AXIS FINANCE LIMITED

AXIS FINANCE

(CIN: U65921MH1995PLC212675)
Axis House, C-2, Wadia International Centre,
Pandurang Budhkar Marg, Worli, Mumbai - 400025

APPENDIX IV [See Rule 8(I)]
POSSESSION NOTICE (For immovable property)
[As per Appendix IV read with rule 8(1) of the Security Interest (Enforcement) Rules, 2002]

Whereas, The undersigned being the Authorized Officer of the **Axis Finance Limited (AFL)**, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of Powers conferred under Section 13 (12) read with the Rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a **Demand notice dated 21st August 2025** calling upon the Borrower(s) / Guarantor(s) / Mortgagor(s) **(1) Rahul Kumar Patel (Borrower cum Mortgagor) Divya Patel (Co-Borrower)** having address at **B-501Shiv Sangini Residency Opp Satyam Residency Yogi Chowk Surat Gujarat 395010** who have mortgaged the immovable property being all the piece and parcel of the land more particularly described below, to repay the amount mentioned in the notice being , **Rs 42,67,267 (Rupees Forty Two Lakhs Sixty Seven Thousand Two Hundred and Sixty Seven only) as on 14th August 2025** with further interest at the contractual rate thereon till the date of payment within 60 days from the date of receipt of the said notice.
The Borrower(s) / Guarantor(s) / Mortgagor(s) having failed to repay the amount, notice is hereby given to the Borrower(s) / Guarantor(s) / Mortgagor(s) and the public in general that the undersigned has taken **PHYSICAL 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 Security Interest (Enforcement) Rules, 2002 on **21st day of April of the year 2026.**
The Borrower(s) / Guarantor(s) / Mortgagor(s) in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Axis Finance Limited for an amount of **Rs 4547317 (Rupees Forty five Lakhs Forty Seven Thousand Three Hundred and Seventeen only) as on 20.03.2026** with further interest thereon at the contractual rates together with costs, charges, etc. of Axis Finance Ltd until the full payment or realization in full.
The Borrower(s) / Guarantor(s) / Mortgagor(s) attention is invited to provisions of sub section (8) & sub section (13) of section 13 of the said Act, in respect of time available, to redeem the secured assets.

DESCRIPTION OF THE IMMOVABLE PROPERTY

Property details- All that piece and parcel of bearing non agricultural plot of land in Moje Puna , Surat lying being land bearing R.S NO 302/2,303/2, 318,319,320 & 321 Paikki Block no 346/D admeasuring 8095 sq mtrs T.P Scheme No (60) Puna F.P no 117 (Sub Plot No 1) admeasuring 6476 sq mtrs known as ABHISHEK ARCADE Paikki Ground Floor Shop No G -10 Built up area admeasuring 15.57 sq ft carpet area admeasuring 14.63 sq mtrs at Registration Sub district & District within the state of Gujarat and bounded East : Shop No G – 11, West Shop No G-9, North : By Passage, South : Compound Wall

Date: 21st April 2026 **For Axis Finance Ltd**
Place: Surat **Authorized Officer**

AU SMALL FINANCE BANK

Registered Office:19-A Dhuleshwar Garden, Jaipur, Rajasthan, India, 302001.
www.au.bank.in

LOAN AGAINST GOLD - AUCTION NOTICE ON "AS IS WHERE IS" BASIS

The below mentioned borrower/s have been issued notices to pay their outstanding amounts towards the loan against gold facilities availed from AU Small Finance Bank Limited ("Bank"). Since the borrower/s has/have failed to repay his/their dues, we are constrained to conduct an auction of pledged gold items/articles on 22 May 2026 between 11:00 AM – 3:00 PM (Time) at below mentioned branches according to the mode specified therein. In the case of deceased borrowers, all conditions will be applicable to legal heirs. **Please note that in the event of failure of the above auction, the bank reserves its right to conduct another auction without prior intimation.**

Physical Auction Branch Details

JHALOD MUVADA BUS STOP -L25660001002805 L25660001026590|Dahod Godi Road -L25660000551738|DEVGADH BARIA -L25660000993445 L25660001058989 L25660000980160 L25660001316755|MEGHRAJ ROAD MODASA -L25660001163161 L25660001782355 L25660000061470 L25660001470793 L25660001038677 L25660001020781 L25660001097335 L25660001038367 L25660001001317|Hazira road Adajan Surat -L25660002132353 L25660002007569 L25660001500168 L25660000772022 L25660000994154|HIMMATNAGAR MEL -L25660001418563 L25660002192028 L25660001434592|BUS STAND ROAD GODHRA -L25660001617528 L25660001128528 L25660000951255 L25660001690648 L25660000981338 L25660001024524|SURAT KATARGAM -L25660000974662 L25660001073610 L25660002115045 L25660002089623|AHMEDABAD - CHANDKHEDA - L25660000795798|DHANSURA -L25660001134096 L25660001269722 L25660001144357 L25660001276558 L25660001086935 L25660001115303 L25660001162623 L25660001014983 L25660001090027 L25660000988955 L25660001145285|VALLABH VIDYANAGAR -L25660001319779|DHANSURA MODASA ROAD BAYAD -L25660001169450 L25660001089940 L25660001064147 L25660002173785 L25660001130514|Jamnagar Lal Bungalow Road - L25660002073983 L25660002018128 L25660001599440 L25660002044928|Dehgam - L25660002200815 L25660001123467 L25660001107738|RAJKOT RAIYA ROAD - L25660002168935 L25660002122602 L25660001160016 L25660001197096 L25660001163581 L25660000966067 L25660001499318 L25660001306654|SHAHERA -L25660001109685 L25660001094030 L25660001107068 L25660001108866|MAHUDHA -L25660000952844 L25660001021879|PIPLOD -L25660001108146 L25660001066594 L25660001053208 L25660001067182 L25660001232072|TALOD -L25660001119585 L25660001112638 L25660001119025 L25660001156725 L25660001145825 L25660001147312 L25660001005410 L25660001155726|Meghraj -L25660001012106 L25660001042349 L25660001075176 L25660001037799 L25660001129236|Jamnagar -L25660001012936 L25660001153430 L25660001140105 L25660001074398|Ankleshwar - L25660001824398|CHIKHALI KHERGAM ROAD -L25660000994504|Dholka - L25660000969152 L25660001108226|Himmatnagar -L25660001161655|MODASA GODHARA HIGHWAY LUNAWADA -L25660001107728|BORSAD RATAN PARK SOCIETY -L25660000997028 L25660001162093 L25660000993345|Kapadvanj - L25660001025862 L25660001174150|Karjan -L25660001025742|Balasinor - L25660001006038|Vijapur -L25660002218372|Karelibaug Vadodara -L25660001156955

Note: 1. In the event of failure of physical auction e-auction may be conducted by using weblink - https://gold.samil.in
2. Please consider this notice as a pre-notice for the next auction in case the proposed auction fails.
3. The auction is subject to certain terms and conditions in the bid form, which is made available before the commencement of auction.

Sd/-
Manager
AU Small Finance Bank Limited

FORM A
PUBLIC ANNOUNCEMENT

(Under Regulation 6 of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016)

FOR THE ATTENTION OF THE CREDITORS OF CENTURION REMEDIES PRIVATE LIMITED

RELEVANT PARTICULARS

1.	Name of corporate debtor	**Centurion Remedies Private Limited**
2.	Date of incorporation of corporate debtor	21.04.2003
3.	Authority under which corporate debtor is incorporated / registered	Registrar of Companies - Ahmedabad (Under Companies Act, 2013)
4.	Corporate Identity No. / Limited Liability Identification No. of corporate debtor	**U24231GJ2003PTC042254**
5.	Address of the registered office and principal office (if any) of corporate debtor	**Registered Office:** G/5, Industrial Estate Gorwa, City: Vadodara, State: Gujarat, India-390016. **Additional Facility:** P-3, Savli Biotech Park, Manjusar Road, Asoj, Vadodara-391775.
6.	Insolvency commencement date in respect of corporate debtor	20.04.2026
7.	Estimated date of closure of insolvency resolution process	17.10.2026 (180 days from the commencement date)
8.	Name and registration number of the insolvency professional acting as interim resolution professional	Name: - Mr. Mohit Chawla Registration Number: - IBBI/IPA-001/IP-P00524/2017-2018/10949
9.	Address and e-mail of the interim resolution professional, as registered with the Board	Address- SCO 26, Level III, Shri Balaji Complex, Old-Ambala Road, Dhakauli, Zirakpur-140603 Registered Email id: camohitchawla@gmail.com
10.	Address and e-mail to be used for correspondence with the interim resolution professional	Address- SCO 26, Level III, Shri Balaji Complex, Old-Ambala Road, Dhakauli, Zirakpur-140603 Email ID for Correspondence:- centurionremedies.cirp@gmail.com
11.	Last date for submission of claims	04.05.2026
12.	Classes of creditors, if any, under clause (b) of sub-section (6A) of section 21, ascertained by the interim resolution professional	-
13.	Names of Insolvency Professionals identified to act as Authorized Representative of creditors in a class (Three names for each class)	Not Applicable
14.	(a) Relevant Forms and (b) Details of authorized representatives are available at:	https://ibbi.gov.in/home/downloads centurionremedies.cirp@gmail.com Not Applicable

Notice is hereby given that the National Company Law Tribunal, Ahmedabad Bench, has ordered the commencement of a corporate insolvency resolution process of Centurion Remedies Private Limited on 20.04.2026 in C.P.(IB)/109(AHM)2026.
The creditors of Centurion Remedies Private Limited are hereby called upon to submit their claims with proof on or before **04.05.2026** to the interim resolution professional at the address mentioned against entry No. 10.
The financial creditors shall submit their claims, together with supporting evidence, only by electronic means. All other creditors may submit their claims with supporting evidence in person, by post, or by electronic means.
Submission of false or misleading proofs of claim shall attract penalties.

Sd/-
Place:- Zirakpur **Mohit Chawla**
Date:- 22.04.2026 Interim Resolution Professional

DCB Bank Limited
Regional Office: 8th Floor, Pariseema Complex, Bodyline Cross Road,
Opp. IFCI Bhavan, C.G. Road, Ahmedabad-380006.

DCB BANK

POSSESSION NOTICE
(FOR IMMOVABLE PROPERTY)

Whereas, the undersigned being the authorized officer of **DCB Bank Limited,** 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) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated **04-10-2024** calling upon **MR. ASIFKHAN KHAN & MRS. MUKHTARI SARBAR & MR.RASIDKHAN SARVARKHAN KHAN** to repay the amount, mentioned in the notice being Total **Rs.14,96,893.63/- (Rupees Fourteen Lakh Ninety-Six Thousand Eight Hundred Ninety-Three and Sixty-Three Paisa Only)** as on **4th October, 2024** within 60 days from the date of the said notice.
The borrower as well as the guarantors having failed to repay the amount, notice is hereby given to the borrower/ guarantor in particular and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 the Act read with the rule 8 of the Security Interest Enforcement) Rules, 2002 on this 19th day of April of the year 2026.
The borrower / guarantors 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 DCB Bank Limited, for an amount **Rs.14,96,893.63/- (Rupees Fourteen Lakh Ninety-Six Thousand Eight Hundred Ninety-Three and Sixty-Three Paisa Only)** as on **4th October, 2024** in loan account number **DRHLANK00497005** and payable with further interest thereon until payment in full.
The borrower's attention is invited to provisions of sub-section (8) of section 13of the Act, in respect of time available, to redeem the secured assets.

DESCRIPTION OF THE IMMOVABLE PROPERTY

ALL PIECE AND PARCEL OF PROPERTY BEARING PLOT NO.B-9, APPROVAL PLAN PLOT NO.B-22, ADMEASURING AREA 70.64 SQ. MTRS. REVENUE SURVEY NO.135,136/B, NEW REVENUE SURVEY NO.351,349 TAJU SARIYA RESIDENCY, AT. DISTRICT BHARUCH, SUB-DIST. ANKLESHWAR, MOUJE KAPODRA, BOUNDED BY. NORTH-PLOT NO. B-8, SOUTH-PLOT NO. B-10, EAST-SOCIETY ROAD, WEST-PLOT NO. B-4 (The Secured Assets)

Date: 22/04/2026 **Sd/- Authorized Officer**
Place: ANKLESHWAR, BHARUCH (Gujarat) **For, DCB Bank Limited**

यूनियन बैंक **Union Bank** of India
A Government of India Undertaking

Regional Office, Union Bank Bhavan, 2nd Floor, Near Kala Ghoda Circle, Sayajiganj, Vadodara, Gujarat-390005

E-AUCTION NOTICE
FOR SALE OF IMMOVABLE ASSETS

e-Auction Sale Notice for Sale of Immovable Assets under Securitisation and Reconstruction of Financial Assets and Enforcement of Security interest Act, 2002 read with to Rule 8(6)/9(1) of the Security Interest(Enforcement) Rule, 2002

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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 Physical/Symbolic 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" and "Whatever there is" on the date mentioned below for recovery of dues as mentioned hereunder to Union Bank of India from the below-mentioned Borrower(s) & Guarantor(s). The Reserve Price and Earnest Money Deposit (EMD) are also mentioned hereunder.

DATE OF E-AUCTION: 12.05.2026 (Tuesday)

TIME OF E-AUCTION: From 12:00 PM to 05:00 PM

Sr. No.	Borrower Name	Property Details	Property Owner Name	Property Type / Possession Type	Amt Outstanding as on 31.03.2026 (in Rs. Lacs)	Reserve Price in Rs. Lacs / EMD in Rs. Lacs
Branch: Ankleshwar-I, Near Panchayat Bhavan, Station Road, Ankleshwar, Dist. Bharuch, 393001 Branch Contact- Shri Dilip Chakrawarty Mobile - 9004229938						
1	**M/S Adarsh Paints (Borrower) Prop. Mrs. Anita Ashokbhai Dubey & Mr. Sushil Aanandmani Bhatt (Guarantor) & Mr. Balveer Singh Rana (Guarantor)**	Flat No. 301 on 2nd Floor & Flat No. 301/A on 3rd Floor, Mooni Complex, R.S. No. 402 Paiki, Plot No. 1401/A-11, Nr. Little Hut Chowkdi, Ankleshwar GIDC, 14th E Road, Moje Piraman, Sub-District Ankleshwar and Distt. Bharuch.	Prop. Mrs. Anita Ashokbhai Dubey	Residential / Physical	**40.78 + Interest + Expenses**	9,18,000.00 / 91,800.00
Branch: Sama- Savli Road, Vadodara (25841), Shilp Emporium, Near Sama Talav, Dist: Baroda-390024. Contact Sh. Hemendra Sharma Mobile - 9737973474						
2	**Mr. Abhay Ramjibhai Paghdar (Borrower & Mortgagor)**	Registration District & Sub-District Vadodara at Moje - Vadiwadi, the land Revenue Survey No. 1, 3/3, 4/2, City Survey No. 522, wherein Nutan Bharat Co. Operative Housing Society Limited is organized, in said scheme, Plot No. 3, adm. 511.20 sq. meters situates, wherein Scheme namely "Kesarit Flats" is organized wherein on Third Floor of Tower - B, Flat/Office No. 303 admeasuring 625 sq. feet built-up area situated at Alkapuri, Vadodara, bounded as follows: East: Flat No. 303, West: Adjoining Building, North: Flat No. 301 & Flat No. 302, South: Adjoining Building.	Mr. Abhay Ramjibhai Paghdar	Residential / Physical	**37.86 + Interest + Expenses**	29,06,000.00 / 2,90,600.00
3	**Mr. Rathod Ketankumar Narsinhbhai (Borrower & Mortgagor)**	Registration District & Sub-District Vadodara at Moje - Vadiwadi, the land bearing Revenue Survey No. 1, 3/3, 4/2, City Survey No. 522, wherein Nutan Bharat Co. Operative Housing Society Limited is organized, in said scheme, Plot No. 3, adm. 511.20 sq. meters situates, wherein Scheme namely "Kesarit Flats" is organized wherein on First Floor of Tower - B, Flat No. 104 admeasuring 800 sq. feet built-up area situated at Alkapuri, Vadodara bounded as follows: East: After Margin Plot No.3, West: After Margin Yogismriti Apartment, North: Flat No. 101 & Flat No. 102, South: After Margin Road.	Mr. Rathod Ketankumar Narsinhbhai	Residential / Symbolic	**39.24 + Interest + Expenses**	35,25,000.00 / 3,52,500.00
Union Bank of India, BHARUCH-III BRANCH (16131), 15/16, Vrundavan Park Society, Zadeshwar Road, Bharuch -392015 Branch Contact- Shri Manoj Machhiwal Mobile - 9752693440						
4	**M/s Rishav Enterprise (Borrower) Represented through its Proprietor: Smt. Reena Bipin Rai & Smt. Reena Bipin Rai (Borrower & Mortgagor) and Sh. Bipin Ramakbal Rai (Co-Borrower)**	All that piece and parcel of the immovable property at Old Survey No. 214-2-A, New Survey No. 253, Paiki Plot No. F-1, Paritosh App., Paiki Flat No. B-11, Near Ami Colony, GIDC, Ankleshwar, Distt. Bharuch, Third Floor, Built up Area sq. mtr. 60-00 and undivided share of land sq. mtr 15-00 bounded as follows: Boundaries: In North- Adjoining Land, In South- Internal Road, In East- Common Plot, In West- Plot No. 53 & 54.	Smt. Reena Bipin Rai	Residential / Physical	**13.68 + Interest + Expenses**	12,47,000.00 / 1,24,700.00
5	**Sh. Satishbhai Chandrakantbhai Solanki (Borrower & Mortgagor) & Smt. Falguniben Satishbhai Solanki (Co-Borrower & Mortgagor)**	All that pieces and parcels of the immovable property at Gamtal House Panchayat Property No. 187 adm. 115.20 sq. mtrs. Of Plot area and construction adm. 111.48 sq. mtrs. On Ground Floor and 69.68 sq. mtrs. On First Floor, total construction adm. 181.16 sq. mtrs. Situated and located at Gamtal Karjan, Distt. Bharuch bounded as follows: Boundaries: In North- Space for Pvt. Residential, In South- Primary School, In East- Temple, In West- Road.	Sh. Satishbhai Chandrakantbhai Solanki & Smt. Falguniben Satishbhai Solanki	Residential / Symbolic	**14.91 + Interest + Expenses**	13,10,000.00 / 1,31,000.00
6	**Chetankumar Ghanshyambhai Vekariya & Dineshbhai Vekariya S/O N.J. Vekariya**	Flat No. D-502, 5th Floor, Dharmanandan Society, Near Padmavati Nagar, Rajpipla Road, Sarangpur, Ta-Ankleshwar & Dist-Bharuch 393001	Chetankumar Ghanshyambhai Vekariya	Residential / Physical	**10.50 + Interest + Expenses**	5,90,000.00 / 59,000.00
		Flat No. D-501, 5th Floor, Dharmanandan Society, Near Padmavati Nagar, Rajpipla Road, Sarangpur, Ta-Ankleshwar & Dist-Bharuch 393001		Residential / Physical	**10.50 + Interest + Expenses**	5,90,000.00 / 59,000.00
Branch-Bharuch II, Office No. 1,2 &3 Shree Mangalam Complex, Near Kasak Circle, Bharuch 392001 Branch Contact-Shri Puneet Garg Mobile-9981078166						
7	**Mr. Ravindra Kumar Singh (Borrower) Ms. Reena Kumari (Co-Borrower)**	Flat no. C-503, 5th Floor, Shivam Residency, o. C/1 and C/2 S.R.NO. 321/1/P (New), S.R.NO. 84/3 Paiki, Moje : Gadkhol, TA. Ankleshwar, Dist Bharuch, Gujarat Boundaries: East:- Flat No. C-504, West :- Flat no. D-503, North:- Road, South:- lift and passage	Mr. Ravindra Kumar Singh	Residential / Physical	**8.86 + Interest + Expenses**	7,07,100.00 / 70,710.00
8	**Mr. Sandeep Shivkumar Ghai (Borrower) & Mrs. Pooja Sandeep Ghai (Co-Borrower)**	All that pieces and parcels of immovable property bearing Flat No.1001, 10th floor, built-up area 99.033 sq. mtrs. and undivided share of land area 10.13 sq. mtrs. made out on Satyam Apartment of Green Avenue Complex of Survey/Block No. 83/1+2+3 paikee /A-1 to A-9, situated in the sim of Village Bholav, Sub-District & District Bharuch, Gujarat. Boundaries: East: Maruti Workshop, West: Flat No.1002, North: Flat No.1004 , South: S.T. Workshop.	Mr. Sandeep Shivkumar Ghai & Mrs. Pooja Sandeep Ghai	Residential / Physical	**48.61 + Interest + Expenses**	29,36,000.00 / 2,93,600.00

Details of Encumbrances over the property as known to the bank: NIL

Contact Details: Shri Aman Saxena Mobile No.9455729973, Shri Anubhav Singh Mobile No. 8780339390, Shri Manohar Singh Mobile No. 8209894994

This may also be treated as statutory 30/15 days sale notice u/r 8(6)/9(1) of Security Interest (Enforcement) Rules,2002 to the borrower(s) & guarantor(s) of the above said loan(s), about the holding of E-Auction Sale on the above mentioned date.

Date & Time for Inspection of Properties: from 21/04/2026 to 11/05/2026 from 11:00 AM to 5:00 PM

For Detailed Terms & Conditions of the sale, please refer to the link provided in **https://www.unionbankofindia.co.in** & for Registration and Login and bidding rules visit **https://baanknet.com**

Note: EMD shall be deposited and Linked/Map with the Property ID before End Time of Auction.

Date : 22.04.2026 - Place : Vadodara **Authorised Officer - Union Bank Of India**

CAPITAL INDIA

Regd Off: 701, 7th Floor, Aggarwal Corporate Tower, Plot No. 23, District Centre, Rajendra Place, Patel Nagar, New Delhi-110008

PUBLIC NOTICE E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice of 30 days for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8 and 9 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 the Secured Creditor, the possession of which has been taken by the Authorised Officer of Capital India Finance Ltd /Secured Creditor, will be sold on **"As is where is", "As is what is", and "Whatever there is"** on the date and time mentioned herein below, for recovery of the dues mentioned herein below and further interest and other expenses thereon till the date of realization, due to Capital India Finance Ltd /Secured Creditor from the Borrowers and Guarantor(s) mentioned herein below. The reserve price, Earnest Money Deposit (EMD) and last date of EMD deposit is also mentioned herein below:

Borrower(s) / Guarantor(s) / Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price, EMD & Last Date of Submission of EMD	Date and time of E-Auction
(1) Mrs. Patel Sushilaben Naginbhai Proprietor of M/s Umiya Sales & Steels Works (2) Mr. Patel Sunilkumar Ishwarbhai (3) Mr. Patel Yogeshkumar Govindbhai Loan Account No. NLNLAPAMD0035161	**Demand Notice Date 19.04.2025 and Amount of Rs. 1,09,13,646/- (Rupees One Crore Nine Lac Thirteen Thousand Six Hundred Forty-Six Only) as on 19/04/2025 with future interest thereon till the date of entire payment**	All That Piece And Parcel Of Shop No. 21 To 25, 43 & 44 First Floor (city Survey No. 6780/a/0/01/29 To 33/130 To 134), First Floor, Nandani Plaza, City Survey No. 6780/a, Mouje Kapadvanj Taluka Kapadvanj District Kheda Which Is Bounded As Under: North By: As Per Title Deed South By: As Per Title Deed East By : As Per Title Deed West By : As Per Title Deed	**Reserve Price: Rs. 1,30,00,000/- (Rupees One Crore Thirty Lakhs) EMD: Rs. 1300000/- (Rupees Thirteen lakh Only) Incremental Value Rs. 130000/-(Rupees One Lakh Thirty Thousand Only) Last date of EMD Deposit: 25/05/2026**	**Date: 29/05/2026 Time: 11:00 am to 02:00 pm (with unlimited extensions of 5 minute each)**

E-auction will be conducted "online" through M/s 4Closure on https://bankauctions.in. For detailed terms and conditions of the sale, please Contact M/s 4Closure [Help line Nos Landline – 040-23736405; 8142000061/2, info@bankauctions.in, Mr. Nitesh Pawar, 8142000725, Nitesh@bankauctions.in, Mr. Shailendra Kumar, 8142000030, shailendra@bankauctions.in, or refer to the link https://bankauctions.in.
For further details, contact Mr. Sandeep Kumar, Senior Manager, Mobile No. 7053016294 Email Id. Sandeepk.kumar@capitalindia.com, Akshay Kapse, Deputy Manager - Collection Mobile No- 9867449322 Email ID- akshay.kapse@capitalindia.com and Dhaval Mer, State Credit Manager Mobile No- 7755913879 Email ID - dhaval.mer@capitalindia.com of Capital Indian Finance Ltd.

Date: 21-04-2026 Place: Ahmedabad (Gujarat) **SD- Authorised Officer Capital India Finance Ltd**

CORRIGENDUM NOTICE: Reference Loan no. NLNLAPAMD0035161.

(1) Mrs. Patel Sushilaben Naginbhai Proprietor of M/s Umiya Sales & Steels Works (2) Mr. Patel Sunilkumar Ishwarbhai (3) Mr. Patel Yogeshkumar Govindbhai
Dear Sir,
We hereby rectify our earlier notice dated **16/04/2026** vide Ref no./Subject **PUBLIC NOTICE FOR E-AUCTION SALE OF SECURED ASSETS** sent to you, as under:-
In the said notice inadvertently we had mentioned the **LAST DATE OF SUBMISSION OF BIDS: 29.05.2026 & DATE OF E-AUCTION: 25.05.2026** where as the correct **LAST DATE OF SUBMISSION OF BIDS: 25.05.2026 & DATE OF E-AUCTION: 29.05.2026** and not as mentioned in our earlier notice.
You are requested to kindly treat this as the correct information to the extent as mentioned above and the rest of the contents of the previous notice dated **16/04/2026** are true and correct and does not require any change so the same are not being repeated herein for the sake of brevity.
The same is for your intimation and reference for further necessary actions.

Regards,
Capital India Finance Ltd

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SHUBHAM HOUSING DEVELOPMENT FINANCE CO. LTD.

Corporate Office : 425, Udyog Vihar Phase IV, Gurgaon-122015 (Haryana)
Ph.: 0124-4212530/31/32, E-Mail : customercare@shubham.co Website : www.shubham.co

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

Whereas the undersigned being the authorized officer of the Shubham Housing Development Finance Company Limited (hereinafter called Shubham) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued demand notice calling upon borrowers to repay the amount 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 under Section 13(4) of the said Act read with rule 8 of the Security Interest Enforcement) Rules, 2002.
The borrowers 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 the charge of Shubham Housing Development Finance Company Limited for an amount detailed below 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 are as below:

S. No.	Loan No./Borrower(s) Name	Demand Notice Date & Amount	Secured Asset	Affixation Date
1	**Loan No.VAD_1403_019171, Rajesh Jagdishbhai Ajmeri, Sonal Rajeshbhai Ajmeri**	**15-01-2026 & ₹ 3,37,737/-**	Flat No T-1, 4th Floor Nirman Flats Nr Darbar Chowkdi Manjalpur Vadodara Gujarat 390011 **Area** : 390 Sq.Ft, **Boundaries :** East - Flat No.T-2 , West - After Margin Plot No. 4, North - After Margin Plot No.6, South - After Margin F.P. 262	**18-04-2026**
2	**Loan No.SRT_1409_027361, Sandip Krishnabhai Mali, Chhayaben Krishnabhai Mali**	**15-01-2026 & ₹ 2,27,603/-**	Flat No-309, 3rd Floor Sai Darshan Apt., Plot No-C/7 C/8 C/9 Shree Balaji Green Block No-111, Mouje Kadodara, Taluka Palsana, Distt.Surat, Guj.- 394327 **Area :** 15.80 Sq. Mtrs	**18-04-2026**
3	**Loan No. RAJ_1211_003520, Pawankumar Prakash Sardar, Vijayakumari Pawankumar Sardarji**	**15-01-2026 & ₹ 2,13,325/-**	R S No.134 , Plot No 14 Paiki Northern Side Land C S Ward No.12 Shivam Nagar Soceity B/H Hargange , Weigh-Bridge, Near R. T. O Rajkot, Tal & Dist. Rajkot, Gujarat 360001 **Area :** 40.00 Sq.Mtrs, **Boundaries :** East - Plot No.19, West - Road, North - Plot No.13, South - Paiki Plot Property	**18-04-2026**

Place : Gurgaon **Authorised Officer**
Date : 21-04-2026 **Shubham Housing Development Finance Company Limited**

TATA

TATA CAPITAL LIMITED

Regd. Office: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai-400013.

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)
(As per Rule 8(1) of the Security Interest Enforcement Rules, 2002)

Whereas, the undersigned being the **Authorized Officer of the Tata Capital Ltd.,** (hereinafter referred to as "TCL - Transferee) through Tata Capital Financial Services Ltd (hereinafter referred to as TCFSL - Transferor) vide Orders dated 24th November 2023 passed by National Company Law Tribunal, Mumbai vide scheme of arrangement a1.greed between Tata Capital Financial Services Limited ("TCFSL") as Transferors and Tata Capital Limited ("TCL") as Transferee under the provisions of Sections 230 to 232 r/w Section 66 and other applicable provisions of the Companies Act, 2013 ("said Scheme") having our registered office at 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai 400 013, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(2) read with rule 8 & 9 of the Security Interest (Enforcement) Rules, 2002, issued a **Demand Notice** as mentioned below calling upon the Borrowers to repay the amount mentioned in the notice within 60 days from the date of the said notice. 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.
The borrowers, having failed to repay the amount, notice is hereby given to the borrowers, in particular 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 Act read with rule 9 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 the **Tata Capital Limited,** for an amount referred to below along with interest thereon and penal interest, charges, costs etc. from date of demand notice.

Loan Account No(s).	Name of Obligor(s)/Legal Heir(s)/Legal Representative(s)	Amount & Date of Demand Notice(s)	Date of Possession
TCFLA021 600001199 6103 TCFLA021 600001331 4591	**1.Ms. Sandhya Jari (Borrower) 2.Mr. Bharat Navinlal Rana (Co Borrower) 3.Ms. Naimika Bharatkumar Rana (Co Borrower) 4.Mr. Nilesh Navinlal Rana (Co Borrower) having address at** Add: Plot No. 94, Lalima Group Housg. Soc. Association, Near Ujjivan Small Finance Bank, Udhana, Surat 394210 **Also Add:** 3-2939-40, Amrut Sanmukhani Wadi, Rustampura, Surat 395002	**Rs. 23,19,954/- (Rupees Twenty Three Lakh Nineteen Thousand Nine Hundred and Fifty Four Only) i.e. Rs.16,18,758/- (Rupees Sixteen Lakh Eighteen Thousand Seven Hundred and Fifty Eight Only) in Loan Account No. TCFLA0216000011996103 and Rs.7,01,196/- (Rupees Seven Lakh One Thousand and One Hundred and Ninety Six Only) in Loan Account No. TCFLA0216000013314591 as on 07-01-2026 Date of Demand Notice: 07th January 2026**	**20th April 2026**

Description of Property: All that piece and parcel of the property situated in Surat District, Sub-District Surat City, Moje Village Udhna, Revenue Survey No. 33, 41 and 289, TP Scheme No. 1, Final Plot No. 1, on the land of 'Lalim Group Housing Society', a property with a construction up to the legal plinth registered from Plot No. 94 has been built, the area of the plot is 51.83 sq.m. which is registered in the Surat Municipal Corporation's assessment office with Tenament No. 027B-01-4861-0-001 on which a property with a construction of 57.98 sq.m., in which we have 2/4 share of the other parties i.e. 25.915 sq.m. and 28.99 sq.m. The property, including the undivided share of the building and all the internal and external rights of use relating thereto, is subject to the following provisions: Boundaries: East: Sariyam Rasta West: Property with applicable plot no. 107 North: Property bearing Plot No. 93 South: Property with applicable plot no. 95.

Date: 22/04/2026 **Sd/- Authorised Officer,**
Place: Place: Surat, Gujarat **For Tata Capital Ltd.**

Public Notice For E-Auction Cum Sale

Sale of Immovable property mortgaged to IIFL Home Finance Limited (IIFL HFL) Corporate Office at Plot No.98, Udyog Vihar, Phase–IV, Gurgaon-122015. (Haryana) and Branch Office at:- **Ahmadabad Commerce House, 4th Floor, Commere House 4, Nr Shell Petrol Pump, Anandnagar Road, Prahladnagar, Ahmedabad - 380051/1st Floor,office No.14 Kanjibhai K. Sorathia (Huf),Madhubab Mall-A wing,Near Chitrakut Circle,Ward No-8 Anjar Gujarat-370110** under the **Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002** (hereinafter "Act"). Whereas the Authorized Officer ("AO") of IIFL-HFL had taken the possession of the following property/ies pursuant to the notice issued U/S 13(2) of the Act in the following loan accounts/prospect nos. with a right to sell the same on **"AS IS WHERE IS BASIS, AS IS WHAT IS BASIS AND WITHOUT RECOURSE BASIS"** for realization of IIFL-HFL's dues, The Sale will be done by the undersigned through e-auction platform provided at the website: www.iiflonehome.com

Borrower(s) / Co-Borrower(s)/ Guarantor(s)	Demand Notice Date and Amount	Description of the Immovable property/ Secured Asset	Date of Physical Possession	Reserve Price
Mr. Gopalbhai Mohanji Prajapati Mrs. Lehridevi Gopalbhai Prajapati Mrs. Lehridevi Gopalbhai Prajapati Mr. Khushalji Shankarji Prajapati **(Prospect No- 881499)**	**14/03/2022 Rs. 1629797.00** (Rupees Sixteen Lakh Twenty Nine Thousand Seven Hundred and Ninety Seven Only) **Bid Increase Amount Rs.25000.00/-** (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing: Flat No. B-402, 4th Floor, Wing-B, Area Measuring 956 Sq. Ft.,Dev Manek Residency, Near Omshantinagar, Near Baliyadev Temple, Canal Road, Vatva, Ahmedabad, 382445, Gujarat,India (Area admeasuring 547 sq. ft.)	**05/04/2026 Total Outstanding As On Date 08/04/2026 Rs. 1765343.47/-** (Rupees Seventeen Lakh Sixty Five Thousand Three Hundred Forty Three and Forty Seven Paise Only)	**Rs.1262000.0/-** (Rupees Twelve Lakh Sixty Two Thousand Only) **Earnest Money Deposit (EMD) Rs.126200.00/-** (Rupees One Lakh Twenty Six Thousand Two Hundred Only)
Mr. Siddik Nasirmohmad Saiyad Mrs. Shabinabanu Shaiyad **(Prospect No- IL10103987)**	**25/06/2025 Rs. 815345.00** (Rupees Eight Lakh Fifteen Thousand Three Hundred and Forty Five Only) **Bid Increase Amount Rs.20000.00/-** (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing: plot no 74 survey no 220/4/paiki 1 village varsamedi taluk anjar district kutch,gujarat- 370110 area admeasuring (in sq. ft.):Property Type: Land_Area, Super_Built_Up_Area, Carpet_Area, Property Area: 559.00, 477.00, 309.00	**24/01/2026 Total Outstanding As On Date 08/04/2026 Rs. 1069626.41/-** (Rupees Ten Lakh Sixty Nine Thousand Six Hundred Twenty Six and Forty One Paise Only)	**Rs.830000.0/-** (Rupees Eight Lakh Thirty Thousand Only) **Earnest Money Deposit (EMD) Rs.83000.00/-** (Rupees Eighty Three Thousand Only)

Date of Inspection of property	EMD Last Date	Date/ Time of E-Auction
04/05/2026 11:00 hrs - 14:00 hrs	06/05/2026 till 5 pm.	08/05/2026 at 11:00 hrs.- 13:00 hrs

Mode Of Payment :- EMD payments are to be made vide online mode only. To make payments you have to visit https://www.iiflonehome.com and pay through link available for the property/ Secured Asset only.
Note: Payment link for each property/ Secured Asset is different. Ensure you are using link of the property/ Secured Asset you intend to buy vide public auction.
For Balance Payment - Login https://www.iiflonehome.com >Select "My Bid" > Click on Pay Balance Amount

Terms and Conditions:-
1. For participating in e-auction, Intending bidders required to register their details with the Service Provider https://www. iiflonehome.com , well in advance and has to create the login account, login ID and password. Intending bidders have to submit the payment of the EMD prior to participation. Upon payment, bidders are required to submit the electronically signed E-Tender Form/Bid Form (E-Sign) using their Aadhaar Number.
2. The bidders shall improve their offer in multiple of amount mentioned under the column "Bid Increase Amount". In case bid is placed in the last 5 minutes of the closing time of the auction, the closing time will automatically get extended for 5 minutes.
3. The successful bidder should deposit 25% of the bid amount (after adjusting EMD) within 24 hours of the acceptance of bid price by the AO and the balance 75% of the bid amount within 15 days from the date of confirmation of sale by the secured creditor. All deposit and payment shall be in the prescribed mode of payment.
4. The purchaser has to bear the cess, applicable stamp duty, fees, and any other statutory dues or other dues like municipal tax, costs associated with the conveyance or transfer of the land and all other incidental costs, charges including all taxes and rates outgoings relating to the property.
5. The purchaser has to pay TDS applicable to the transaction/payment of sale amount and submit the TDS certificate with IIFL HFL.
6. Bidders are advised to go through the website https: // www.iiflonehome.com for detailed terms and conditions of auction sale & auction application form before submitting their Bids for taking part in the eauction sale proceedings.
7. For details, help procedure and online training on e-auction prospective bidders may contact the service provider E mail ID:- auction.hl@iifl.com, Support Helpline no.1800 2672 499.
8. For any query related to Property details, Inspection of Property and Online bid etc. call IIFL HFL toll free no. 1800 2672 499 from 09:30 hrs to 18:00 hrs between Monday to Friday or write to email:- care@iiflonehome.com
9. Notice is hereby given to above said borrowers to collect the household articles, which were lying in the secured asset at the time of taking physical possession within 7 days, otherwise IIFL-HFL shall not be responsible for any loss of property under the circumstances.
10. Further the notice is hereby given to the Borrower/s, that in case they fail to collect the above said articles same shall be sold in accordance with Law.
11. In case of default in payment at any stage by the successful bidder / auction purchaser within the above stipulated time, the sale will be cancelled and the amount already paid will be forfeited (including EMD) and the property will be again put to sale.
12. AO reserves the rights to postpone/cancel or vary the terms and condition of tender/auction without assigning any reason thereof. In case of any dispute in tender/Auction, the decision of AO of IIFL-HFL will be final.

15 DAYS SALE NOTICE UNDER THE RULE 9 SUB RULE (1) OF SARFAESI ACT, 2002
The Borrower are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of Tender/Auction, failing which the property will be auctioned/sold and balance dues if any will be recovered with interest and cost.

Place : Gujarat | Date : 22-04-2026 **Sd/- Authorised Officer, For IIFL Home Finance Ltd.**