

GRIHUM HOUSING FINANCE LIMITED
(Formerly known as Poonawalla Housing Finance Ltd.) :
Registered Office: Registered Office: 6th Floor, B Building, Ganga Trueno, Lohegaon, Pune, Maharashtra 411014

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

Whereas, the undersigned being the Authorised Officer of Grihum Housing Finance Limited (formerly known as Poonawalla Housing Finance Limited as the name Poonawalla Housing Finance Limited changed to Grihum Housing Finance Limited with effect from 17 Nov 2023 (Previously known as Magma Housing Finance Limited and originally incorporated with name of GE Money Housing Finance Public Unlimited Company) herein after referred as Secured Creditor of the above Corporate/ Register office under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred as the "said Act") and in exercise of the powers conferred under Section 13 (12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a demand notice below dated calling upon the below Borrowers to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has **taken 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 of the Security Interest Enforcement Rules 2002 on this **23rd Day of the August of the Year 2025**. The borrowers 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 secured Creditor the amount and interest thereon. 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. Details of Property taken in possession are herein below.

| Sr. No. | Name of Borrowers | Description of Property | Possession taken Date | Date of statutory Demand Notice | Amount in Demand (Rs.) |
|---------|--|---|-----------------------|---------------------------------|---|
| 1. | Kanchanbe n Karabhai Sagathai Aravind Karabhai Sagathai | All That Piece And Parcel Of The Property Of Residential Open Plot No. 235/8 Admeasuring 46.54 Sq.Mtrs. Of Land Bearing R.S.No. 19 Of Village Chela, Tal And Dist. Jamnagar Which As Converted Into Non Agricultural Residential Land By The Order Of Jamnagar Area Development Authority And Collector Jamnagar. Bounded As Under. North-Sub Plot No. 235/7 Is Situated, South-Sub Plot No. 235/9 Is Situated, East-Plot No. 251 And West Are Situated, West-7.50 Mtrs. Wide Road Is Situated. | 23/09/2025 | 09/07/2025 | Loan No. HL0061210000005003999 Rs. 821634/- (Rupees Eight Lakh TwentyOne Thousand Six Hundred ThirtyFour Only) payable as on 09/07/2025 along with interest @ 11.4 p.a. till the realization. |

Note: In any case if there is any difference between the contents of local language publication and English newspaper publication, the Content, of the English newspaper language published in Financial Express shall be prevail.

Place: Gujarat
Date: 29-09-2025

Sd/- Authorised Officer
Grihum Housing Finance Limited, (Formerly known as Poonawalla Housing Finance Limited)

BAJAJ HOUSING FINANCE LIMITED
Corporate Office: Cerebrum II Park B2 Building 5th Floor, Kalyani Nagar, Pune, Maharashtra 411014. Branch Office: OFF No. 212-213 2nd Floor Neo Atlantica, opp. Ambar Cinema, Jamnagar, Gujarat 361008, 4th Floor, Aurum Avenue, Opp- Mayer Bungalow, Nr- Lawgarden, Ellisbridge, Ahmedabad – 380006, Office no 402, 4th floor, Aastha Corporate Capital, VIP Road, Bharthana Surat 395007

Demand Notice Under Section 13 (2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

Undersigned being the Authorized officer of M/s Bajaj Housing Finance Limited, hereby gives the following notice to the Borrower(s) who have failed to discharge their liability i.e. defaulted in the repayment of principal as well as the interest and other charges accrued there-on for Home Loan(s)/Loan(s) against Property advanced to them by Bajaj Housing Finance Limited and as a consequence the loan(s) have become Non Performing Assets. Accordingly, notices were issued to them under Section 13 (2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and rules there-to, on their last known addresses, however the same have been returned un-served/undelivered, as such the Borrower(s)/Co-Borrower(s) are hereby intimated/informed by way of this publication notice to clear their outstanding dues under the loan facilities availed by them from time to time.

| Loan Account No./Name of the Borrower(s) / Co-Borrower(s)/ Guarantor(s) & Addresses | Address of the Secured/Mortgaged Immovable Asset / Property to be enforced | Demand Notice Date & Amount |
|---|---|---|
| Branch : SURAT (LAN No. 428H5LEH99860 and 428TSHEI100834) 1. ANILKUMAR KACHHADIYA (Borrower) 2. HIMATBHAI KACHHADIYA (Co-Borrower) Both At 65 Shubhchandani Residency - 2 Derod, Kamrej, Surat, Gujarat-394180 | All That Piece And Parcel Of The Non-agricultural Property Described As: All That Right, Title And Interest Of Property Bearing Plot No. 66 Admeasuring 42.38 Sq.Mt With Undivided Share Of Land Road And Cop Admeasuring 23.95 Sq.Mt Total. Admeasuring 66.33 Sq.Mt * Subh Nandini Residency Vibhag - 2 * Situated At R.S./Block No. 250/A, 250/B/251, 252, 253, 255/A And 255/B (Consolidation New Block No. 250/A) At Village : Derod, Sub-District : Kamrej, District : Surat, East : Plot No 65, West : Plot No 67, North : Plot No 51, South : Society Road | 23rd Sep 2025 Rs.13,13,257/- (Rupees Thirteen Lakh Thirteen Thousand Two Hundred Fifty Seven Only) |
| Branch : AHMEDABAD (LAN No. 4141BHLT1310539 and 4141BHLT1308065) 1. MAKWANA SANJAYKUMAR (Borrower) 2. MANJULABEN SANJAYBHAI MAKWANA (Co-Borrower) Both At 14 Ramdev Residency, Jotana Road Kadi, Ahmedabad, Gujarat-382120 | All That Piece And Parcel Of The Non-agricultural Property Described As: All That Pieces And Parcel Of Property Bearing Plot No 14, Ramdev Residency, New Survey No. 94, Old Survey No 234, Khata No 251 Village Lakshimpura Dist Kadi, East : Internal Road, West : Plot No 11, North : Plot No 13, South : Plot No 15 | 23rd Sep 2025 Rs.13,99,350/- (Rupees Thirteen Lakh Ninety Nine Thousand Three Hundred Fifty Only) |
| Branch : JAMNAGAR (LAN No. H473HLT1018385 and H473HLT0093383) 1. ODICH KARUBHAI S (Borrower) 2. ODICH SHOBHANABEN (Co-Borrower) At Hanuman Nagar, Street No 6, Udhogynagar Dangarvada, Jamnagar, Gujarat-361004 | All That Piece And Parcel Of The Non-agricultural Property Described As: All That Pieces And Parcel Of Property Comprising And Being Residential Open Plot Admeasuring 45 Sq. Mtr Area Known As Swaminarayan Dham Of Sub Plot No 79/1 Of Final Plot No. 79 Of Revenue Survey No 39/P-1/P-1 Of Dhichada Ta And Dist Jamnagar | 23rd Sep 2025 Rs.14,80,945/- (Rupees Fourteen Lakh Eighty Thousand Nine Hundred Forty Five Only) |
| Branch : SURAT (LAN No. H428HLP0327869) 1. VASANT PATEL (Borrower) 2. JIGNASABEN PATEL (Co-Borrower) Both At Plot No 25 Flat No 1008/C 10th Floor Soham 10th Floor Soham Residency Lal Darwaja Surat-395004 | All That Piece And Parcel Of The Non-agricultural Property Described As: Shop No 108 1st Floor Royal Arcade Dongarewadi Nr Panchratna Tower Varachha Road Navagam Surat Gujarat-395006 | 23rd Sep 2025 Rs. 20,37,945/- (Rupees Twenty Lakh Thirty Seven Thousand Nine Hundred Forty Five Only) |

This step is being taken for substituted service of notice. The above Borrowers and/or Co-Borrowers Guarantors) are advised to make the payments of outstanding along with future interest within 60 days from the date of publication of this notice failing which (without prejudice to any other right remedy available with Bajaj Housing Finance Limited) further steps for taking possession of the Secured Assets/ mortgaged property will be initiated as per the provisions of Sec. 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The parties named above are also advised not to alienate, create third party interest in the above mentioned properties. On which Bajaj Housing Finance Limited has the charge.

Date: 29.09. 2025 Place:-GUJARAT Authorized Officer Bajaj Housing Finance Limited

यूनियन बैंक Union Bank of India
अधिक सुरक्षित A Government of India Undertaking

Asset Recovery Management Branch:
21 Veena Chambers Mezzanine Floor, Dalal Street, Near Bombay Stock Exchange, Fort, Mumbai-400023.
Email: ubin0553352@unionbankofindia.bank

E-AUCTION SALE NOTICE (UNDER SARFAESI ACT)

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISION TO RULE 8 (6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s), that the below described immovable property mortgaged / charged to the Secured Creditor, the **Symbolic/Physical 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", "WHATEVER THERE IS" AND "WITHOUT RECOURSE BASIS"** on **Dated 30.10.2025 in between 12.00 Pm to 5.00 Pm** for recovery of respective amounts, due to the Union Bank of India (Secured Creditor) from the respective Borrower(s) and Guarantor(s) as mentioned below. The Reserve Price and Earnest Money Deposit will be as mentioned below. For details terms and conditions of the sale, please refer to the link provided in Union Bank of India (Secured Creditor) website i.e. www.unionbankofindia.co.in. Bidder may also visit the website <https://baanknet.com>. The under mentioned properties will be sold by Online E- Auction through website : <https://baanknet.com> on **30.10.2025** for recovery of respective amounts plus interest and other expenses in the respective borrowers accounts.

| Online E- Auction through website : https://baanknet.com Date & Time of Auction: 30.10.2025 at 12.00 PM to 05.00 P.M. | | | | |
|---|--|--|---|--|
| Lot No. | A) Name of the Borrower B) Name of the Branch C) Description of Property D) Name of the Owner/s | A) Reserve Price in Rupees B) Earnest Money Deposit (EMD) in Rupees C) Bid Increment in Rupees | Debt Due Contact Person and Mobile No. Inspection Date/Time | Encumbrance Possession: Symbolic/ Physical |
| 1 | a) Mukesh Ratilal Makwana.Hetal Mukesh Makwana. b) Asset Recovery Management branch. c) Flat No.501, 5th floor, admeasuring 150.00 Sq. Yards i.e. 125.42 Sq. Mtrs. Alongwith undivided share of land along with right to use and enjoy common amenities and all other common rights including roads, common places, common parking space etc. situated in the scheme known as AAVISHKAR APARTMENT, constructed on the NA Land bearing revenue survey No.530 paiki of final plot No.37, paiki land admeasuring 1150 Sq. Mtrs. Of Town planning scheme No.1 being lying and situated at Mouje : Vejalpur, Taluka : Ahmedabad City, West, Dist: Ahmedabad in the Registration Sub District of Ahmedabad-10 (Vejalpur). d) Mukesh Ratilal Makwana.Hetal Mukesh Makwana. | Lot 1. a) Rs.26,20,000.00 b)Rs.2,62,000.00 c)Rs.27,000.00 | Rs.26,34,838.08 (Rupees Twenty six lakhs, thirty four thousand, eight hundred thirty eight and paise eight only) as on 31.05.2023 plus further interest thereon w.e.f. 01.06.2023 at applicable rate of interest, cost & charge till date. P S Mulik - 9769972090 | Not known to AO. Symbolic possession. |
| 2 | a) Mukesh Ratilal Makwana.Hetal Mukesh Makwana. b) Asset Recovery Management branch. c) Flat No.502, 5th floor, admeasuring 145.00 Sq. Yards i.e. 121.24 Sq. Mtrs. Alongwith undivided share of land along with right to use and enjoy common amenities and all other common rights including roads, common places, common parking space etc. situated in the scheme known as AAVISHKAR APARTMENT, constructed on the NA Land bearing revenue survey No.530 paiki of final plot No.37, paiki land admeasuring 1150 Sq. Mtrs. Of Town planning scheme No.1 being lying and situated at Mouje : Vejalpur, Taluka : Ahmedabad City, West, Dist: Ahmedabad in the Registration Sub District of Ahmedabad-10 (Vejalpur). d) Mukesh Ratilal Makwana.Hetal Mukesh Makwana. | Lot 2. a) Rs.25,25,000.00 b)Rs.2,52,500.00 c)Rs.26,000.00 | Rs.26,34,838.08 (Rupees Twenty six lakhs, thirty four thousand, eight hundred thirty eight and paise eight only) as on 31.05.2023 plus further interest thereon w.e.f. 01.06.2023 at applicable rate of interest, cost & charge till date. P S Mulik - 9769972090 | Not known to AO. Symbolic possession. |
| 3 | a) Mukesh Ratilal Makwana.Hetal Mukesh Makwana. b) Asset Recovery Management branch. c) Flat No.503, 5th floor, admeasuring 150.00 Sq. Yards i.e. 125.42 Sq. Mtrs. Alongwith undivided share of land along with right to use and enjoy common amenities and all other common rights including roads, common places, common parking space etc. situated in the scheme known as AAVISHKAR APARTMENT, constructed on the NA Land bearing revenue survey No.530 paiki of final plot No.37, paiki land admeasuring 1150 Sq. Mtrs. Of Town planning scheme No.1 being lying and situated at Mouje : Vejalpur, Taluka : Ahmedabad City, West, Dist: Ahmedabad in the Registration Sub District of Ahmedabad-10 (Vejalpur). d) Mukesh Ratilal Makwana.Hetal Mukesh Makwana. | Lot 3. a) Rs.26,20,000.00 b)Rs.2,62,000.00 c)Rs.27,000.00 | Rs.26,34,838.08 (Rupees Twenty six lakhs, thirty four thousand, eight hundred thirty eight and paise eight only) as on 31.05.2023 plus further interest thereon w.e.f. 01.06.2023 at applicable rate of interest, cost & charge till date. P S Mulik - 9769972090 | Not known to AO. Symbolic possession. |

Bidders are requested to visit the Bank's website www.unionbankofindia.co.in for detailed terms & conditions of E-Auction and other details before submitting their Bids for taking part in the E-Auction. Bidder may also visit the website <https://baanknet.com> of Service Provider Indian Banks Auction Properties Information **baanknet Portal**.

The intending bidders must have valid e-mail id to participate in on-line Auction. The terms and conditions of sale shall be strictly as per the provisions of The Security Interest (Enforcement) Rules, 2002.

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6) / RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002

This may also be treated as notice under Rule 8(6) / Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the saidloan about the holding of E-Auction Sale on the above mentioned date.

For detailed terms and condition of the sale, please refer to the link provided i.e www.unionbankofindia.co.in or <https://baanknet.com>.

Place : Mumbai
Date : 29.09.2025

Sd/-
Authorized Officer,
Union Bank of India

Mahindra FINANCE

Registered Office at: Gateway Building, Apollo Bunder, Mumbai-400 001.
Corporate office at: B Wing, 3rd Floor, Agastya Corporate Park, Piramal Amity Building, Kamani Junction, Kurla, West Mumbai- 400 070.

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES [UNDER RULE 8(6) READ WITH RULE 9(1)]

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSET CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("SARFAESI ACT") RULE 8(6) READ WITH RULE 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("RULES")

Notice is hereby given to the public in general and in particular to the Borrower, Guarantor (s) and Mortgagor (s) that the below described immovable properties mortgaged/charged (collectively referred as "Property") to Mahindra and Mahindra Financial Services Ltd. ("Secured Creditor/NBFC"), the possession of which has been taken by the Authorised Officer of the Bank under section 13(4) of the SARFAESI Act read with the Rules, as detailed hereunder, will be sold on "As is where is", "As is what is", "Whatever there is" and "Without Recourse Basis" on Date, for recovery of the Bank's outstanding dues plus interest as detailed hereunder under Rules 8 and 9 of the Rules by inviting bids as per below e-auction schedule:

Brief Description of Parties, Outstanding Dues and Property

| Name of the Borrower & Mortgagor (s) | Demand Amount, Demand Notice Date & Possession Notice Date | Property Inspection Date and Time | Last Date for Receipt of Bids along with document(s) | Date & Time of E-Auction | RP, EMD & BIA | Name of Authorised Officer, Contact No. & Email Id |
|--------------------------------------|--|-----------------------------------|--|--------------------------------------|--|---|
| 1. Silicon Motors | Demand Amount: Rs.8,96,11,093/- (Rupees Eight Crore Ninety-Six Lakh Eleven Thousand and Ninety-Three only) as on 9 th July 2019 | 06.10.2025 to 10.10.2025 | 16.10.2025 | E-Auction Date: 17.10.2025 | Reserve Price:Rs.60,00,000/- (Rupees Sixty Lakh Only) | Mr. RAVI KUMAR SHARMA +91 9928042866 RAVI.SHARMA3@mahindrafinance.com. |
| 2. Mr. Mukesh Jain | 13(2) Demand Notice Date: 10.07.2019. | Between 11:00 AM to 5:00 PM | | E-Auction Time: 10.00 AM to 04.00 PM | Earnest Money Deposit: Rs.6,00,000/- (Rupees Six Lakh Only) | Mr. ARIF KHAN +91 9822548464 ARIF.KHAN@mahindrafinance.com. |
| 3. Mrs. Sangeeta Jain | | | | | Bid Incremental Amount: Rs.10,000/- (Rupees Ten Thousand Only) | Mr. VARAD BHARNUKE +91 8097185044 varad.bharnuke@mahindrafinance.com. |
| 4. Silicon Vehicles LLP | | | | | | |

Details of Property - All that piece and parcel of the immovable property bearing as per site Plot No. D/260 and as per approved plan- No.33, after K.J.P. Durusti Block/Survey No.268/paiki Plot No.33, admeasuring 479.78 Sq.mtrs, together with undivided share admeasuring 182.94 sq.mtrs. in road and COP in "Green Paradise", situated on the land bearing Block/survey no.268, total admeasuring about 29.610 sq.mtrs. of Village Parujan, Tal. Jalapore, Dist. Navsari, Gujarat. **Bounded as Follows: On or towards East:-** Plot No.34 (As per site Plot no. D/261). **On or towards West:-** Plot No.32 (As per site Plot No. A/259). **On or towards South:-** Block No. 277. **On or towards North:-** Internal Road.

For detailed terms & conditions of the sale, Please refer to the provided link at <https://www.mahindrafinance.com/sme-loans/auction-notices> or contact with Authorised Officers & for E-Auction Guidance Contact Person Mr. Balaji Mannur, Mob No: 7977701080, e-mail id: Mannur.govindarajan@c1india.com.

Date: 29.09.2025 | Place: Navsari, Gujarat

Sd/- Authorised Signatory, Mahindra and Mahindra Financial Services Limited

Protium
(Established Growth Source Financial Technologies Limited)

Registered & Corporate Office Address: 7th Floor, Block B2, Phase - 1, Nirjon Knowledge Park, Rahadi Village, Off. Western Express Highway, Cama Industrial Estate, Goregaon(E), Mumbai- 400063, Maharashtra.

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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 / Co-Borrower/ Mortgagor (s) that the below described immovable properties mortgaged to the Secured Creditor, the **Physical Possession** of which has been taken by the Authorised Officer of Protium Finance Ltd., the same shall be referred herein after as **Protium Finance Ltd.** The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis through E-Auction.

It is hereby informed that we are going to conduct public E-Auction through website <http://bankauctons.in/>.

| 1. Account Number | 4. Date of Demand Notice | 8. Descriptions of the property/Properties | 9. Reserve Price | 12. E-Auction Date and Time |
|-----------------------------------|--|--|-----------------------------------|------------------------------|
| 2. Name of borrower, co-borrower, | 5. Amount as per Demand Notice/u/s 13(2) | | 10. Earnest Money Deposit | 13. EMD Submission Last Date |
| 3. Mortgagors | 6. Date of Symbolic Possession | | 11. Bid Increment Amount (In Rs.) | 14. Inspection Date |
| | 7. Amount as on | | | |

| | | | | |
|--|--|---|---|---|
| 1. GS056EEL2166507 | 4. Date: 01st Oct 2024 | Property No. 1 All part and parcel of immovable residential property i.e House constructed on eastward land area adm. 66-80 Sq.Mts. out of land area adm.125-87 Sq.Mts. of Plot No.34 out of non-agricultural and residential construction permitted plots of land known as "Arjun Park of Kothariya Revenue Survey No 13/4/4 paiki 1 The present immovable property was purchased through registered Sale Deed No.232 on 8 Cr with ownership rights by Shri Minaben Tilakrambhai Shahu under Gujarat State Registration and situated at Village Kothariya Sub district and District Rajkot in the State of Gujarat. North: Balcony, South: Office No. 413, East: Balcony, West: Passage and Office No. 415 | 9. Rs. 61,50,000/- (Sixty-One Lakh Fifty Thousand Only) | 12. 16-Oct-25 at 11:00 am to 2:00 PM (with unlimited extension of 5 min each) |
| (a) GAUTAM ENTERPRISE Through it's Proprietor Tilakram Asharam Sahu (b) Tilakram Asharam Sahu (c) Kantiben Gautambhai Shahu (d) Gautam Tilakrambhai Shahu (e) Gautam Tilakrambhai Shahu (f) Meenaben Tilakrambhai Shahu (g) Suman Enterprises All having address at Atika Industrial Area, Patel Chowk, Street No A/7 Corner, Rajkot, Gujarat-360002 | 5. Amount as per Demand Notice/u/s 13(2) | | 10. Rs. 6,15,000/- (Six Lakh Fifteen Thousand Only) | 13. 15-Oct-25 up to 5:00 PM. |
| Also at, Plot No. 40, Khirasara Industrial Estate, Khirasara, Rajkot, Gujarat - 360002 | 6. Date of Symbolic Possession | | 11. (Bid Incremental Value: Rs. 5,000/-) | 14. 05-Oct-25 BETWEEN 11:00 AM TO 5 :00 PM |
| Also at, 13/4/4 P1, Arjun Park, Village Kothariya, Rajkot, Gujarat - 360021 | 7. Amount as on | | | |
| Also at, Arjun Park Street No 1, Near Swati Park, Kothariya Part, Rajkot, Gujarat -360022 | | | | |

1. All Interested participants / bidders are requested to visit the website <https://bankauctons.in/> & <https://protium.co.in/> For details, help, procedure and online training on e-auction, prospective bidders may contact Mr. Nilesh D Pawar Contact number: 8142000725/ 8142000668, email id: nilesh@bankauctons.in/ , info@bankauctons.in/

• For further details on terms and conditions please visit <https://bankauctons.in/> & <https://protium.co.in/> to take part in e-auction.

• For Property details may contact Mr. Satish Madhukar Shetye Contact Number 9029132123

THIS IS ALSO A STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6)/ Rule 9 (1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Date: 28.09.2025, Place: SURAT, GUJARAT

Sd/-, For Protium Finance Limited Authorised Officer

APPENDIX IV-A
Sale Notice for sale of Immovable Property

E-Auction Sale Notice for sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of 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 to **Sammaan Capital Limited** (formerly known as Indiabulls Housing Finance Ltd.) [CIN : L65922DL2009PLC136029] ("Secured Creditor"), the constructive 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 on 31.10.2025 from 05.00 P.M. to 06.00 P.M., for recovery of Rs. 44,89,760/- (Rupees Forty Four Lakh Eighty Nine Thousand Seven Hundred Sixty only) pending towards Loan Account No. HLAPSUR00394258, by way of outstanding principal, arrears (including accrued late charges) and interest till 17.09.2025 with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. 18.09.2025 along with legal expenses and other charges due to the Secured Creditor from DHAVALKUMAR T PATEL (PROPRIETOR, K P KLYWOOD & HARDWARE), DHURVIN TULSIDAS PATEL and BHAGVATIBEN TULSIDAS PATEL.

The Reserve Price of the Immovable Property will be Rs. 48,60,000/- (Rupees Forty Eight Lakh Sixty Thousand only) and the Earnest Money Deposit ("EMD") will be Rs. 4,86,000/- (Rupees Four Lakh Eighty Six Thousand only) i.e. equivalent to 10% of the Reserve Price.

| DESCRIPTION OF THE IMMOVABLE PROPERTY | |
|---------------------------------------|---|
| FLAT No. B/401 | THE PROPERTY BEARING FLAT No. B/401, ON THE 4TH FLOOR, ADMEASURING 1350 SQ. FEET I.E. 125.41 SQ. MTS. SUPER BUILT -UP AREA, & 81.10 SQ. MTS. BUILT -UP AREA, ALONG WITH UNDIVIDED SHARE IN THE LAND OF "NATURE VALLEY, B' TYPE BUILDING", SITUATED AT REVENUE SURVEY No. 15/1/A, 15/1, 15/2, 15/3 & 16, NEW BLOCK No. 16/A, ADMEASURING 18,920 SQ. METERS OF VILLAGE KUMBHARIA, CITY OF SURAT- 395010, GUJARAT. BOUNDARIES AS FOLLOWS: ON THE NORTH : NATURE VALLEY INTERNAL ROAD, ON THE SOUTH : A TYPE BUILDING, ON THE EAST : ROAD I, C ROAD, ON THE WEST : NATURE VALLEY INTERNAL ROAD. |
| FLAT No. B/402 | THE PROPERTY BEARING FLAT No. B/402, ON THE 4TH FLOOR, ADMEASURING 1350 SQ. FEET I.E. 125.41 SQ. MTS. SUPER BUILT -UP AREA, & 81.10 SQ. MTS. BUILT -UP AREA, ALONG WITH UNDIVIDED SHARE IN THE LAND OF "NATURE VALLEY, B' TYPE BUILDING", SITUATED AT REVENUE SURVEY No. 15/1/A, 15/1, 15/2, 15/3 & 16, NEW BLOCK No. 16/A, ADMEASURING 18,920 SQ. METERS OF VILLAGE KUMBHARIA, CITY OF SURAT- 395010, GUJARAT. BOUNDARIES AS FOLLOWS: ON THE NORTH : NATURE VALLEY INTERNAL ROAD, ON THE SOUTH : A TYPE BUILDING, ON THE EAST : ROAD I, C ROAD, ON THE WEST : NATURE VALLEY INTERNAL ROAD. |

For detailed terms and conditions of sale, please refer to the link provided on the website of the Secured Creditor i.e. www.sammaancapital.com. Contact No : 0124-6910910, +91 7065451024; E-mail id : auctionhelp@sammaancapital.com. For bidding, log on to www.auctionfocus.in.

Sd/-
AUTHORISED OFFICER
Date : 25.09.2025
Place : SURAT

SAMMAAN CAPITAL LIMITED (Formerly known as INDIABULLS HOUSING FINANCE LTD.)

बैंक ऑफ बरोडा 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 : armahm@bankofbaroda.co.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 the "As is where is", "As is what is" on **30th October, 2025** for recovery of dues AS Detailed below. The Particulars of the Borrower/s / Guarantor/s / Secured Asset/s / Dues / Reserve Price / E-auction date & Time, EMD and Bid Increase Amount are provided here under-

| Sr. No. | Name & address of Borrower/s/Guarantor/s | Total dues | Description of Properties | Reserve Price EMD & Bid Increase Amount |
|---------|---|---|---|---|
| 1 | 1. M/s Laxmi Cotton (Partnership firm) R/S No: 149/p/2, At Village: Galkotda, Bhavnagar Road, Tal Babra, Dist Amreli - 365421 9. Mrs. Elaben Parshotambhai Ladola (Guarantor) Umiyanagar, Chital Road, Babra, Dist Amreli - 365421 9. Mrs. Elaben Parshotambhai Ladola (Guarantor) Umiyanagar, Chital Road, Babra, Dist Amreli - 365421 10. Mrs. Shobhanaben Dhanjibhai Karetiya (Guarantor) Shyam, Karetiyanagar, Babra, Dist Amreli - 365421 11. Mr. Jirambhai Nagjibhai Vamja (Guarantor) Plot No. 4, Jivandhara Palace, Bahuchar Park Society, Rajkot Bhavnagar Highway, Babra, Dist Amreli-365421 12. Mr. Mathurbhai Virjibhai Khunt (Guarantor) 19, Dhamjivan Society, Nana Varachha, Surat-395006. | Rs. 9,55,27,591.22 (Rupees Nine Crore Fifty Five Lakh Twenty Seven Thousand Five Hundred Ninety One and Twenty Two Paise Only) as on 26.09.2025. (With reference to Demand Notice under section 13(2) Dated : 30.11.2021 (Pending Litigation:- SA No. 171/2022 filed on 15.03.2022, DRT-2, Ahmedabad) | Lot No. (1): All that piece & parcel of immovable Commercial Shop situated at City Survey No. 26, Tika No. 21, Shop No. 9, Admeasuring 9.20 Sq. Mtr. on Ground Floor, "Keshav Complex", Nr. Marketing Yard, Amreli, Dist.: Amreli, Gujarat in the name of Mr. Bhupatbhai Bachubhai Kavathia, (Partner & Guarantor). Common Boundaries: East: Common Passage, West: Property of Kadia Padma Vashram, North: Shop No. 10, South: Shop No. 8, Encumbrance known to the Bank: NIL | Reserve Price: Rs. 4,01,000/- EMD: Rs. 40,100/- Bid Inc: Rs. 10,000/- |
| 2 | 1. M/s Gandhara Cold Storage Plot No. 1, Survey no. 246/p3, Village Alkot, Ta. Jasdan, Dist. Rajkot Clo.-Narsithi Gordanbhai Dhemeila, Village Kharachia (Hanuman), Ta. Jasdan, Dist. Rajkot (2) Mr. Narsithi Gordanbhai Dhemeila & (3) Mr. Ashokbhai Praglilbhai Chovatia both residing at Village Kharachia (Hanuman), Ta-Jasdan, Dist- Rajkot (4) Mr. Pravinbhai Vashrambhai Chauhan residing at 310-Amidhara Complex, Canal Road, Rajkot (5) Mrs. Kantaben Savijibhai Vaghara Plot No. 6, Tirupati Industrial Estate, Ta.-Jasdan, Dist.-Rajkot (6) Mrs. Lillaben Kantilbhai Shelia Nr. Kanya Chhatralaya, Village-Alkot, Ta- Jasdan, Dist.-Rajkot (7) Mr. Vasantbhai Punabhai Dhanani & (8) Mr. Bhaveshbhai Vallabhbhai Dhanani, both residing at "Khodiyar Krupa" Village-Kamalpur, Ta.-Jasdan, Dist.-Rajkot | Rs. 13,41,66,412.16 (Rupees Thirteen Crore Forty One Lakhs Sixty Six Thousand Four Hundred Twelve and Sixteen Paise Only) as on 26.09.2025. (With reference to Demand Notice under section 13(2) Dated: 12.03.2014) (Pending Litigation:- Nil) | Lot No. (2):-A residential open plot Adm Sq.Yard 110-0-0 = Sq. Mtrs 91-974 from Southern side of Plot No. 6 of Revenue Survey No. 96/1 of Village Mavdi, Property of Rajkot in the name of Mrs. Kantaben Savijibhai Vaghara. Common Boundaries: East: Closed Street, West: Other's Property, North: Other's Property, South: Road Encumbrance known to the Bank: NIL | Reserve Price: Rs. 31,00,000/- EMD: Rs. 3,10,000/- Bid Inc: Rs. 50,000/- |
| 3 | M/s Hanuman Industries registered office at 303-306, Sakar-III, Ellis Bridge, Ahmedabad & Factory at Survey No. 569, Near Ice Factory, Bagasara Road, Amreli-3656 | | | |