Union Bank of India — VASNA BHAYLI BRANCH,

RS No.173/2, Plot No.1 & 2, Urban-1, Shop Nos.1,2,7, Vasna Bhayli Road, Vadodara, Gujarat 390015

To,

1. Smt. Mamoni Dinesh Sarkar (Borrower & Mortgagor)
A-901, Kalpnishang Narayan Garden Road, New Alkapuri, Vadodara, Gujarat - 390021.

Sir/Madam,

Notice under Sec.13 (2) read with Sec.13 (3) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

You, the addressee herein have availed the following credit facilities from our **Vasna Bhayli Branch (77540)** and failed to pay the dues/installment/ interest / operate the accounts satisfactorily and hence, in terms of the RBI guidelines as to the Income Recognition and Prudential Accounting Norms, your account/s has/have been classified as **Non-Performing Asset as on 05/10/2026.** As on 05/10/2026, a sum of **Rs. 59,65,143.52 (Rupees Fifty Nine Lacs Sixty Five Thousand One Hundred Forty Three and Paise Fifty Two Only)** is outstanding in your account/s plus applicable charges and interest.

The particulars of amount due to the Bank from you in respect of the aforesaid account/s are as under:

Type of Facility	Outstanding amount as on date of NPA i.e. as on 05/10/2026	Unapplied interest & Unrecovered Interest upto 05/10/2026	Penal Interest (Simple)	Cost/ Charges incurred by Bank.	Total dues
HI001	58,57,379.00	1,07,764.52	00.00	00.00	59,65,143.52
				Total Dues	59,65,143.52

To secure the repayment of the monies due or the monies that may become due to the Bank, addressee **Smt. Mamoni Dinesh Sarkar** had executed documents on 15/11/2025 and created security interest by way of

Mortgage of immovable property described herein below:

All that pieces and parcels of immovable property (On NA Land), situated at Mouje Bhayli, Vadodara on land bearing Survey/Block No. 609 Part, 610 Part, 616 Part, 618 Part total admeasuring 11308.00 sq. mtrs., out of total admeasuring 22764 sq. mtrs., known as "MADRID COUNTY", Building - "SAN LUCAS", Block - E, & Tower - 1, First Floor, Flat No. 103, Carpet Area admeasuring 115.82 sq. mtrs. (i.e. 1247.00 sq. fts.), Balcony Area admeasuring 5.10 sq. mtrs., (i.e. 55.00 sq. fts.) totaling to 120.92 sq. mtrs., (i.e. 1302.00 sq. fts.), Built up area admeasuring 136.46 sq. mtrs., (i.e. 1469.00 sq. fts.) at District & Sub-District Vadodara and bounded as follows: North: Drive Way, South: Passage & Block - E & Tower - 1, Flat No. 102, East: Block - E & Tower - 1, Flat No. 104, West: Open Space.

Therefore, you are hereby called upon in terms of section 13(2) of the Securitization and Reconstruction of Financial Assets and enforcement of Security Interest Act, 2002, to pay a sum of **Rs. 59,65,143.52 (Rupees Fifty Nine Lacs Sixty Five Thousand One Hundred Forty Three and Paise Fifty Two Only)** together with further interest and charges at the contractual rate as per the terms and conditions of loan documents executed by you and discharge your liabilities in full within 60 days from the date of receipt of this notice, failing which, we shall be constrained to enforce the aforesaid securities by exercising any or all of the rights given under the said Act.

As per section 13 (13) of the Act, on receipt of this notice you are restrained /prevented from disposing of or dealing with the above securities without the consent of the bank.

Your attention is invited to provisions of sub-section (8) of Section 13 of the SARFAESI in respect of time available, to redeem the secured assets.

Date : 06.10.2026 - Place : Vadodara **Authorised Officer - Union Bank Of India**

HDB FINANCIAL SERVICES LIMITED — POSSESSION NOTICE

Registered Office: Radhika, 2nd Floor, Law Garden Road, Navrangpura, Ahmedabad, Gujarat-380009.
Branch Office: 603, 6th Floor, 21st Century Building, B/s World Trade Centre, Ring Road, Surat, Gujarat - 395007.
Branch Office: Office No.205, 206, 207 and 208, Second Floor, Sai Mall, Beside Vaibhav Cinema, Old Bus Stand, Vyara, Gujarat – 394650.

Whereas, The Authorised Officer Of HDB Financial Services Limited, Under The Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 (54 Of 2002) And In Exercise Of Powers Conferred Under Section 13(12) Read With Rules 3 Of The Security Interest (Enforcement) Rules, 2002 Issued Demand Notice To The Borrower/S As Detailed Here under, Calling Upon The Respective Borrowers To Repay The Amount Mentioned In The Said Notice With All Costs, Charges And Expenses Till Actual Date Of Payment Within 60 Days From The Date Of 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 In Exercise Of Powers Conferred On Him Under Section 13(4) Of The Said Act R/W Rule 8 Of The Said Rules Has Taken **Symbolic Possession** Of The Property Described Here under Of The Said Act On The Date Mentioned Along-With. The Borrowers In Particular And 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 HDB Financial Services Limited, For The Amount Specified Therein With Future Interest, Costs And Charges From The Respective Date.

Details Of The Borrower And Co-Borrower Under Scheduled Property, With Loan Account Numbers No. Outstanding Dues, Date Of Demand Notice And Possession Information Are Given Herein Below:

1. (1) Borrower And Co-Borrowers: 1.Kaishahaan Enterprise Private Limited 2.Bhicaji Dorabji Davierwala 3.Aadaro Enterprise 4.Shahaan B Davierwalla 5.Maharukh Bhicaji Davierwalla 6.Nasha Investment R/O (A) 227 B Road No 6e, Udhna Udhyog Nagar Nr Hdfc Bank Udhna Surat Surat-394210. (B) Shop No H/1/A On The Higher Ground Floor And Shop No H/1/B On The Higher Ground Floor, Along With Undivided Share In Surat-395007. (C) Office No 101 On The Higher Ground Floor Along With Undivided Share In The Land Of Parle Point Palace(Podium Block) Surat-395007. (D) Office No 120 To 124 1st Floor Along With Undivided Share In The Land Of Parle Point Palace(Podium Block) Surat-395007. (E) Office No H-22 To H-24 Higher Ground Floor Along With Undivided Share In The Land Of Parle Point Palace(Podium Block) Surat-395007. (F) E 1101 Krish Enclave Opp Agra Sweets Svr Collage, City Light Surat-395017. (G) Shop No 1, Shivam Nagar Soceity Panchvati Complex Honey Park Road Adajan Surat-395009. (H) Tex Palazzo Hotel Surat Textiles Market Ring Road Surat-395001. **(2) Loan Account Number:** 37023794. **(3) Loan Amount In INR:** Rs.6,60,70,000/- (Rupees Six Crore Sixty Lakh Seventy Thousand Only). **(4) Detail Description Of The Security: Mortgage Property-I:** An Immovable Property bearing Office No. H-22 on the higher ground floor admeasuring 840 sq. fts, i.e. 78.04 sq. mts. Carpet Area, Along With Undivided Share in the land of "Parle Point Palace (Podium Block)", Situate at City Survey No. 312 & 313, Town Planning Scheme No. 5, Final Plot No. 133 and 134 Paiki, of Moje Umra, City of Surat, Own By Shahaan Bhicaji Davierwalla. Here to and along with all elementary rights and other rights and interests in respect of the said Property. **Property-II:** An Immovable Property bearing Office No. H-23 on the higher ground floor admeasuring 455 sq. fts. i.e. 42.27 sq. mts. Carpet Area, Along With Undivided Share in the land of "Parle Point Palace (Podium Block)", Situate at City Survey No. 312 & 313, Town Planning Scheme No. 5, Final Plot No. 133 and 134 Paiki, of Moje Umra, City of Surat, Own By Shahaan Bhicaji Davierwalla. Here to and along with all elementary rights and other rights and interests in respect of the said Property. **Property-III:** An Immovable Property bearing Office No. H-24 on the higher ground floor admeasuring 655 sq. fts. i.e. 60.85 sq. mts. Carpet Area, Along With Undivided Share in the land of "Parle Point Palace (Podium Block)", Situate at City Survey No. 312 & 313, Town Planning Scheme No. 5, Final Plot No. 133 and 134 Paiki, of Moje Umra, City of Surat, Own By Shahaan Bhicaji Davierwalla. Here to and along with all elementary rights and other rights and interests in respect of the said Property. **Property-IV:** An Immovable Property bearing Shop No. H/1/A on the higher ground floor admeasuring 390 sq. fts. i.e. 36.24 sq. mts. Built Up Area, & Shop No. H/1/B on the higher ground floor admeasuring 450 sq. fts. i.e. 41.82 sq. mts. Built Up Area, Along With Undivided Share in the land of "Parle Point Palace", Situate at City Survey No. 312 & 313, Town Planning Scheme No. 5, Final Plot No. 133 and 134 totally admeasuring 3066.48.25 sq. mts., of Ward Athwa, of Athwalines, Parle Point, City of Surat, Own By Nasa Investment A Partnership Firm. Here to and along with all elementary rights and other rights and interests in respect of the said Property. **Property-V:** An Immovable Property bearing Office No. 101 on the 1st floor admeasuring 803 sq. fts. i.e. 74.60 sq. mts. Carpet Area, Along With Undivided Share in the land of "Parle Point Palace (Podium Block)", Situate at City Survey No. 312 & 313, Town Planning Scheme No. 5, Final Plot No. 133 and 134 Paiki, of Moje Umra, City of Surat, Own By Bhicaji Dorabji Davierwalla. Here to and along with all elementary rights and other rights and interests in respect of the said Property. **Property-VI:** An Immovable Property bearing Office No. 120 on the 1st floor admeasuring 500 sq. fts. i.e. 45.45 sq. mts. Carpet Area, Along With Undivided Share in the land of "Parle Point Palace (Podium Block)", Situate at City Survey No. 312 & 313, Town Planning Scheme No. 5, Final Plot No. 133 and 134 Paiki, of Moje Umra, City Surat, Own By Maharukh Bhicaji Davierwalla. Here to and along with all elementary rights and other rights and interests in respect of the said Property. **Property-VII:** Immovable Property bearing Office No. 121 on the 1st floor admeasuring 395 sq. fts. i.e. 36.70 sq. mts. Carpet Area, Along With Undivided Share in the land of "Parle Point Palace (Podium Block)", Situate at City Survey No. 312 & 313, Town Planning Scheme No. 5, Final Plot No. 133 and 134 Paiki, of Moje Umra, City of Surat, Own By Maharukh Bhicaji Davierwalla. Here to and along with all elementary rights and other rights and interests in respect of the said Property. **Property-VIII:** An Immovable Property bearing Office No. 122 on the 1st floor admeasuring 755 sq. fts. i.e. 70.14 sq. mts. Carpet Area, Along With Undivided Share in the land of "Parle Point Palace (Podium Block)", Situate at City Survey No. 312 & 313, Town Planning Scheme No. 5, Final Plot No. 133 and 134 Paiki, of Moje Umra, City of Surat, Own By Maharukh Bhicaji Davierwalla. Here to and along with all elementary rights and other rights and interests in respect of the said Property. **Property-IX:** An Immovable Property bearing Office No. 123 on the 1st floor admeasuring 490 sq. fts. i.e. 45.52 sq. mts. Carpet Area, Along With Undivided Share in the land of "Parle Point Palace (Podium Block)", Situate at City Survey No. 312 & 313, Town Planning Scheme No. 5, Final Plot No. 133 and 134 Paiki, of Moje Umra, City of Surat, Own By Maharukh Bhicaji Davierwalla. Here to and along with all elementary rights and other rights and interests in respect of the said Property. **Property-X:** An Immovable Property bearing Office No. 124 on the 1st floor admeasuring 340 sq. fts. i.e. 31.59 sq. mts. Carpet Area, Along With Undivided Share in the land of "Parle Point Palace (Podium Block)", Situate at City Survey No. 312 & 313, Town Planning Scheme No. 5, Final Plot No. 133 and 134 Paiki, of Moje Umra, City of Surat, Own By Maharukh Bhicaji Davierwalla. Here to and along with all elementary rights and other rights and interests in respect of the said Property. **(5) Demand Notice Date:** 20/07/2026. **(6) Amount Due In INR:** Rs.5,67,46,234.37/- (Rupees Five Crore Sixty Seven Lakh Forty Six Thousand Two Hundred Thirty Four - Paise Thirty Seven Only) as of 20/07/2026 And Future Contractual Interest Till Actual Realization Together With Incidental Expenses, Cost And Charges Etc. **(7) Possession Date:** 05-10-2026.

2. (1) Borrower And Co-Borrowers: 1.Valimamad Habib Ghaniwala 2.Shakil Valimohammed Ghaniwala 3.Irfana Valimamad Ghaniwala, All R/O (A) A 302, 3rd Floor Gulzar Avenue New Rander Causeway Rd Surat Surat-395009. (B) Shop No U/72 (As Per Tax Bill Ug/72) Upper Ground Floor, Silver Spring, Revenue Survey No 394, Tp Scheme No 12 Surat-395009. **(2) Loan Account Number:** 26715009. **(3) Loan Amount In INR:** Rs.36,35,563/- (Rupees Thirty Six Lakhs Thirty Five Thousand Five Hundred Sixty Three Only). **(4) Detail Description Of The Security Mortgage Property:** ALL THAT Entire Bearing Shop No. U/72 (As Per Tax Bill UG/72) on the Upper Ground Floor admeasuring 1159 sq. feet i.e. 107.71 sq. mts. Super Built up area, & As Per SMC Record 62.06 sq. mts. Carpet area, & 74.47 sq. mts. Built up area, Along with 2118.60 sq. mts. Paiki undivided share in the land of "Silver Spring", Situate at Revenue Survey No. 394 Hissa No. 2, T. P. Scheme No. 12 (Adajan), Final Plot No. 66, Having Tenement No. 17B-13-6786-0-001, of Moje Adajan, City of Surat. **(5) Demand Notice Date:** 20/07/2026. **(6) Amount Due In INR:** Rs.33,69,606.67/- (Rupees Thirty Three Lakhs Sixty Nine Thousand Six Hundred Six and Paise Sixty Seven Only) as of 14/07/2026 And Future Contractual Interest Till Actual Realization Together With Incidental Expenses, Cost And Charges Etc. **(7) Possession Date:** 05-10-2026.

3. (1) Borrower And Co-Borrowers: 1.Arihant Mobile 2.Anilkumar Madanlal Shah 3.Kalpanaben D Garasiya 4.Gangaben Dhirubhai Garasiya, All R/O (A) Khambhaliya Po Unai Ta Vansda Ta Vansda Di Navsari Navsari-396590. (B) 60 Ramkabir Nr Bus Stop Vyara Di Tapi-394650. **(2) Loan Account Number:** 36849071. **(3) Loan Amount In INR:** Rs.36,99,499/- (Rupees Thirty Six Lakhs Ninety Nine Thousand Four Hundred Ninety Nine Only). **(4) Detail Description Of The Security Mortgage Property:** All That Piece And Parcel Of An Immovable Property bearing Duplex Type Block No. 60 admeasuring 1800 sq. fts. i.e. 167.225 sq. mts., & 865 sq. fts. construction, totally 80.331 sq. mts., & 86.894 sq. mts open land, in Ramkabir Complex, Situate at Nondh No. 2357 Paiki Ward No. 7, Sheet No. 18, of Moje Vyara, Ta: Vyara, Dist: Vyara. Here to and along with all elementary rights and other inetrests in respect of the said Property. **(5) Demand Notice Date:** 20/07/2026. **(6) Amount Due In INR:** Rs.32,05,880.40/- (Rupees Thirty Two Lakh Five Thousand Eight Hundred Eighty - Paise Forty Only) as of 20/07/2026 And Future Contractual Interest Till Actual Realization Together With Incidental Expenses, Cost And Charges Etc. **(7) Possession Date:** 06-10-2026.

• 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 Asset.

• For Any Objection And Settlement Please Contact **Mr. Rahil Hudda, Cont: 8460029100 (Area Collection Manager), Mr. Jeegnesh Dave: contect no. 7043042298 (Zonal Collection Manager)** and Mr. Sunil Vishwakarma Mobile No. 8600375505 (Area Legal Manager) At HDB Financial Services Limited.

PLACE : Surat and Vyara **Authorized officer**
DATE: 10-10-2026 **FOR HDB FINANCIAL SERVICES LTD**

Possession Notice (For Immovable Property) Rule 8-(1)

Whereas, the undersigned being the Authorized Officer of IIFL Home Finance Limited (Formerly known as India Infoline Housing Finance Ltd.) (II FL-H FL) 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) mad with Rule 3 of the Security Interest (Enforcement) Rules 2002, a Demand Notice was issued by the Authorised 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 **IIFL 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 dears the dues of the **"IIFL 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 **"IIFL HFL"** and no further step shall be taken by **"IIFL 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. Arvindbhai Sendhabhai Vanjara, Mrs. Dadamben Arvindbhai Vanjara **(Prospect No. IL10233949)**	All that piece and parcel of Milkat no. 26, Raheda, Vanzara, Taluka Vadali, Dist. Sabarkantha, Gujarat, 383235 Area Admeasuring (IN SQ. FT.): Property Type: Area_Admeasuring Property Area: 918	**Rs. 912627.00/-** (Rupees Nine Lakh Twelve Thousand Six Hundred and Twenty Seven Only)	16/06/ 2026	07/10/ 2026

For, further details please contact to Authorised Officer at **Branch Office** : Ahmedabad Commerce House, 4th Floor, Commerce House 4, Nr Shell Petrol Pump, Anandnagar Road, Prahladnagar, Ahmedabad - 380051 **or Corporate Office** : IIFL Tower, Plot No. 98, Udyog Vihar, Ph-IV Gurgaon, Haryana.

Place : Gujarat ; Date : 10.10.2026 **Sd/-, Authorised Officer, For IIFL Home Finance Ltd.**

pnb Housing Finance Limited

Regd: Off: 9th Floor, Antriksh Bhawan, 22, K. G. Marg, New Delhi-110001, Ph.: 011-23357171, 23357172, 23705414, Web.: www.pnbhousing.com
Branch Office : inter-alia at, PNB Housing Finance Limited, Office No. 206-A&B, Second Floor, Trividh Chamber, Opp. Fire Station, Nr. Rushabh Petrol Pump, Ring Road, Surat-395001, Gujarat.

POSSESSION NOTICE For immoveable property as per Rule8(1) and Appendix-IV

Whereas the undersigned being the Authorised Officer of the **PNB Housing Finance Ltd.** under the **Securitisation and Reconstruction of Financial Assets & in compliance of Rule 8(1) of 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/s on the date mentioned against each account calling upon the respective borrower/s to repay the amount as mentioned against each account within 60 days from the date of notice(s)/ date of receipt of the said notice/s. 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/ies described herein below in exercise powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on the dates mentioned against each account.
The borrower/s in particular and the public in general is hereby cautioned not to deal with the property/ies and any dealing with the property/ ies will be subject to the charge of PNB Housing Finance Ltd., for the amount and interest thereon as per loan agreement. **The borrowers' attention is invited to provisions of Sub-section (8) of Section13 of the Act, in respect of time available, to redeem the secured assets.**

Loan Account Number(s)	Name of Borrower/ Co-borrower/ Guarantor(s) /Legal Heirs	Date of Demand Notice	Amount as on date in Demand Notice	Date of Possession Taken/Type of Possession	Description of the Property/ies mortgaged
HOU/RSRT/ 0124/1202880 B.O.: Surat	Mr./Ms. Kanhaiya Lal (Borrower) & Mr./Ms. Premlata Kanhaiyalal Prajapati (Co-Borrower)	7th July, 2026	**Rs.9,91,775.25** (Rupees Nine Lakhs Ninety One Thousand Seven Hundred Seventy Five and Twenty Five Paisa Only)	08.10.2026 (Symbolic)	Plot No. 293, Mahek Residency 2, Behind Divine Public School, Nr. Darmanandaphy Sivan Road, Sivan, Surat, Gujarat. 394130.
HOU/RSRT/ 0924/5069139 B.O.: Surat	Mr./Ms. Bandnadevi Gautam (Borrower) & Mr./Ms. Mohanlal Gautam (Co-Borrower)	7th July, 2026	**Rs.13,95,041.46** (Rupees Thirteen Lakhs Ninety Five Thousand Forty One and Forty Six Only)	08.10.2026 (Symbolic)	Plot No. 588, Mahek Residency 2, Block No. 285, Moje Sivan, Sub. Dist. Surat Olpad, Dist. Surat, Gujarat, 394130.

Date : 10.10.2026 | Place: Surat, Gujarat **Sd/- Authorized Officer, PNB Housing Finance Limited**

BAJAJ FINANCE LIMITED

Regd office : Bajaj Finance Limited, C/o Bajaj Auto Limited Complex Mumbai Pune Road Akurdi Pune 411035,
Branch Office : Bajaj Finance Ltd First, Bhabhar, Gujarat, 385320, Branch Office : Bajaj Finance Ltd Anand Gujarat 388120

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

The undersigned being the Authorized Officer of **Bajaj Finance Limited (BFL)**, hereby gives the following notice to the Borrower(s)/Co-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 Finance Limited and as a consequence the loan(s) have become **Non-performing assets(NPA)**. Accordingly, notices were issued to them under Sec 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 unserved/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 and Amount
P84UPFB10576763/Sep'26 **1. Bansari Pharma thr. Its Prop. Kaluji Bhavaji Thakor,** R/o. First Floor Shop No-1, Radhe Complex, Lati Bazar, Bhabhar, Banaskantha, Gujarat, 385320, Contact: 9875098379, Email id: bansari.pharma@gmail.com, **Also at,** R/o. R.S.no.28p1, Plotno.94, Milkat Akami no.7573, BhabharJuna, Ta-Bhabhar,Dist-Banaskantha 385320, **2. Babiben Thakor W/o Bhavaji Thakor,** R/o. Chalvada Chalwada Chalvada Patan Gujarat,385340, Contact: 9875098379, Email id: bansari.pharma@gmail.com, **3. Kaluji Thakor S/o Bhavaji Thakor,** R/o. 94 Ayodhyanagar Bhabhar Banaskantha Gujarat Palanpur 385320, Contact: 9875098379, Email id: bansari.pharma@gmail.com	All that the piece or parcel, rights, interest, title of the land along with structure standing there on being the Non Agriculture Immovable Residential Property out of Revenue Survey No.28 Paiki 1, Plot No.94, Bhabhar Municipal Assessment No.7573, total admeasuring 156-81 Sq.Meter, 1627-56 Sq.Fits.i.e and Build Up Area 71-25 Sq.Meter situated in lying and being in the sim of Bhabhar Juna, Taluka : Bhabhar, District:- Banaskantha, State:- Gujarat (sub registrar office Bhabhar) Boundary of the aforesaid property:- East:- 6-00 Meter Wide Road, West:- Residential Plot No.103, North:- Residential Plot No.95, South:- Land of Revenue Survey No.27 Paiki.	**16.09.2026** **Rs. 2215162/-** (Rupees Twenty Two Lakhs Fifteen Thousand One Hundred Sixty Two Only) as on 16.09.2026
P431PFB4607266/Sep'26 **1. Tanuj Jayendrakumar Patel,** R/o. 19 Tanuj Aryanagar Society Amul Dairy Road Anand,Gujarat,388001, Contact:.9825040808, Email id: tanuj@tanujpatel.in, **Also at** R/o. T P S No: 2, F P No. 154/17 Sub Plot No: 19," ARYA CO. OP. HOUSING SOCIETY LIMITED ", Nr. Amul Dairy, Amul Dairy Road, Anand, Tal & Dist Anand - 388001, **2. Tsquare Pharmacy Pvt Ltd thr. Its Directors, i) Tanuj Jayendrakumar Patel, ii) Rohan Jamanbhai Harsoda,** R/o. Tsquare Hospital Pvt Ltd Near Raisa Anand Hospital B/H Panghat Hotel Anand, Gujarat,388001, Contact:9825040808, Email id: tanuj@tanujpatel.in, **3. Ritaben Jayendrabhai Patel,** R/o. 19 Arya Nagar Society Amul Dairy Road Anand,Gujarat,388001, Contact:9825040808, Email id: tanuj@tanujpatel.in, **4. Jayendrakumar Ambalal Patel,** R/o. 19 Aryanagar Society Amul Dairy Road Anand, Gujarat, 388001, Contact:9825040808, Email id: tanuj@tanujpatel.in	All that piece and parcel of T P S No: 2, F P No. 154/17 Sub Plot No: 19," ARYA CO. OP. HOUSING SOCIETY LIMITED ", Nr. Amul Dairy, Amul Dairy Road, At Anand, Tal & Dist Anand – 388001 along with proportionate share in common areas (Area adm. 5019.04 Sq.Ft.) Bounded as- As per legal docs- East: House of Ambubhai C. Patel, West: Road, North: Plot No. 18, South: Plot No. 20, As per site visit- East: Plot No: 22; West: Society Road, North: Plot No: 18, South: Plot No: 20	**30.09.2026** **Rs. 5803916/-** (Rupees Fifty Eight Lakhs Three Thousand Nine Hundred Sixteen Only) as on 30.09.2026

This step is being taken for substituted service of notice. The above Borrowers / 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 Finance Limited) further steps for taking possession of the Secured Assets / Mortgage Property will be initiated as per 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 Finance Limited has the charge.

Place: Banaskantha, Anand Date: 10-10-2026 **Sd/- Authorized Officer, Bajaj Finance Limited**

CFM Asset Reconstruction Private Limited

thoughtful regeneration

Corporate Office: 1st Floor, Wakefield House, Sprott Road, Ballard East, Mumbai - 400038

POSSESSION NOTICE

APPENDIX IV **(For immovable property)** **READ WITH RULE 8 (1)**

WHEREAS, The undersigned being the Authorized Officer of CFM Asset Reconstruction Private Limited (Acting in its capacity as trustee of CFMARC TRUST - 196) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under Section 13(12), 13(2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice, to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. Further, The Sarvagram Fincare Private Limited, has assigned all its rights, title and interest of the entire outstanding debt of above loan account along with underlying securities in favor of CFM Asset Reconstruction Private Limited vide a Registered Assignment Agreement dated 04.11.2025 entered between The Sarvagram Fincare Private Limited and CFM Asset Reconstruction Private Limited under the provisions of Section 5 of SARFAESI Act 2002.

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 **Symbolic possession** of the property described herein above in exercise of powers conferred on him under Section 13 (4) of the said Act read with Rule 8 of the said rules on the date as mentioned above in "Date of Possession" Column. The Details of the Parties along with Mortgaged Property Possession taken by the Bank, is given below :-

Name of Customer (Borrower(s) / Co-Borrower(s) and Guarantor(s) / Partners / Mortgagor(s)	Demand Notice Date and Amount in Rs.	Date Of Possession
Komalben Chauhan (Borrower), **Prakashbhai Harjibhai Chauhan** (Co-Borrower), **Variben Harjibhai Chauhan** (Co-Borrower), **Nareshkumar Harjibhai Chauhan** (Co-Borrower), **Loan Account No. : FLSEC00101266**	Demand Notice Date : **30-06-2026, Rs. 15,10,988/-** (Rupees Fifteen Lakh Ten Thousand Nine Hundred Eighty Eight Only) as on 25-06-2026	06-10-2026

MORTGAGED_PROPERTY : All that Piece and Parcel of land along with structure standing there on being The Property Out of Old Revenue Survey No.27 Paiki 7/Paiki 2, New Revenue Survey No.120, Khata No.493, total admeasuring Total admeasuring 14089.00. Sq.Meter situated in the sim of Kunvana, Tal:- Lakhani, Dist. Banaskantha, State:- Gujarat which is bounded as under. Four boundaries:- On or towards East- Farm Of Dashrathbhai Harjibhai And Road is Situated; On or towards West- Faram Of Rajput Savjibhai Meghabhai is Situated; On or towards South- Farm Of Danabhai Ratnabhai Rajput is Situated; On or towards North- Farm Of Vanol Arjanbhai Bhikhabhai is Situated.

The Borrowers mentioned herein above in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to charge of **CFM Asset Reconstruction Private Limited,** for an amount as mention in this notice, along with interest at contractual rate, incidental expenses, costs and charges, etc. due w.e.f. the very next date of the status of outstanding amount date showing in the above mention details, till the date of full repayment and / or realization. Further the borrower's attention invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured assets.

Please note description of properties is as mentioned above.

Date : 10.10.2026 **Authorised Officer, CFM Asset Reconstruction Private Limited**
Place : GUJARAT **(Acting in its capacity as trustee of CFMARC TRUST - 196)**

pnb Housing Finance Limited — APPENDIX -IV-A - E-AUCTION-PUBLIC SALE NOTICE of IMMOVABLE PROPERTY/IES

Ghar Ki Baat

E-AUCTION-SALE NOTICE FOR SALE OF IMMOVEABLE 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)
Reg. Off.:- 9th Floor, Antriksh Bhawan, 22 K. G. Marg, New Delhi–110001, Ph.:-011-23357171, 23357172, 23705414, Web:-www.pnbhousing.com

Branch Address: 2nd Floor, Jolly Plaza, Athwa Gate, Ring Road, Surat – 395001, Gujarat | Branch Address: Megha House, 1st Floor, Nethaji Road, Mithakhali Cir, Opposite Kotak Bank, Ahmedabad, Gujarat – 380006 | Branch Address: Third Floor, Trivia Complex, No. 331, Race Course Road, Near Natubhai Circle, Race Course, Vadiwadi, Vadodara, Gujarat – 390007 | Branch Address: Shop No. 1 & 2, Ground Floor, Pushpak Arcade, Odhav, Ahmedabad, Gujarat

Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-D mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken (as described in Column no-C) by the authorized Officer of **M/s PNB Housing Finance Limited**/Secured Creditor, will be sold on **"AS IS WHERE IS, AS IS WHAT IS and WHATEVER THERE IS BASIS"** as per the details mentioned below. Notice is hereby given to borrower(s)/ mortgagor(s)/Legal Heirs, Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrowers/ mortgagor(s)(since deceased) as the case may be indicated in Column no-A under Rule-8(6) & 9 of the Security Interest Enforcement Rules, 2002 amended as on date. **For detailed terms and conditions of the sale, please refer to the link provided in M/s PNB Housing Finance Limited/secured creditor's website i.e. www.pnbhousing.com.**

Loan No. Name of the Borrower/Co-Borrower/ Guarantor/Legal heirs (A)	Demanded Amount & Date (B)	Nature of possession (C)	Description of the Properties mortgaged (D)	Reserve Price (RP) (E)	EMD (10% of RP) (F)	Last Date of Submission of Bid (G)	Bid Incremental Rate (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Known Encumbrances/ Court Case if any (K)
NHL/SRT/1118/607105 Nileshkumar Karsanbhai Moradiya / Sunitaben Nileshkumar Moradiya B.O.: Surat	Rs. 4750330.72 & 13.12.24	Physical	Office No. A 312, 5th Floor, Vivanta Icon, Opp. Sheel Petrol Pump, L. P. Savani Road, Adajan, **Surat, Gujarat-395009**	Rs. 2160000	Rs. 216000	26.10.26	Rs. 10000	12.10.26, 12:00 PM -4:00 PM	27.10.26, 2:00 PM- 3:00 PM	*NIL/Not known
		Physical	Office No. A313, 5th Floor, Vivanta Icon, Opp. Shell Petrol Pump, L. P. Savani Road, Adajan, **Surat, Gujarat-395009**	Rs. 2160000	Rs. 216000		Rs. 10000			
HOU/AHM/1023/1171398 Rajbhar Sheevand / Neha Rajbhar, B.O.: Ahmedabad	Rs. 2520595.48 & 13.12.24	Physical	E.504, Swastik Platinum, Nr. Pooja Farm, Narol Aslali Highway, Narol, **Ahmedabad, Gujarat-382440**	Rs. 1433000	Rs. 143300	26.10.26	Rs. 10000	13.10.26, 12:00 PM -4:00 PM	27.10.26, 2:00 PM- 3:00 PM	*NIL/Not known
HOU/VA/0223/1080926 Pranav N Soni / Jyoti Pranav Soni, B.O.: Vadodara	Rs. 1653019.86 & 08.12.25	Physical	J 204, Ved Residency II, Rangvatika, Mandir, Nr. Bopad, Mouje, **Vadodara, Gujarat-390019**	Rs. 1765000	Rs. 176500	26.10.26	Rs. 10000	16.10.26, 12:00 PM -4:00 PM	27.10.26, 2:00 PM- 3:00 PM	*NIL/Not known
HOU/AHD/0124/1208521 Bipin Babubhai Patel / Alkaben Bipinbhai Patel B.O.: Odhav	Rs. 2355460.09 & 06.02.25	Physical	Apartment B, 404, Shrinath Residency, Nr. Khatraj Circle, Mahemdabad Road, Mehmdabad, **Ahmedabad, Gujarat-387130**	Rs. 1342000	Rs. 134200	26.10.26	Rs. 10000	24.10.26, 12:00 PM -4:00 PM	27.10.26, 2:00 PM- 3:00 PM	*NIL/Not known
NHL/SRT/0224/1220503 Sunderlal Harilal Jain / Mankuben Sundarlal Jain B.O.: Surat	Rs. 6279619.76 & 06.03.25	Physical	Shop G 20, Ground Floor, Raj World, Palanpore Canal Road, Palanpore, **Surat, Gujarat-395009**	Rs. 2032000	Rs. 203200	26.10.26	Rs. 10000	23.10.26, 12:00 PM -4:00 PM	27.10.26, 2:00 PM- 3:00 PM	*NIL/Not known
		Physical	Shop G 21, Ground Floor, Raj World, Palanpore Canal Road, Palanpore, **Surat, Gujarat-395009**	Rs. 2241000	Rs. 224100		Rs. 10000			

*Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof. ** To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/ claims in respect of above mentioned immovable/secured assets except what is disclosed in the Column No.-K. Further such encumbrances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances. **(1.)** As on date, there is no order restraining and/or court injunction PNBHFL/the authorized Officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties/secured assets and status is mentioned in column no-K **(2.)** The prospective purchaser/ bidder and interested parties may independently take the inspection of the pleading in the proceedings/orders passed etc. if any, stated in column no-K. Including but not limited to the title of the documents of the pertaining thereto available with the PNBHFL and satisfy themselves in all respects prior to submitting tender/bid application form or making Offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form. **(3.)** Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s)/the purchaser is legally bound to deposit 25% of the amount of sale price, (inclusive of earnest money) on the same day or not later than next working day. The sale may be confirmed in favour of (bidder(s) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the s sale consideration amount has to be deposited by the purchaser within 15 days' from the date of acknowledgement of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of expiry of mandatory period of 15 days mentioned in the sale confirmation letter and the property/secured asset shall be resold as per the provisions of Sarfaesi Act. **(4.)** M/s C1 India Private Limited would be assisting the Authorised officer in conducting sale through an e-Auction having its Corporate office at Plot No. 68, 3rd Floor, Sector 44, Gurgaon, Haryana 122003 Website - www.bankeauctions.com For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate with **MR. ASHISH ASHOK MATTA & Toll Free No. 1800 120 8800, E-Mail: auction@pnbhousing.com, is authorised Person of PNBHFL or refer to www.pnbhousing.com.**

Place:- SURAT, AHMEDABAD, VADODARA, ODHAV, DATE:- 09.10.2026 **SD/- AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED**

pnb Housing Finance Limited

REGD. OFFICE : 9th Floor, Antriksh Bhawan, 22, K.G. Marg, New Delhi-110001, PH : 011-23357171, 23357172, 23705414, Website : www.pnbhousing.com
BRANCH ADDRESS: 1110, 1111 & 1112, 11th Floor, Vasupujya RIO Empire Opp, Pal RTO, Adajan Hajira Road, Adajan Surat-394510, Gujarat

POSSESSION NOTICE (FOR IMMOVABLE PROPERTIES)

Whereas the undersigned being the Authorised Officer of the PNB Housing Finance Ltd. under the Securitisation and Reconstruction of Financial Assets & in compliance of Rule 8(1) of 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/s on the date mentioned against each account calling upon the respective borrower/s to repay the amount as mentioned against each account within 60 days from the date of notice(s)/ date of receipt of the said notice/s. 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/ies described herein below in exercise powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on the dates mentioned against each account. The borrower/s in particular and the public in general is hereby cautioned not to deal with the property/ies and any dealing with the property/ies will be subject to the charge of PNB Housing Finance Ltd., for the amount and interest thereon as per loan agreement. The borrowers' attention is invited to provisions of Sub-section (8) of Section13 of the Act, in respect of time available, to redeem the secured assets.

Loan Account No.	Name of the Borrower/ Co-Borrower/Guarantor	Demand Notice Date	Amount Outstanding	Date of Possession Taken	Description Of The Property Mortgaged
NHL/VES/0525/1395919 & HOU/VES/0525/1395667 B.O.: Vesu	Chandresh Variya & Arunaben Chandreshbhai Variya	22-04-2026	Rs. 18,93,244.73/- (Rupees Eighteen Lakhs Ninety Three Thousand Two Hundred Fourty Four & Seventy Three Paise Only) as on 22-04-2026	07-10-2026 (Physical)	Building No D, 2nd Floor, Flat No 202, D.M. Flats, Nr. Dhanmora, Katargam, **Surat, Gujarat - 394220**

PLACE:- VESU, DATE:- 09-10-2026 **AUTHORIZED OFFICER, PNB HOUSING FINANCE LTD.**

Prudent ARC Limited

PRUDENT ARC LIMITED

Unit No. 611, 6th Floor, D Mall, Plot A-1, Netaji Subhash Place, Pitampura, New Delhi - 110034

APPENDIX IV-A [Refer Proviso to Rule 8(6)]
e-AUCTION NOTICE FOR SALE OF IMMOVABLE PROPERTY
{Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002}

Reg: E-Auction Sale Notice for sale of immovable property under the Securitization 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) **Shri. Mangaram Gopaji Chandore (Borrower/Mortgagor), Sh. Mahesh Mangaram Chandora** (Co. Applicant-1), **Sh. Naresh Mangaram Chandora** (Co. Applicant-2) **and Sh. Pawandevi M Chandora** (Co. Applicant-3) that the below described immovable property mortgaged/ charged to the secured creditor, the possession of which has been taken by the Authorized Officer of Prudent ARC Limited. Secured Creditor, will be sold on **"AS IS WHERE IS", "AS IS WHAT IS", and "WHATEVER THERE IS" basis on 28.10.2026 and will be conducted "Online" for recovery of Rs. 42,30,303.86- (Rupees Forty-Two Lakhs Thirty Thousand Three Hundred Three and Paise Eighty Six only), Rs 18,60,094.69 (Rupees Eighteen Lakhs Sixty Thousand Ninety Four and Paise Sixty Nine only) and Rs 11,27,540.43 (Rupees Eleven Lakhs Twenty Seven Thousand Five Hundred Forty and Paise Forty Three only) as on 17.04.2023** due to Prudent ARC Limited (Prudent Trust -94/24) Secured Creditor from Borrower(s) **Shri. Mangaram Gopaji Chandore (Borrower/Mortgagor), Sh. Mahesh Mangaram Chandora** (Co. Applicant-1), **Sh. Naresh Mangaram Chandora** (Co. Applicant-2) **and Sh. Pawandevi M Chandora** (Co. Applicant-3) plus interest as applicable in terms of Financing Documents till realization of the outstanding dues, costs and charges due to Prudent ARC Limited (Prudent Trust – 94/24) – assignee of **(Nido Home Portfolio) (Original Lender)** - Secured Creditor.

Nido Home Portfolio (Original Lender) having assigned the financial asset(s) pertaining to the loans of the borrowers together with all its rights, title and interests in the financing documents and the underlying security interests, pledge and/or guarantees in respect of such loans in favour of Prudent ARC Limited (Acting in the capacity of Trustee of Prudent Trust –94/24) u/s 5 of the SARFAESI Act 2002. Prudent ARC Limited (Prudent Trust – 94/25) Secured Creditor in exercise of the powers conferred under section 13(4) of the SARFAESI Act, read with the rules made thereunder has decided to sell by way of e-auction, the property as mentioned herein below (hereinafter referred to as "the said property").

Schedule of Property Mortgaged/Charged to the Secured Creditor

(Amount in Rs.)

Item No.	Description of Property	Reserve Price	EMD Amount 10% of the Reserve Price
1.	ALL THE PART AND PARCEL OF PROPERTY BEARING SHOP NO. A/2 ADM. 38.183 SQ. MTRS. AND SHOP NO. B/17 ADM. 28.52I SQ. MTRS ON GROUND FLOOR IN THE SCHEME KNOWN AS "PUSHKAR HILL" CONSTRUCTED ON SURVEY NO. 26, 27, 28 ADM. 16693 SQ. MTRS., T.P. SCHEME NO. 1, FP NO. 220, ADM. 16670 SQ. MRS AND CITY SURVEY NO. 925, ADM. 16615 SQ. MIRS PAIKI SUB-PLOT NO. 220/1 ON WEST SIDE ADM. 8543 SQ. MRS OF MOUJE ODHAV, SUB-DISTRICT - AHMEDABAD - 7 (ODHAV) & DIST. AHMEDABAD, GUJARAT - 382 415, OWNED BY SHRI. MANGARAM GOPAJI CHANDORA. BOUNDARIES OF SHOP NO A/2 ARE AS FOLLOWS: NORTH: SHOP NO A/1, SOUTH: SHOP NO A/3, EAST: BLOCK A PARKING , WEST: PARKING. BOUNDARIES OF SHOP NO B/17 ARE AS FOLLOWS: NORTH: SHOP NO B/16 , SOUTH: OPEN SPACE, EAST: BLOCK B PARKING, WEST: PARKING	Rs.28,43,000/- (Rupees Twenty Eight Lakhs Forty Three Thousand Only)	Rs.2,84,000/- (Rupees Two Lakhs Eighty Four Thousand Only)

Known Encumbrances, if any : Not known
The online bids shall be submitted through website https://sarfaesi.auctiontiger.net/EPROC/ as per schedule given below

EMD Remittance	EMD can be remitted in the following ways: i) Deposit through EFT/NEFT/RTGS Name of Beneficiary: "Prudent Trust – 94/24" Name of Bank : Union Bank of India Account Number : 519501010036371 IFSC Code : UBIN0551953 Branch Address : Pitampura Branch, LU Block, New Delhi – 110 034 OR ii) Demand Draft/Pay Order in the favour of "Prudent Trust – 94/24" payable at Delhi to be submitted at Prudent ARC Limited, 611, D-Mall, Plot No. A-1, Netaji Subhash Place, Pitampura, New Delhi – 110 034.
Inspection of Property	On 20.10.2026 between 11:00 AM to 2:00PM
Last date for submission of Online application for BID	27.10.2026 till 5.00 p.m.
Date and time of e-auction	28.10.2026 between 11.00 am to 01.00 p.m. with auto- extension of five minutes each in the event of bids placed in the last five minutes.
Bid Multiplier	Rs. 5,000/ - (Rupees Five Thousand only)

For detailed Terms and Conditions of the sale, please refer to the link provided in https://prudentarc.com secured creditor's website and https://sarfaesi.auctiontiger.net/EPROC/, secured creditor's approved service provider.

This may be treated as a Notice under Rule 8(6) and Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the Borrower(s) and Guarantor(s) of the loans about holding of e-auction on the above-mentioned dates.

Date:08.10.2026
Place: Delhi

(Narendra Singh) Authorized Officer
Prudent ARC Limited
(Prudent Trust – (94/24) Mobile No: 9654454624

SBI STATE BANK OF INDIA

Stressed Assets Management Branch, 4th Floor, OLD LHO Building, Laldarwaja, Bhadra, Ahmedabad-380001, Ph.: 079-26580795 / 079-26581081, Mobile: 7600038903
E-mail : team3samb.ahm@sbi.co.in, Sbi.04199@sbi.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)/Partners/Mortgagors that the below described immovable properties mortgaged/charged to the Secured Creditor, the **Physical Possession** as mentioned in Schedule has been taken by the Authorized Officer of State Bank of India and will be sold on **"As is Where is", "As is What is" and "Whatever there is"** basis on **27.10.2026**, for recovery of **Rs. 40,94,31,537.87 as on 04.10.2026** plus interest, cost, expenses, etc. thereon and less recovery thereafter if any due to the secured creditor **BRR ENTERPRISE PRIVATE LIMITED (Borrowers) and Pankajkumar Sanwarlal Goenka, (Guarantor) Harsha Sharma (Director & Guarantor) and Anilkumar B Runthala (Director & Guarantor)** & for Recovery of **Rs. 44,78,21,453.00 as on 04.10.2026** plus interest, cost, expenses, etc. thereon and less recovery thereafter if any due to the secured creditor **M/S. HARU WORLDWIDE PVT LTD ERSTWHILE BRR UDHYOG PVT. LTD. (Borrower) and Pankajkumar Sanwarlal Goenka,(Guarantor) Harsha Sharma (Director & Guarantor) and Anilkumar B Runthala (Director & Guarantor).**

The Bidders Should get themselves registered on **https://baanknet.com/eauction-psb/x-login** by providing requisite KYC documents and registration fee as per the practice followed by **https://baanknet.com/eauction-psb/x-login** well before the auction date.

Date & Time of public E-Auction 27.10.2026 from 11:00 AM to 4:00 PM with unlimited extension of 10 minutes each.

The reserve price and the earnest money deposit will be as under.

Property ID No & Location	Reserve Price (Rs.)	Earnest Money Deposit (Rs.)	Bid increase Amount (Rs.)	Date & time of inspection
SBIN07022024001	5,01,00,000/-	50,10,000/-	1,00,000/-	22.10.2026
Property Location : 2888 + HC9 Iyava, Gujarat	**BRR ENTERPRISE PVT LTD :** NA land Survey No. 529 (1st Parcel) paiki (Old Survey No. 183 paiki) Total Admeasuring 23785 Sq.Mtr paiki admeasuring 8599 Sq.Mtrs Situated at Mouje Rupavati, Taluka- Sanand, District - Ahmedabad.			02:00 p.m. to 03.00 p.m.
SBIN070220240002	5,01,00,000/-	50,10,000/-	1,00,000/-	22.10.2026
Property Location : 2888 + 6CX Iyava, Gujarat	**BRR ENTERPRISE PVT LTD :** NA land Survey No. 529 (2nd Parcel) paiki (Old Survey No. 183 paiki) Total Admeasuring 23785 Sq.Mtr paiki admeasuring 8599 Sq.Mtrs Situated at Mouje Rupavati, Taluka- Sanand, District - Ahmedabad			02:00 p.m. to 03.00 p.m.
SBIN070220240003	3,48,00,000/-	34,80,000/-	1,00,000/-	22.10.2026
Property Location : 2888 + 469 Iyava, Gujarat	**M/S. HARU WORLDWIDE PVT LTD ERSTWHILE BRR UDHYOG PVT. LTD.** NA land Survey No. 525 paiki (Old Survey No. 181 paiki) Admeasuring 5968.90 Sq.Mtrs Situated at Mouje - Rupavati, Taluka - Sanand, District - Ahmedabad.			02:00 p.m. to 03.00 p.m.
SBIN070220240004	3,54,00,000/-	35,40,000/-	1,00,000/-	22.10.2026
Property Location : 2888 + VHJ Iyava, Gujarat	**M/S. HARU WORLDWIDE PVT LTD ERSTWHILE BRR UDHYOG PVT. LTD.** NA land Survey No. 529 (Parcel 3) paiki (Old Survey No. 183 paiki) Admeasuring 6067.00 Sq.Mtrs Situated at Mouje Rupavati, Taluka Sanand District Ahmedabad			02:00 p.m. to 03.00 p.m.
SBIN070220240005	1,89,00,000/-	18,90,000/-	1,00,000/-	22.10.2026
Property Location : 2888 + Q83 Iyava, Gujarat	**M/S. HARU WORLDWIDE PVT LTD ERSTWHILE BRR UDHYOG PVT. LTD.** NA land Survey No. 530 paiki (Old Survey No. 184 paiki) Admeasuring 3237.00 Sq.Mtrs Situated at Mouje - Rupavati, Taluka - Sanand, District - Ahmedabad.			02:00 p.m. to 03.00 p.m.

Encumbrances: To the best of knowledge and information of the Authorised Officer, there are no encumbrances advised to the Bank except charge of Rs. 2,39,93,020/- created on Survey No. 525 and 530, Mouje Rupavati Taluka Sanand in the account of M/s Haru Worldwide Limited (GSTIN : 24AAGCB5714M1ZL) vide letter no 3241 dated 12.02.2026, vide entry no 2487.The intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India (Secured Creditor') Website www.sbi.bank.in and https://baanknet.com/eauction-psb/x-login or contact to AGM/Case Lead Officer Mob. No. 7600038903 & Case Officer Mob. No. 8799145225.

All the five plots mortgaged with BRR enterprise Pvt Ltd and BRR Udhyog Pvt Ltd will be auctioned in single lot only. Individual bid for any single plot will not be considered.

Location | Property Photo | Property Video

This Notice Should also be considered as 15 Days' notice to the Borrowers / Partners / Guarantors / Mortgagors under Rule 8 (6) of the Security Interest (Enforcement) Rules-2002

Date : 10.10.2026
Place : Ahmedabad

Sd/- Authorized Officer, State Bank of India.