residential Plot bearing **Private Plot No. 7**, i.e. as per Sanctioned plan plot No. C-7 having total area 75.00 Sq.mtr. i.e. 89.70 Sq. yard (which is registered in the computer record as KJP correction has been made separate 7/12, has been allotted to S. No. 390/ paiki 7) and share in the land of common facilities and road area admeasuring 22.50 Sq. mtr. has been organise residential plots in the name of "GREEN PARK" on the non-agriculture land bearing Block No.390, S. No. 398, having area of 15935 Sq.mtr. laying and being at Mauje Kamrej Village, of Kamrej, Tal- of Surat Dist-the said property and all the inner and outer rights, for usage and occupation belonging to the said property.

• Reserve Price : Rs. 44,56,000/- • Earnest Money Deposit : Rs. 4,45,600/- • Incremental Amount : Rs. 10,000/-

Name of the Borrower / Guarantor and Mortgagor	Demand Notice Date & O/s. Am. Balance+Interest	Description of the Immovable Properties	Reserve Price Rs. / EMD Rs. / Bid Increments Am. Rs.
2. M/s. Shivkrupa Trading (Partnership Firm), Partners :- (1). Mr. Mayurbhai Ranabhai Lakhani, (2). Mr. Ashokkumar Ramjibhai Bhungaliya, Guarantor & Consenting Parties :- (1). Mr. Jayeshkumar Ranabhai Lakhani (Deceased) Legal Heirs : (i). Smt. Hiral Jayesh Lakhani, (ii). Master. Tirth Jayesh Lakhani (Minor Guardian Smt. Hiral Jayesh Lakhani, (iii). Mrs. Kanchanbai Ranabhai Lakhani, (2). Mr. Hiteshbhai Ramjibhai Bhungaliya	Demand Notice 15.03.2023 Outstanding amount balance Rs. 80,60,629/- + further interest thereon from 01.03.2023 + charges etc.	All that piece and parcel of constructed property situated, lying and being at R.S. No. / Block No. 375/3, T.P. No. 12, Final Plot No. 158, Non - agricultural property situated at Village - Adajan, Dist. Surat, being Shop No. 202 on the Second Floor in the building know as "Green Elina" , adm. Super built-up area 756.00 Sq. feet, built area 434.22 sq. feet i.e. 40.34 sq. mtr, Carpet area 415.78 sq. feet. i.e.38.63 sq.mtr, Along with all easementary rights. Bounded by :- East : Adjacent Final Plot No. 158, West : Adjacent 24 mtr. Road, South : Adjacent Plot No.148, North : Adjacent Plot No.161.	Rs. 33,75,000/- Rs. 3,37,500/- Rs. 10,000/-
3. M/s. Yug Yarn Pvt. Ltd. Director:- (1). Mr. Mavani Bharatbhai Jethabhai & (2). Mr. Dhanani Kantibhai Laxmanbhai Guarantor & Consenting Parties :- (1). Dhanani Shantiben Kantilal, (2). Dohariya Kantilal Muljibhai, (3). Findoriya Dineshbhai Govindbhai	Demand Notice 16.09.2020 Outstanding amount balance Rs. 5,96,37,061/- + ADVNAC Rs. 95,21,925/- further interest thereon from 01.09.2020 + charges etc.	(1). All That Piece and Parcel of the Properties bearing plot No. 28A on the bearing block No. 792 situated at Mauje Village Kursad, Sub District Taluka- Olpad, Dist. Surat., Total plot area admeasuring 620 Sq. mtrs. And for the Industrial purpose Ground and First Floor, RCC constructed area 554-36 Sq.mtrs. (5964.91 Sq.ft.) and (2). Machinery available in the Factory Shed and Premises.	Property Rs. 1,11,80,000/- Rs. 11,18,000/- Rs. 25,000/- Machinery Rs. 24,13,000/- Rs. 2,41,300/- Rs. 10,000/-

IMPORTANT DATES

- Date of Inspection site : 14.11.2025 (Friday) between 1.00 PM to 3.00 PM
- Auction Date & Time : 25.11.2025 (Tuesday) at 12.00 Noon to 3.00 PM
- Last date of Submitting EMD : 24.11.2025 (Monday) up to 4.00 PM
- Place for obtaining and Submitting EMD : The Nasik Merchant's Co. Op. Ltd., Nashik (Multi State Scheduled Bank)
- Place of Auction : above mentioned for Auction Date & Time at The Nasik Merchant's Co. Op. Ltd., Nashik (Multi State Scheduled Bank)

Shree Jay Maruti Complex, Ground Floor, Nr. Gujarat Samachar Press, Udhana Darwaja, Ring Road, Surat - 395002. (Phone No. 0261 - 2631670)

Shree Jay Maruti Complex, Ground Floor, Nr. Gujarat Samachar Press, Udhana Darwaja, Ring Road, Surat - 395002. (Phone No. 0261 - 2631670)

TERMS AND CONDITIONS :-

- Interested parties may send /submit their property wise separate offer for purchasing the said properties in sealed cover super scribed as "Offer for purchases property of M/s. along with 10% of offer price as earnest money which is refundable if offer is not successful.
- The Authorized officer reserves all the rights to reject the Auction and / or adjourn / or postpone the date and time of Auction or Sale Confirmation without giving any reason.
- That the Bank has obtained Physical Possession.
- The highest Bidder will have to Pay 1% T.D.S. above the payment of Rs. 50.00 Lacs (as per app.)
- Mortgagor / Borrower / Co - Borrower / Guarantor may bring prospective bidders and may also remain present at the time of Auction.
- Please note that the Demand Draft / Pay order be accepted as EMD amount. Before the Last Date & Time of submission of the Bid Documents viz (i). Copy of PAN, (ii) Proof of Identification / Address Proof (KYC) viz. Self attested copy of Voter ID Card / Driving License / Passport / Ration Card etc.
- The successful offer shall pay initial deposit being 25% (10% earnest money and 15% additional amount) of the offer amount immediately on the being confirmed in his favour and the balance amount within 15 days from date of auction. If the successful bidder fails to pay the balance 75% of the bid amount within 15 days from date of auction the deposited amount (EMD and 15% of Offer amount) will be forfeited without any prior information and the property will be kept for sale again.
- Legal Charges for Transfer, Conveyance, Stamp duty, Registration charges with Registrar, Municipal Taxes, Building Maintenance, Electricity Charges, Water charges and any other charges applicable if any shall be borne by purchaser and the should complete all transfer formalities applicable to transfer of property. In every case the decision of the Authorized Officer is final.
- The Property will be sold in **"As is where is"** condition including all encumbrances if any (There are no encumbrances to the knowledge of the Bank)
- The intending bidders can inspect the property between above mentioned date & Time. For further details / queries contact : **Authorised Officer, The Nasik Merchant's Co. Op. Bank Ltd. Nashik (Multi - State Scheduled Bank), Ajit Rokade (Authorised Officer) (M) : 9850009666, Nitin Gangurde, (M) : 9423256101 Or Udhna Branch, Phone No. 0261 - 2631670 OR Zenith Recovery Agency : Sanjay Nayak (M) : 9824277792.**

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT - 2002

The Borrower / Guarantors are hereby notified to pay the sums mentioned as above before the date of Auction, failing which the property will be auctioned and balance if any will be recovered with interest and cost from them by legal avenue.

Date : 04.11.2025
Place : Surat

Authorised Officer
The Nasik Merchants' Co-Op. Bank Ltd., Nashik (Multi-State Scheduled Bank)

POSSESSION NOTICE
(for immovable property)

Whereas,

The undersigned being the Authorized Officer of **SAMMAAN CAPITAL LIMITED (CIN:LE65922DL2005PLC136029)** (formerly known as **INDIABULLS HOUSING FINANCE LIMITED**) 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 issued Demand Notice dated **24.02.2023** calling upon the Borrower(s) **MUKESHBHAI V DHAMECHA ALIAS DHAMECHA MUKESHBHAI V ALIAS MUKESHBHAI VITHALBHAI DHAMECHA (CO-BORROWER, SON AS WELL AS LEGAL HEIR OF LATE VITHALBHAI CHAKUBHAI DHAMECHA) PROPRIETOR M/S. PRIYANK TRADERS, MAHESHBHAI V DHAMECHA ALIAS DHAMECHA MUKESHBHAI V (CO-BORROWER, SON AS WELL AS LEGAL HEIR OF LATE VITHALBHAI CHAKUBHAI DHAMECHA) PROPRIETOR M/S. DEV MIT ENTERPRISE, PARESHBHAI V DHAMECHA ALIAS DHAMECHA PARESHBHAI V (CO-BORROWER, SON AS WELL AS LEGAL HEIR OF LATE VITHALBHAI CHAKUBHAI DHAMECHA) PROPRIETOR M/S. SHRIRAM TRADERS, DINESHBHAI VITHALBHAI DHAMECHA ALIAS DINESHBHAI DHAMECHA (CO-BORROWER, SON AS WELL AS LEGAL HEIR OF LATE VITHALBHAI CHAKUBHAI DHAMECHA) M/S. SUNRISE TRADERS, KAILASHBEN MUKESHBHAI DHAMECHA ALIAS DAMESHA KAILASHBEN and BHAVNABEN DINESHBHAI DHAMECHA** to repay the amount mentioned in the Notice being **Rs. 1,74,14,175.18 (Rupees One Crore Seventy Four Lakhs Fourteen Thousand One Hundred Seventy Five and Paise Eighteen Only)** against Loan Account No. **HLAPRAJ00140514** as on **20.02.2023** and interest thereon within 60 days from the date of receipt of the said Notice.

The Borrower(s) having failed to repay the amount, Notice is hereby given to the Borrower(s) and the public in general that the undersigned has taken **Possession** of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on **02.11.2025**.

The Borrower(s) in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of **SAMMAAN CAPITAL LIMITED** (formerly known as **INDIABULLS HOUSING FINANCE LIMITED**) for an amount of **Rs. 1,74,14,175.18 (Rupees One Crore Seventy Four Lakhs Fourteen Thousand One Hundred Seventy Five and Paise Eighteen Only)** as on **20.02.2023** and interest thereon.

The Borrowers' 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.

DESCRIPTION OF THE IMMOVABLE PROPERTY

ALL THE RIGHT, TITLE AND INTEREST, OF PROPERTY BEING PLOT NO. 37 'A', IN SHREE UCHHRANGNAGAR CO. OPERATIVE HOUSING SOCIETY LIMITED, THE SCHEME KNOWN AS "MASTER COLONY", CONSTRUCTED THEREON ADMEASURING 113 SQ. YARDS, I.E. 95.16 SQ. MTRS, FINAL PLOT NO. 5, SITUATED SORATHIYA WADI, STREET NO.2/12, NR. 80 FT. ROAD, IN THE DISTRICT OF RAJKOT, AND REGISTRATION SUB-DISTRICT RAJKOT.

BOUNDARIES OF THE PROPERTY.

EAST : PLOT NO. 37 'A' WEST : 30 FT. ROAD
NORTH : PLOT NO. 38 'A' SOUTH : 25 FT. ROAD

Sd/-
Authorised Officer
SAMMAAN CAPITAL LIMITED
(FORMERLY KNOWN AS INDIABULLS HOUSING FINANCE LIMITED)

Date : 02.11.2025
Place : RAJKOT



The Mehsana Urban Co-operative Bank Ltd.
(Multi-State Scheduled Bank) Ph. : 02762-240762
Head Office : Corporate Building, Highway, Mehsana-384002.

TENDER NOTICE

The Mehsana Urban Co-operative Bank Ltd. invites sealed tenders from qualified vendors for the **supply, implementation, and support of Mobile Banking Software and related items**. Interested vendors are requested to submit their sealed offers on or before **21-11-2025, up to 6:00 p.m.** from the date of publication of this notice. Detailed technical specifications, eligibility criteria, and terms & conditions are available in the Tender Section of the Bank's official website: <https://www.mucbank.com>

Date: 04-11-2025, Place: Mehsana Chief Executive Officer

Reg. off.: 410-412, 18/12, 4th Floor, W.E.A, Arya Samaj Road, Karol Bagh, New Delhi-110005,
Corp off.: 716-717, 7th Floor, Tower B, World Trade Tower, Sector 16, Noida, 201301, U.P., Ph.: +91 120 4290650/52/53/54/55, Email: info@csfinance.in
Legal@csfinance.in, Web.: www.csfinance.in, CIN: L74899DL1992PLC051462



CSL Finance Limited

POSSESSION NOTICE FOR IMMOVABLE PROPERTY
[(Appendix IV) Rule 8(1)]

Whereas The Undersigned Being The Authorized Officer Of The **CSL FINANCE LIMITED** (Hereinafter Referred As Company) Under The Securitization And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 And In Exercise Of Powers Conferred Under Section 13(12) Read With Rule 3 Of The Security Interest (Enforcement) Rules, 2002 Issued A Demand Notice To The Borrower/Co-Borrower/Guarantor 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/Co-Borrower/Guarantors Having Failed To Repay The Demanded Amount, Accordingly Notice Is Hereby Given To The Borrower/Co-Borrower/Guarantors And The Public In General That The Undersigned On Behalf Of Company Has Taken Symbolic Possession Of The Property Described Herein Below In Exercise Of Powers Conferred On Him Under Section 13(4) Of The Said Act Read With Rule 8(1) Of The Said Rules.

The Borrower(S)/Co-Borrower(S)/Guarantor(S) In Particular And The Public In General Is Hereby Cautioned Not To Deal With The Below Mentioned Property And Any Dealings With The Said Property Will Be Subject To The First Charge Of The Company For The Amount As Mentioned Herein Below With Future Interest Thereon.

Name of Borrower/Co-Borrower/ Guarantor / Loan No.	Demand Notice dated & Amount (in Rs.)	Date of Symbolic Possession
LAN ID: SMEBHA0003645 Borrower/Security Provider: Mr. Heyansh Rahul Shah Co-Borrower 1: Mr. Rahul Ajitkumar Shah Co-Borrower It: Mrs. Sonalben Rahulbhai Shah All At: E 205 Kunj Resi Plaza, Opp. Inox Cinema, Zadeshwar Road, Bharuch 392001	13/08/2025 (Rs. 20,36,398/- And Rupees Twenty Lakhs Thirty-Six Thousand Three Hundred and Ninety-Eight Only) As On 13/08/2025 Plus Future Interest, Penal Interest, Costs And Charges	01.11.2025

Description Of Secured Asset (Immovable Property) Details of Property: Complete Address of Property Block/Survey No.34 Total Admeasuring 6171 Sq. Mtrs., Known As 'Kunj Resi Plaza' Paiki Flat No.205 on Second Floor of Building E Admeasuring 61.34 Sq. Mtrs.. Undivided Share of Land Admeasuring 15.00 Sq. Mtrs., Village Maktampura Tehsil: Bharuch, District: Bharuch State: Gujarat.

Boundaries And Dimensions Of The Immovable Property Are As Under: - As Per Property Documents: North- Block / Survey No.33, South- Flat No. 204, East - Building D, West-Complex Common Plot.

As Per Actual/ Technical Valuation Report: North- Society Road, South- Flat No. E-204, East- Flat No. E-204, West- R-C C Road.

Date: 01.11.2025 Sd/- Authorized Officer,
Place: Gujarat CSL Finance Ltd.



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 : Unit No. : 502, C Wing, One BKC, Radius Developers, Plot No. C-66, G-Block, Bandra Kurla Complex, Mumbai-400051
Tel. : 022 68643101 E-mail: acre.arc@acreindia.in, Website : www.acreindia.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 is hereby given to public in general and in particular to the Borrower(s), Co-Borrower(s), Mortgagor(s) and Guarantor(s) that the below described Immovable Properties mortgaged/charged to **Assets Care & Reconstruction Enterprise Ltd. [CIN: U65993DL2002PLC115769] ("Secured Creditor")**, the 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 a amount due to Secured Creditor from the following Borrower(s), Co-Borrower(s), Mortgagor(s) and Guarantor(s) along with the Reserve Price and Earnest Money Deposit mentioned below for each property:

Sr.	Loan Account No. & ACRE TRUST Name	Name of Borrower(s)/ Co-Borrower(s)/Mortgagor (s)/ Guarantors	Total Outstanding Dues as on 23.10.2025	Reserve Price	Earnest Money Deposit	Bank Account Details for EMD payment
1.	AFH0011008 02727 ACRE-166-TRUST	Amitkumar Madhubhai (Borrower) Nilesh M. Kalsariya (Co-Borrower)	Rs. 1,66,5615.54/- Rupees Sixteen Lakhs Sixty Five Thousand Six Hundred And Sixteen Only	Rs.5,00,000/- Rupees Five Lakhs Only	Rs.50,000/- Rupees Fifty Thousand Only	Account Name: ACRE-166-TRUST Account Number: 0901102000042112 Bank: IDBI Bank IFSC: IBKL0000901
Description Of The Secured Asset: All that piece and parcel of immovable property being Flat No. A-204, situated on the Second Floor of "A Building" (A-Type Building) in the residential scheme known as "Sai Residency", constructed on land situated in District Surat, Sub-District (Taluka) Palsana, Moje Village Kadodara, bearing Revenue Survey No. 133/4 and Block No. 107, registered as uncultivated land admeasuring 1-07-27 hectares=are-square meters (10,727 sq.m.) as per the revenue record. Out of the said land, an area of 4,290.00 sq.m. has been reserved for public purpose and road under Tentative Town Planning Scheme No. T-20 (Kadodara), and after such deduction, the remaining land area is 6,434.00 sq.m. The said Flat No. A-204 has a built-up area of 40.61 sq.m. (approximately 437 sq.ft.) and a super built-up area of 65.06 sq.m. (approximately 700 sq.ft.), together with the ground floor area of 20.97 sq.m., and includes proportionate undivided ownership right, title, and interest in the said land and all common areas, amenities, and appurtenances thereto. The property is bounded as under: East by Block No. 106, West by Block No. 123, North by Road, and South by Block No. 108.						
2.	AFH0011002 61374 ACRE-166-TRUST	Bipin Kanjibhai Donga (Borrower), Lataben Bipinbhai Donga (Co-Borrower)	Rs. 34,84,967.44/- Rupees Thirty Four Lakhs Eighty Four Thousand Nine Hundred And Sixty Seven Only	Rs.70,000/- Rupees Eight Lakhs Seventy Thousand Only	Rs.87,000/- Rupees Eighty Seven Thousand Only	Account Name: ACRE- 166 -TRUST Account Number: 0901102000042112 Bank: IDBI Bank IFSC Code: IBKL0000901
Description Of The Secured Asset: All that piece and parcel of immovable property being Open Plot No. 91, situated in the residential scheme known as "Enjoy Residency", constructed on non-cultivated land located at Moje Village Kosamba, in District Surat, Sub-District (Taluka) Mangrol, bearing Revenue Survey No. 942/A, admeasuring in total 6-31-45 hectares=are-square meters (as per revenue record) and forming part of the said development; the said Plot No. 91 admeasures approximately 14 meters by 45 meters, having a total area of 630 sq.ft., i.e., 70 sq.yards or 58.44 sq.m., and also includes proportionate undivided ownership right of 7.56 sq.m. in the land, roads, paths, common open plots (COP), and all other common areas and facilities of the society, making the total area 76.00 sq.m., including all rights, easements, and interests attached thereto under the Open Space Act and applicable margins; the property is bounded as under: North by Society's Road, South by Property of Plot No. 106, East by Property of Plot No. 90, and West by Property of Plot No. 92.						
3.	AFH0011002 97451 ACRE-166-TRUST	Kiranshin Balchandra Jilaviya (Borrower) & Virendrasin Balchandra Jilaviya (Co-Borrower)	Rs. 23,60,072.38/- Rupees Twenty Three Lakhs Sixty Thousand And Seventy Two Only	Rs.70,000/- Rupees Eight Lakhs Seventy Thousand Only	Rs.87,000/- Rupees Eighty Seven Thousand Only	Account Name: ACRE- 166 -TRUST Account Number: 0901102000042112 Bank: IDBI Bank IFSC Code: IBKL0000901
Description Of The Secured Asset: All that piece and parcel of immovable property being Plot No. 90, situated in the residential scheme known as "Enjoy Residency", located within the limits of Moje Village Kosamba, in District Surat, Sub-District and Taluka Mangrol, bearing Revenue Survey No. 942/A (Non-Agricultural land), being an open land for residential purposes, admeasuring approximately 14 meters x 45 meters, i.e., 630 sq.ft., equivalent to 70 sq. yards or 58.44 sq.m., together with its roads, common open plots (COP), and society's Rasuka rights, including an undivided ownership share of 17.56 sq.m., making the total area 76.00 sq.m., along with all internal and external rights, easements, and interests attached thereto, forming the deeded property. The property is bounded as follows: East - Property of Plot No. 89; West - Property of Plot No. 91; North - Society Road; and South - Property of Plot No. 107.						
4.	AFH0011004 66101 ACRE-166-TRUST	Jatinbhai B Soni (Borrower) PRIYA JATIN LANGALIYA, Bharat B Langaliya (Co-Borrower)	Rs. 34,65,826.88/- Rupees Thirty Four Lakhs Sixty Five Thousand Eight Hundred And Twenty Seven Only	Rs.24,00,000/- Rupees Twenty Four Lakhs Only	Rs.24,00,000/- Rupees Twenty Four Lakhs Only	Account Name: ACRE- 166 -TRUST Account Number: 0901102000042112 Bank: IDBI Bank IFSC Code: IBKL0000901
Description Of The Secured Asset: All that piece and parcel of immovable property being Flat No. 1103, situated on the Eleventh Floor of B-Type Building No. F, in the residential and commercial non-agricultural development scheme known as "Vaishnodevi Sky", constructed on land bearing Revenue Survey Nos. 86/1 and 86/3, Block No. 100, situated in Village Vanakla, Taluka Choryasi, District Surat, admeasuring in total approximately 35,208 sq.m. Out of the said land, an area of approximately 27,375 sq.m. forms Sub-Division No. 1, and out of that, an area of 3,801.58 sq.m. is deducted for the proposed 30-meter-wide road. The remaining non-agricultural land on the eastern side, being Block No. 100/B, admeasuring approximately 23,573.42 sq.m., forms part of the said residential and commercial scheme. The said Flat No. 1103 has a super built-up area of 1,055 sq.ft. and a built-up area of 717.35 sq.ft. (approximately 66.67 sq.m.), together with proportionate undivided ownership rights in the land and all internal and external common areas, amenities, easements, and appurtenances attached thereto.						
5.	AFH0009002 61808 ACRE-166-TRUST	Bhupendrabhai Jashbhai Parmar (Borrower) Kaviten Parmar (Co-Borrower)	Rs. 25,74,223.08/- Rupees Twenty Five Lakhs Seventy Four Thousand Two Hundred Twenty Three Only	Rs.19,00,000/- Rupees Nineteen Lakhs Only	Rs.1,90,000/- Rupees One Lakh Ninety Thousand Only	Account Name: ACRE- 166 -TRUST Account Number: 0901102000042112 Bank: IDBI Bank IFSC Code: IBKL0000901
Description Of The Secured Asset: All that piece and parcel of immovable property being Plot No. 30, situated in the residential scheme known as "Satyam Tenament", constructed on land bearing Block No. 66 (Old Survey Nos. 76/1/8/7 and 76/2/2), admeasuring in total 9,106.00 sq.m., situated at Moje Village Bil, within the limits of Registration District Vadodara and Registration Sub-District Vadodara Division-3, comprising non-agricultural open land admeasuring 66.32 sq.m., together with proportionate undivided ownership share in the common plot and road land, along with all internal and external rights, easements, and appurtenances attached thereto. The property is bounded as follows: East - Adjoining Satyam Tenament Plot No. 37; West - Adjoining Satyam Tenament Plot No. 29; and South - Adjoining Satyam Tenament Plot No. 31.						
6.	AFH0011003 21527 ACRE-166-TRUST	Pratap Najabhai Bambhaniya (Borrower) Najabhai R Bambhaniya (Co-Borrower1), Dhaniben N Bambhaniya (Co-Borrower2), Raju N Bambhaniya (Co-Borrower3)	Rs. 1			