

IDBI BANK Registered Office: IDBI Tower, World Trade Center Complex, Cuffe Parade, Mumbai, Pin – 400 005 CIN: L65190MH2004G0148838

PUBLIC NOTICE FOR SALE OF IMMovable PROPERTY THROUGH E-AUCTION UNDER SARFAESI ACT 2002 APPENDIX IV-A [SEE PROVISIO TO RULE 8 (6) & 9 (1)]

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) Rule, 2002. Notice is hereby given to the public in general and in particular to the Borrowers, Co- Borrowers, Mortgagees and Guarantors that the below described immovable property mortgaged / charged to IDBI Bank Ltd., the Physical/Symbolic Possession of which has been taken by the Authorised Officer of IDBI Bank Ltd., Secured Creditor, will be sold on "As is where is", "As is what is", "Whatever there is", and "Without Recourse Basis"

Property no. 1

Name of the borrower: Mr. Hiren Hasmukhlal Kariya, Mrs. Hina Hiren Kariya & Mr. Hasmukhlal Jagjivanbhai Kariya
Mortgagors: Mr. Hiren Hasmukhlal Kariya, Mrs. Hina Hiren Kariya & Mr. Hasmukhlal Jagjivanbhai Kariya
Description of Property: All those pieces and parcel of immovable property i.e. Residential Property at "Sant Krupa" Plot No 71 (paki south side), admeasuring 518 sq ft, situated at Shri Jalaram Nagar 2, Nr Water Tank & Rajiv Nagar, Porbandar, Bypass Road, Dharampur, Dist: Porbandar, Chhaya, State Gujarat.

Demand Notice Date: 29.09.2021
Demand Amount: Rs. 15,96,447/- (Rupees Fifteen Lakh Ninety Six Thousand Four Hundred Forty Seven Only) as on 10.05.2021

Reserve Price	EMD	Date of Inspection	Last Date of Submission of Bids along with EMD	Date & Time of E-auction
Rs. 1850000/-	Rs. 185000/-	25.02.2026	26.02.2026 (Up to 4:00 PM)	27.02.2026 at 11 AM to 1 PM

Property no. 2

Name of the borrower: Mr.Nimesh Mahesh Jethi & Mrs. Astha Maheshbhai Jethi
Mortgagors: Mr.Nimesh Mahesh Jethi & Mrs. Astha Maheshbhai Jethi
Description of Property: All those pieces and parcel of immovable property i.e. Shop No. B1 To B16, Basement, Tara Empire, Final Plot No. 1208 To 1211, T.P Scheme No.04, Near Panchmukha Hamuman Sheri, At Bhuj – Kachchh, Gujarat-370001.

Demand Notice Date: 09/06/2021
Demand Amount: Rs 21912507/- (Rupees Two Crore Nineteen Lakh Twelve Thousand Five hundred Seven Only) as on 31/03/2021.

Reserve Price	EMD	Date of Inspection	Last Date of Submission of Bids along with EMD	Date & Time of E-auction
Rs. 1,84,00,000/-	Rs. 18,40,000/-	25/02/2026	26.02.2026 (Up to 4:00 PM)	27.02.2026 at 11 AM to 1 PM

Bid Increase Amount : By Rs. 25,000/- (Rupees Twenty Five thousand Only)

Gist of the terms & conditions appearing in Bid Document:

- Particulars specified in the schedule above have been stated to the best of the information. Authorized officer and /or Bank will not be answerable for any error, miss-statement or omission in this public notice.
- The E-auction shall be subject to detailed terms and conditions in the bid documents available on www.idbiban.in or <https://baanknet.com>. For detailed procedure, auction process, bid documents, kindly contact Shri Umesh Singhania (M) 9967701574 email id -umesh.singania@idbi.co.in, Shri. Brender (M) 9833791329 email id-brender@idbi.co.in, Shri. Kamesh Baberwal (M) 9723501977 email id-kamesh.baberwal@idbi.co.in or visit regional office (Retail Recovery) at: 2nd Floor, The Emporia Building, A.G. Chowk, Kalawad Road, Rajkot, Pin: 360005 on any working day between 11.00 am to 4.00 pm.
- For E-auction support, please contact : PSB Alliance Pvt Ltd, Website: <https://baanknet.com>, Help Desk Number - M. No: 8291220220, E-mail: support.baanknet@psballiance.com
- This publication is also "Fifteen Days" notice required under Rule 9 (1) of Security Interest (Enforcement) Rules, 2002.
- All statutory liabilities / taxes / maintenance fee / electricity / water charges etc., outstanding as on date and yet to fall due would be ascertained by the bidder(s) and would be borne by the successful bidder/purchaser of the property. IDBI Bank Ltd. does not take any responsibility to provide information on the same.
- The sale will attract TDS as applicable under Section 194 (1A) Income Tax Act, on culmination of sale depending on total sale price.
- The GST, if any, attracted on sale of immovable property, the same will be borne by the successful bidder/purchaser.
- The successful bidder/purchaser will be required to deposit 25% of Sale Price (inclusive of EMD) at the time of confirmation of sale. The Balance amount of the sale price is to be paid within 15 days from the date of issue of letter of acceptance by IDBI Bank Ltd. or such extended period as may be agreed in writing by Authorized Officer (AO) but not beyond 3 months.
- The AO may permit inter-se bidding among the qualified bidders. The AO reserves the right to accept or reject all/bids without assigning any reason. In case all the bids are rejected, the AO reserves the right to sell the assets by any modes as prescribed in the Security Interest (Enforcement) Rules, 2002.
- Earnest Money Deposit (EMD) will not carry any interest.

Date: 11.02.2026 Place: Rajkot **Sd/- Authorized Officer, IDBI Bank Limited**

FORM NO. INC-26
[Pursuant to Rule 30 of the Companies (Incorporation) Rules, 2014]

Advertisement to be published in the newspaper for change of Registered Office of the Company from the State of Gujarat to State of Karnataka

BEFORE THE REGIONAL DIRECTOR NORTH WESTERN REGIONAL BENCH, AHMEDABAD, MINISTRY OF CORPORATE AFFAIRS

IN THE MATTER OF THE SUB-SECTION (4) OF SECTION 13 OF COMPANIES ACT, 2013, AND CLAUSE (A) OF SUB-RULE (5) OF RULE 30 OF THE COMPANIES (INCORPORATION) RULES, 2014 AND

IN THE MATTER OF BURNCON HEALTH PRIVATE LIMITED HAVING ITS REGISTERED OFFICE AT 274, GROUND FLOOR, NEW CLOTH MARKET, OPP. RAIPUR GATE, N C MARKET, AHMEDABAD, AHMADABAD CITY, GUJARAT, INDIA, 380002.

...APPLICANT / PETITIONER

Notice is hereby given to the General Public that the Company proposes to make application to the Central Government under Section 13 of the Companies Act, 2013 seeking confirmation of alteration of the Memorandum of Association of the Company in terms of the special resolution passed at the Extra Ordinary General Meeting held on 6th February 2026 to enable the Company to change its registered office from the "State of Gujarat" to "State of Karnataka", within the jurisdiction of Registrar of Companies, Bengaluru.

Any person whose interest is likely to be affected by the proposed change of the registered office of the Company may deliver either on the MCA-21 portal (www.mca.gov.in) by filing investor complaint form or cause to be notified or send by registered post of his/her objections supported by an affidavit stating the nature of his/her interest and grounds of opposition to the Regional Director, North Western Region Bench at the Address: Roc Bhavan, Opp Rupal Park Society, Behind Ankur Bus Stop, Naraspura, Ahmedabad-380013, Gujarat, within fourteen days from the date of publication of this Notice with a copy to the applicant Company at its registered office at the address mentioned above.

For and on behalf of the Applicant
Burncon Health Private Limited
Sd/-
Chetan Reddy Manchri Reddy
Director
Date: 11.02.2026 DIN: 07661376
Place: Ahmedabad, Gujarat



UJJIVAN SMALL FINANCE BANK

Registered Office: Grape Garden, No.27, 3rd "A" Cross, 18th Main, 6th Block, Koramangala, Bengaluru-560095, Karnataka.
Regional Office : 7th Floor, Almonte IT Park, Sr. No. 8, Kharadi- Mundhwa Bypass, Village Kharadi, Pune- 411014.

PUBLIC AUCTION NOTICE

PUBLIC NOTICE FOR SALE UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT (SARFAESI) ACT) 2002, READ WITH PROVISIO RULE 8(6) & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES 2002.
The undersigned as authorised officer of Ujjivan Small Finance Bank Ltd., has taken possession of the following property in exercise of powers conferred under section 13(4) of the SARFAESI Act. The Borrower in particular and public at large are informed that Public auction of the mortgage property in the below mentioned account for realisation of dues of the Bank will be held on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" on the date as prescribed as here under.

No	Loan Acc. Nos. / Branch	Name of Borrowers/ Co-Borrowers / Guarantors / Mortgagees	13(2) Notice Date / Outstanding Due (in Rs.) As on	Date of Possession	Reserve Price in INR / EMD in INR
1	4467210130000384 / 4467-Naroda Patiya	1) Jitendrakumar Mavajibhai Padhiyar, 2) Nayana Jitendra Padhiyar, 455/6, Dudhvali Pol, Shahpur - 2, Ahmedabad, Gujarat-380001 and also at Survey No. 3727, Ranchodji Khadi, Opp. Dapal Khadi, near Swaminarayan Mandir Road, Kalupur, Ahmedabad, Gujarat-380001. 1) also at 8, F, F, 421, Survey No., Dudhvala Pole, Gheekanta, Shahpur, Ahmedabad, Gujarat-380001. 2) also at 455/1, Dudhvali Pol, Gheekata, Ahmedabad, Gujarat-380001	11.09.2024 Rs.3887005.70 as on 10.09.2024	21.12.2025	Rs.37,94,000/- Rs.3,79,400/-
Description of the Immovable Property: Property bearing City Survey No. 3727, area admeasuring about 51.84 sq. mtrs., out of total land admeasuring about 160 sq. mtrs., (as per tax bill), alongwith construction thereon i.e., Ground floor, 1st floor, 2nd floor and cabin of terrace construction property, situated at Mouje-Kalupur Ward-2, Taluka, City & District-Ahmedabad in the District of Ahmedabad and Registration Sub-District of Ahmedabad-1 (City), Bounded as East: Relevant Survey Number (House No. 2354) (Rajeshbhai Dabhi), West: House No. 2356 (Prakash Vallabhahai), North: Jignesh Jayantibhai Dabgar, South: House No. 2400 (Dharmendrabhai Vyas), owned by Jitendrakumar Mavajibhai Padhiyar & Nayana Jitendra Padhiyar.					
2	4479210030000018 / 4479- Mehsana	1) Laxmanabhai Ravat, 2) Rajeshkumar Ravat, 4) Shardaben Ravat, Senma Vas, Near Mandir, Davada, Mahesana, Gujarat - 384120. 3) Ramanbhai Ravat, 244, Bhargi, Senma Parmar Vas Devada Mahesana Gujarat - 384120.	18.06.2025 / Rs.289,104.12 as on 16.06.2025	27.12.2025	Rs.6,92,000/- Rs.69,200/-
Description of the Immovable Property: All that piece and parcel of the land residential bearing at Davada, Gram Panchayat property no. 275, Assessment serial No. 277, "Ambedkar Aavas" (Ganthan) admeasuring 525 sq. ft. Ta. & Dist. Mehsana. Bounded as: North - Property of Prahladbhai Chhanabhai Senma, South - Road, East - Road, West - Property of Bharatbhai Kantibhai Parmar					
3	4448210130000602 / 4448- Anikleshwar	1) Yogeshkumar Prabhakar Tirpude, 2) Sunitaben Yogeshkumar Tirpude, Plot No. 3, Shree Villa Residency, Andada, Ankleshwar, Bharuch, Gujarat-393001 & also at EL-156, Near Railway Colony, Bharuch, Gujarat-392001 & also at Krishna Industrial, 118, Maruli Spund, Jitoda Road, Anand, Gujarat-388001 and also at Uattu Vidhyalaya, Plot No. 910, Near Asian Paints Colony, MIDC, Ankleshwar, Bharuch, Gujarat-393002. 1) also at SVMIT College, P26276NA, Old NH-48, College Road, Bharuch, Gujarat-392001 2) also at Plot No. 57, Shree Villa Residency, Near Shivjanai Residency, Andada, Bharuch, Gujarat-393001.	08.04.2025 Rs.1553428.58 as on 08.04.2025	27.12.2025	Rs.13,04,000/- Rs.1,30,400/-
Description of the Immovable Property: All that piece and parcel of NA/Plot No. 57, "Shree Villa Residency", together with construction thereon, lying being Block/Survey No. 602 (Old Block/Survey No. 117-1-A), Pakli Plot No. 57, Plot area admeasuring 50.00 Sq. Mtrs., Common Road, admeasuring 38.95 Sq. Mtrs., situated at Andada, Ankleshwar, Bharuch, Gujarat-393001, at Registration District & Sub-District Ankleshwar, District Bharuch within the State of Gujarat. Property bounded as under: East: By Plot No. 56, West: By Plot No. 58, North: By Society Road, South: By Plot No. 48, owned by Tirpude Sunitaben Yogeshkumar & Tirpude Yogeshkumar Prabhakar.					
4	4479210030000048 / 4479- Mehsana	1) Bharatbhai Manjibhai Senma, 56, Hedua Rajgar, Near Panchayat Office, Mehsana, Gujarat - 384001 and also at Laxmi Chemicals, Plot No. - 264, GIDC - 2, Dediyanar, Modhera Road, Mehsana, Gujarat - 384002. 2) Pravinaben Bharatbhai Senma 127, Harjan Vas, Heduva Rajgar, Ta. Mehsana, Dist. Mehsana - 384001. 3) Manjibhai Maganbhai Senama, 2-32-K, Heduva Rajgar, Ta. Mehsana, Dist. Mehsana - 384001.	24.07.2025 Rs.4,09,343.66 as on 16.07.2025	27.12.2025	Rs.4,85,000/- Rs.48,500/-
Description of the Immovable Property: All that piece and parcel of the land residential bearing at Heduva Rajgar, Gram Panchayat Property No. 56, Assessment Serial No. 57 (Gamtham) Admeasuring 300 sq. ft., along with construction thereon, situated at Mouje Heduva Rajgar Ta. & Dist. Mehsana. Bounded As - North: Property of Revabhai Maganbhai Senma, South: Property of Kanchanben Rameshji Thakor, East: Property of Himatbhai Ramjibhai Chavda, West: Patelvadi. Property Owned by Manjibhai Maganbhai Senma					
5	4516210130000114 / 4516- Jamnagar	1) Dharmesh Ghanshyambhai Sangani, 2) Krishna Ghanshyambhai Sangani, Patel Park, Street No. 8, Plot No. 100C, Ranjit Sagar Road, Jamnagar, Gujarat-361005. 1) also at Aaryo Food Palace, Plot No. 51/5, Saraswati Park, Ranjit Sagar Road, Jamnagar, Gujarat-361004.	13.05.2025 Rs.14,00,434.06 as on 03.05.2025	28.12.2025	Rs.10,28,000/- Rs.1,02,800/-
Description of the Immovable Property: All that piece and parcel of the Immovable Residential Property being Sub Plot No. 104/5, area admeasuring about 50.92 Sq.Mtrs., along with construction area thereon of 32.75 Sq. Mtrs., known as "Aditya Park", constructed on the land bearing Revenue Survey No. 54, Ward No. 11, Sheet No. 192/199, C. S.No. 2147/104/5, situated at Village-Vibhargar, Taluka & District-Jamnagar. Property bounded as under: East: Land of R.S No. 53, West: 7.50 Mtrs wide road, North: land of Sub-Plot No. 104/4, South: Land of Sub Plot No. 104/6, owned by Dharmesh Ghanshyambhai Sangani					
6	4428210130000456 / 4428- Udhana	1) Prakash Jeewan Singh, 2) Munniidevi Jeewan Singh, Room No. 104, Chamunda Nivas, Mani Nagar, Near Shyam Arcade, Mani Nagar, Surat, Gujarat-394327. 1) also at Shree Durga Syntex Pvt. Ltd., Block No. 129 & 175, Plot No. Z & E, R. S. No. 120 & 120/1, Near Saiba Mill Jolva, Surat, Gujarat-394305. 1) also at Bhayal, Almora, Uttarakhand-263676. 2) also at 36, Village-Myadi, Nadoli, Almora, Uttarakhand-263676	05.03.2025 Rs.6,15,097.98 as on 01.03.2025	04.01.2026	Rs.8,14,000/- Rs.81,400/-
Description of the Immovable Property: Property bearing Plot No. 148, area admeasuring about 48 Sq. yards (According to K.J.P it given lock No. 82/148, admeasuring about 40.18 Sq. Mtrs) together with undivided proportionate share in road and COP admeasuring about 23.50 Sq. Mtrs., of "Arya Residency", constructed on land bearing Survey No. 55, and its Block No. 82, total land admeasuring 38053 Sq. Mtrs., situated at Village-Kareli, Taluka-Palsana, District-Surat, Gujarat. Property bounded as under: East: Adjoining Plot No. 125, West: Adjoining Society Internal Road, North: Adjoining Plot No. 147, South: Adjoining Plot No. 149, owned by Munniidevi Jeewan Singh and Prakash Jeewan Singh					
7	4431210130000599 / 4431- Kapodra	1) Shivmangal Gulajjarilal Prasad, Plot No. 240, Manisha Society, Amroli, Near Manisha Gamla, Kosad Road, Surat, Gujarat-394107. 2) Nilamben M. Kaushal, Plot No. 240, Room No. 21, Manisha Society, Amroli, Near Manisha Gamla, Kosad Road, Surat, Gujarat-394107. 1) also at Shree Gekrupa Diamond, Plot No. 4/2, Gajjar Compound, Near Sunrise Chambers, Anand Nagar Road, Kapodra, Surat, Gujarat-395006	05.02.2025 Rs.1,041,590.07 as on 01.02.2025	11.01.2026	Rs.8,84,000/- Rs.88,400/-
Description of the Immovable Property: Plot No. 514, area admeasuring 40.15 Sq. Mtrs., along with undivided share of area admeasuring 21.63 Sq. Mtrs., in whole open land known as "Green Park Part-2", Constructed on land bearing Revenue Survey No. 499, 500/1, 500/2, 501, 502, Block No. 23, 24, 28 (after Re-Survey Block No. 25, 26, 30) (after KJP Block No. 25/514) land admeasuring 48610 Sq. Mtrs., N.A Land situated at Village-Haldhara, Taluka-Kamrej, District-Surat, Gujarat. Property bounded as under: East: Society Road, West: Plot No. 527, North: Plot No. 513, South: Plot No. 515, owned by Neelam Kaushal & Shivmangal Gulajjarilal Prasad					
8	4428210130000078 / 4428- Udhana	1) Nanthu Supadu Kuwar, 2) Sarlabai Nanthu Kuvar, 25, Mahadev Nagar, on 3rd floor, Parvat Paliya Gam, Parvat, Surat, Gujarat-395010. 1) also at R. K Fashion, Plot No. 12, on 4th floor, Ambika In., Surat, Gujarat.	05.02.2025 / Rs.823,049.00 as on 01.02.2025	11.01.2026	Rs.8,15,000/- Rs.81,500/-
Description of the Immovable Property: All that piece and parcel of land bearing Plot No. 210, admeasuring about 40.18 Sq. Mtrs., together with undivided Proportionate share in Road and COP admeasuring about 23.50 Sq. Mtrs., known as "Aarya Residency", constructed on land bearing Revenue Survey No. 55 and its Block No. 82, total land area admeasuring about 38053, situated at Village-Kareli, Taluka-Palsana, District-Surat, Gujarat. Property bounded as under: East: Lagu Society Road, West: Lagu Plot No. 229, North: Lagu Plot No. 211, South: Lagu Plot No. 209, owned by Sarlabai Nanthu Kuvar & Nanthu Supadu Kuwar					
9	4428210130000411 / 4428- Udhana	1) Ghanashyam Dnyaneshwar Nikam, 2) Sunitaben Gyaneshwar Patil, Plot No. 138, Ghanashyam Residency-2, Near Saibaba Mill, Jolva, Surat, Gujarat-394305. 1) also at Taluka Health Office, THO. Umaparada Near Umaparada Bus Stand, Surat, Gujarat-394445. 2) also at 339, Hari Om Nagar, Pandesara, Surat City, Surat, Gujarat-394221	13.05.2025 / Rs.732,858.37 as on 01.03.2025	11.01.2026	Rs.7,55,000/- Rs.75,500/-
Description of the Immovable Property: Property bearing Plot No. 39 area admeasuring about 40.18 Sq. Mtrs., (on site admeasuring about 40.17 Sq. Mtrs) together with undivided proportionate share in Road and COP-1 and COP-2 area admeasuring about 32.76 Sq. Mtrs., total area admeasuring about 72.94 Sq. Mtrs., situated on B-type of "Shri Krishna Valley", alongwith construction thereon, constructed on land bearing Revenue Survey No. 349, Block No. 365 area admeasuring about 16767 of Village-Kareli, Taluka-Palsana, District-Surat, Gujarat. Property bounded as under: East: Adjoining Plot No. B-33, West: 7.50 wide mt. road, North: Adjoining Plot No. B-38, South: Adjoining Plot No. B-40, owned by Sunitaben Gyaneshwar Patil & Ghanashyam Dnyaneshwar Nikam					
Date & Time of Inspection of the property(ies)			:: 16-02-2026 & 13-03-2026 Between 11AM to 4PM		
Date for Submission of Bid & EMD			:: 17.03.2026 between 11 AM to 05 PM		
Date and Time of Auction			:: 18.03.2026 from 11:00 AM to 2:00 PM		
Earnest Money Deposit (EMD) in INR (Should be paid through Demand Draft in favour of "Ujjivan Small Finance Bank Ltd."),					
Place of submission of bids : 1) Ujjivan Small Finance Bank Ltd., Lilamani Corporate Heights, Opp Ramapir Tekra BRTS, Nava Vadaj, Gujarat - 380013 for Sl.No.1 (Dipak Maheriya - 7487901090). 2) Ujjivan Small Finance Bank Ltd., Prabhunagar Opp. Dena Bank, Randhanpur Road Mehsana, Gujarat- 384002 for Sl.Nos. 2, 4 (Rajendra Marwar - 9898026143, Mehul Vithalani - 9327778889). 3) Ujjivan Small Finance Bank Ltd., Omkar-2 Complex, Opp Ankleshwar Railway Station, Ankleshwar,Bharuch, Gujarat-393002 for Sl.No.3 (Shoab Garana - 9825453765). 4) Ujjivan Small Finance Bank Ltd., Shop No. 2, Ground Floor Platinum, Joggers Park, Park Colony, Jamnagar, Gujarat-361008 for Sl.No.5 (Digvijaysinh Zala - 9099089009, Mehul Vithalani - 9327778889)					
5) Ujjivan Small Finance Bank Ltd., Shop No. B-604, 6th Floor, B-Building, ICC Building, Near Majura Gate, Opp. Surat Civil Hospital, Ring Road, Sangrampur, Surat, Gujarat - 395002 for Sl.Nos. 6, 7, 8 and 9 (Shoab Garana - 9825453765)					
Terms & Conditions :- The e-Auction is being held on "AS IS WHERE IS", "AS IS WHAT IS" and "whatever there is" BASIS".					
1. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, 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 Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.					
2. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of properties put on auction will be permitted to interested bidders at sites as mentioned against each property description.					
3. The Interested Bidders shall submit their Bid before the Authorised officer undersigned one day before the auction date as mentioned above.					
4. The E-Auction will be conducted through Ujjivan Small Finance Bank approved E-auction service provider - M/s C1 India Pvt. Ltd., Contact person – Prabakaran M - (Mob. No. 7418281709). The intending bidders are advised to visit https://www.bankauctions.com or https://www.ujjivansf.in/e-auctions for the details of the properties in the website and for taking part in the bid they should register their names at portal https://www.bankauctions.com and get their user-id and password free of cost. Prospective bidders may avail online training on E-Auction from the service provider M/s. C1 India Pvt. Ltd., Helpline Number-s- 7291918824, 25, 26 support email id- support@bankauctions.com, Auction portal- https://www.bankauctions.com .					
5. Property shall be sold to the highest bidder / offered, subject to acceptance of the bid by the secured creditor, i.e., Ujjivan Small Finance Bank Ltd. However, the undersigned has the absolute discretion to allow inter-se bidding if deemed necessary. The Authorised officer has the discretion to accept or reject any offer/ Tender without assigning any reason.					
6. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, within 24 hours of the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15 day of sale or within such extended period in any case not exceeding 3 months as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting Purchaser shall have no claim/ right in respect of property/ amount.					
7. The publication is subject to the force major clause.					
8. Bidding in the last moment should be avoided in the bidders own interest as neither the Ujjivan Small Finance Bank nor Service provider will be responsible for any lapse/ failure/Internet failure/power failure etc., in order to ward-off such contingent situations bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc, so that they are able to circumvent such situation and are able to participate in the auction successfully.					
This is also a notice to the above named borrowers/Guarantor/s/Mortgagees about public auction scheduled for sale of mortgaged properties.					
Place: Gujarat. Date : 10.02.2026.					Sd/- Authorised Officer, Ujjivan Small Finance Bank

INDIA SHELTER FINANCE CORPORATION LTD. POSSESSION NOTICE FOR IMMOVABLE PROPERTY
Home Loans REGD. OFFICE: Plot-15, 6th Floor, Sec-44, Institutional Area, Gurugram, Haryana-122002

Whereas, The Undersigned Being The Authorised Officer Of The India Shelter Finance And Corporation Ltd. Under The Securitisation And Reconstruction Of Financial Assets And Enforcement (security) Interest Act,2002 And In Exercise Of Power Conferred Under Section 13(12) Read With Rule 3 Of The Security Interest (enforcement) Rules,2002,issued A Demand Notice On The Date Noted Against The Account/As Mentioned Hereinafter, Calling Upon The Borrower And Also The Owner Of The Property/surety To Repay The Amount Within 60 Days From The Date Of The Said Notice. Whereas The Owner Of The Property And The Other Having Failed To Repay The Amount, Notice Is Hereby Given To The Under Noted Borrowers And The Public In General That The Undersigned Has Taken Possession Of The Property/ies Described Herein Below In Exercise Of The Powers Conferred On Him/her Under Section 13(4) Of The Said Act Read With Rules 8 & 9 Of The Said Act. On The Dates Mentioned Against Each Account, Now, The Borrower In Particular And The Public In General Is Herewith Cautioned Not To Deal With The Property/ies And Any Dealing With The Property/ies Will Be Subject To The Charge Of India Shelter Finance Corporation Ltd For An Amount Mentioned As Below And Interest Thereon, Costs, Etc.

NAME OF THE BORROWER/GUARANTOR (OWNER OF THE PROPERTY) & LOAN ACCOUNT NUMBER	DESCRIPTION OF THE CHARGED MORTGAGED PROPERTY(ALL THE PART & PARCEL OF THE PROPERTY CONSISTING OF)	DT. OF DEMAND NOTICE, AMOUNT DUE AS ON DATE OF DEMAND NOTICE	DATE OF POSSESSION
MRS. RATHOD KIRTIBA & RATHOD PRADYUMANSINGH, OPP. DEVARSHI SCHOOL, HALVAD, DHIRANGADHRA, SURENDRANAGAR, GUJARAT-363310 (LOAN ACCOUNT NO:HL15CHLON50 00005044801, AP-10108532) Branch:- Surender Nagar	All Pieces And Parcels Of Property Bearing Revenue Survey No. 920/1, Sub Plot No. 9/a- Of Which Area Admeasuring 67.50 Sq. Mtrs In The Scheme Known As Umiya Park Behind Sadhna School, Halvad Road, Dhrangadhra, Surendranagar, Gujarat-363310, Boundary: East: 7.50 Mtr Wide Road, West: Revenue Survey No. 919 Paikae, North: Plot No. 08, South: Sub Plot No. 9/b	Demand Notice: 12.08.2025 Rs. 21,39,660/- (Rupees Twenty-one Lakh Thirty-nine Thousand Six Hundred Sixty Only) Due As On 10.08.2025 Together With The Interest From 11.08.2025 And Other Charges And Cost Till The Date Of The Payment.	08.02.2026
MRS. JOSHANABEN MEMAKIYA & RAYMALBHAI MEMAKIYA, 84 KOLIVAS GUNIYALA, WADHWAN SURENDRANAGAR, GUJARAT-363435 (LOAN ACCOUNT NO: LA15SVLLON500005072321, HL15SVLLON000005039086 AP10175046 & 10081588) Branch:- Surender Nagar	All Pieces And Parcels Of Property Bearing Plot No.34 To 38 Paikae Sub Plot No.34 To 38/3 Land Admeasuring 90.00 Sq. Mtrs Bearing Khareli Survey No. 196/paikae-1 Situated At Area Known As Shri Hari Township-2 Near Shiv Darshan Rajkot Bypass Road At: Khareli Ta Wadhwani Dist: Surendranagar Within The Panchayat Limits Of / Khareli Gram Panchayat Wadhwani Surendranagar Gujarat-363020, Boundary: - East- Road, West-common Plot, North-sub Plot No. 34+38/2, South-sub Plot No. 34+38/4	Demand Notice: 14.07.2025 Rs.15,42,286/- (Rupees Fifteen Lakh Forty-two Thousand Two Hundred Eighty-six Only) Due As On 10.07.2025 Together With The Interest From 11	