

BAJAJ FINANCE LIMITED
 Registered Office : Bajaj Finance Limited, C/o Bajaj Auto Limited Complex Mumbai Pune Road Akurdi Pune 411035
 Branch Add: Bajaj Finance Ltd, 3rd Floor, Unit No. 302 To 306 Tourquoise Building Panchvati Panch Rasta Off C.G Road, Ahmedabad

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 Bajaj Finance Limited (BFL), under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Sec.13(2) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued demand by registered post (Notice) calling upon the Borrowers/Co-borrowers mentioned herein under to repay the amount mentioned in the notice U/s. 13(2) of the said Act within a period of 60 days from the date of receipt of the said notice.

The Borrowers/Mortgagors/Guarantors named below having failed to repay the said amount, notice is hereby given to the Borrowers/Mortgagors/Guarantors and public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on me under Sec. 13(4) of the said Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002. The borrowers in particular and public in general are hereby cautioned not to deal with the said property and any dealing with this property will be subject to the charge of the Bajaj Finance Limited, for the amount mentioned herein below along with interest thereon at contracted rate. 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.

No.	Loan Account No./Name of the Borrower(s) Mortgagor(s) Guarantor(s)	Description of Property Schedule of Property	Date of Notice U/s.13(2) and U/s.13(2) Notice Amount and Date of Possession
1	1) Digital Distribution thr. Its Partners, 1. Rakesh Roshan Choudhary, 2. Bejan Narichania, 3. Nidhi Choudhary, 4. Sonal Narichania, R/o, Godown No. 5/C Satnam Estate BH H P Petrol Pump Davla Road Sanathal Chokdi, Ahmedabad Gujarat 382210, Contact- 8889349997, Email id- digitaldistribution2018@gmail.com, Also at: R/o. 114 Chandan Suvas Shrikunj Society, Ranna Park Ghatodia Ahmedabad, Gujarat 380061 2. Rakesh Roshan Choudhary S/o Ram Uddar, R/o, D-402 Devnandan Platina Opp Shayona, Tilak Daskroi Chandiolia Ahmedabad Gujarat 382481, Contact- 8889349997, Email id- digitaldistribution2018@gmail.com, Also at: R/o. 114 Chandan Suvas Shrikunj Society, Ranna Park Ghatodia Ahmedabad, Gujarat 380061 3. Bejan Narichania S/o Jitendra Kumar Narichania, R/o. 114 Chandan Suvas Shrikunj Society, Ranna Park Ghatodia Ahmedabad, Gujarat 380061 Contact- 9878677021, Email id- digitaldistribution2018@gmail.com 4. Nidhi Choudhary W/o Rakesh Roshan, R/o, D-402 Devnandan Platina Opp. Shayona Tilak Daskroi Chandiolia 382481, Contact- 8889349997, Email id- digitaldistribution2018@gmail.com	All that piece and parcel of Flat No. D- 402 4th Floor Devnandan Platina Survey No. 205, 207/2, TPS No. 33, FP No. 24/2 Mouje Gola Ta. Ghatodia Dist. Ahmedabad 382481 along with proportional share in common areas (Area adm. 1575 Sq.Ft.), Boundaries: East-Block C, West-Block D Flat No. 401, North-Open Plot, South-Flat No. D-403	17.06.2025 Rs. 5006546/- (Rupees Fifty Lakhs Six Thousand Five Hundred Forty Six Only) together with interest thereon along with cost and other incidental expenses 22.09.2025 at 4 PM to 5 PM

Date: 23-09-2025, Place: Ahmedabad For Bajaj Finance Limited, Authorised Officer

SVATANTRA MICRO HOUSING FINANCE CORPORATION LTD.
 Office No. 1,2,3,4, Ground floor, Pushpak CHS, Malviya Road, Vile Parle (East), Mumbai 400 057.
 TEL- 18001234427 / 022 26101076-79, Email : collections@mhfcindia.com

APPENDIX IV [See Rule 8 (I)] POSSESSION NOTICE

Whereas, the undersigned being the Authorized Officer of the **Svatantra Micro Housing Finance Corporation Ltd (SMHFC)** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of Powers conferred under Section 13 read with the Security Interest (Enforcement) Rules, 2002, issued a demand notice as mentioned below dated calling upon the Borrowers mentioned in tables to repay the amount mentioned in the notice with interest and expenses thereon within **60 days** from the date of notice/date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrower/ guarantor/mortgagor and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules.

The borrower/ guarantor/mortgagor 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 **Svatantra Micro Housing Finance Corporation Ltd (SMHFC)** for an amount as mentioned below with further interest & expenses thereon until full payment.

Name of the Borrower / Guarantors	Demand Notice Date Date of Possession	Amount Outstanding	Description of the Property
Mrs. Guddidevi Yadav Mr. Sipu Kalyansingh Yadav Mr. Ramkesh Kalyansingh Yadav	09-07-2025 23-09-2025	Rs.1,40,530/- (Rupees One Lakh Forty Thousand Five Hundred Thirty only)	Flat/Unit No. D - 507, Floor No. 4, Flat Type - 1 BHK of Building called D in the Project Sona Akurti situated at Survey No. 279, Sona Akurti, Opp.Pramukh Park, Geratpur, Taluka Daskroi, District Ahmedabad - 382435
Mr. Deveshkumar Veerbahadur Singh Mrs. Padma Veerbahadur Singh Mr. Veerbahadur Chandrabahadur Singh	09-07-2025 23-09-2025	Rs.37,59,199/- (Rupees Thirty Seven Lakh Fifty Nine Thousand One Hundred Ninty Nine only)	Flat/Unit No. 101, Floor No. 1, Flat Type - 3 BHK of Building called A in the Project Aditya Greens situated at Revenue Survey No. 334/4/B, T.P.S.No. 409/B, F.P.NO. 53, At Zundal, Near Ganga Residency, S.P.Ring Road, Taluka and District- Gandhinagar, Gujarat - 382421
Mr. Shrivastav Kamal Mrs. Rishita Kamal Shrivastav	09-07-2025 23-09-2025	Rs.14,02,194/- (Rupees Fourteen Lakh Two Thousand One Hundred Ninty Four only)	Flat/Unit No. 310, Floor No. 3, Flat Type - 1 BHK of Building called A1 in the Project Umang Aslali situated at Block No. 1610 / A, Draft TPS No. 420, Near Saubhagya Hotel, Ring Road, Near Aslali Circle, Aslali, Ahmedabad 382427

Date : 25/09/2025
Place : Gujarat (Sharik Saudagar) - Authorised Officer SVATANTRA MICRO HOUSING FINANCE CORPORATION LIMITED

NEOGROWTH M/S NEOGROWTH CREDIT PRIVATE LIMITED
 Registered office: Times Square, Tower E, 9th Floor, Andheri Kurla Road, Marol, Andheri East - 400059. CIN: U51504MH1993PTC251544

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 NeoGrowth Credit Private Limited, 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 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice dated 24.03.2025, calling JAY MATAJI SELECTION, BHIGCHANDANI PARESHBHAI, BHIGCHANDANI JYOTI PARESHBHAI (Merchant/Borrower/Co-Applciant/Proprietor/ Authorised Signatory) to repay the outstanding amount in the notice being as on 10.03.2025 an amount of Rs. 37,39,063.69/- (Rupees Thirty Seven Lakh Thirty Nine Thousand Sixty Three Paise Sixty Nine Only) is due and payable by you under loan account No. 1338831 and 1340258, along with interest, penal interest, charges, costs, etc within 60 days from the date of the said notice.

The borrower, having failed to repay the amount, notice is hereby given to the borrower, in particular and the public, in general, that the undersigned has taken physical possession of the property described herein view of order dated 06.08.2025, Passed by the 2nd Addl. Chief Metropolitan Magistrate, Ahmedabad City, Gujarat in Crim. Misc. Application No. 6926/2025 through Mrs. M. K. Khristi, Superintendent as a Court Commissioner and the said Superintendent /Court Commissioner handed over the physical possession to the undersigned Authorized Officer on 21.09.2025.

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 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 NeoGrowth Credit Private Limited, for an amount of being an amount of Rs. 37,39,063.69/- (Rupees Thirty Seven Lakh Thirty Nine Thousand Sixty Three Paise Sixty Nine Only) is due and payable by you under loan account No. 1338831 and 1340258, along with interest, penal interest, charges, costs etc. from 10.03.2025.

DESCRIPTION OF THE IMMOVABLE PROPERTY
 Schedule A : ALL THAT PIECE AND PARCEL OF FLAT NO. F/301 ON THIRD FLOOR IN BLOCK NO. "F" ADMEASURING 52.53 SQ. METERS UNIT AREA AND ADMEASURING 2.06 SQ. METERS BALCONY AREA AND ADMEASURING 1.81 SQ. METERS WASH AREA AND TOTAL ADMEASURING 56.40 SQ. METERS ALONG WITH UNDIVIDED LAND SHARE 49.74 SQ. METERS IN THE SCHEME KNOWN AS "RADHE RESIDENCY" CONSTRUCTED ON THE LAND BEARING FINAL PLOT NO. 15 OF TP SCHEME NO. 241 (NILANO CHLODA) SURVEY NO. 151, 152, 153 AND 154, SITUATED, LYING AND BEING AT MOUJE CHANDIOLA (NARODA), TALUKA GANDHINAGAR, IN THE REGISTRATION DISTRICT OF GANDHINAGAR AND SUB DISTRICT GANDHI NAGAR ZONE-3, AHMEDABAD- 382330 GUJARAT AND BOUNDED BY:- EAST:- FLAT NO. F/304, WEST:- FLAT NO. G/306, NORTH:- FLAT NO. F/302, SOUTH:- SOCIETY ROAD

AUTHORIZED OFFICER
 Date : 21.09.2025 FOR NEOGROWTH CREDIT PRIVATE LIMITED

ELECTRONICA FINANCE LIMITED
 Audumbar, Plot No.101/1, Erandwane, Dr Keshav Road, Pune 411004, Maharashtra, India

DEMAND NOTICE

Demand Notice Under Section 13 (2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("Rules")

Whereas the undersigned being the Authorized Officer of **Electronica Finance Limited (EFL)** under the Act and in exercise of powers conferred under Section 13 (2) read with Rule 3 of the Rules already issued detailed Demand Notice dated below under Section 13(2) of the Act, calling upon the Borrower(s)/Co-Borrower(s)/ Guarantor(s) (all singularly or together referred to "Obligors"/Legal Heir(s)/Legal Representative(s)) listed hereunder, to pay the amount mentioned in the respective Demand Notice, within 60 days from the date of the respective Notice, as per details given below. Copies of the said Notices are served by Registered Post A.D. and are available with the undersigned, and the said Obligor(s)/Legal Heir(s)/Legal Representative(s), may, if they so desire, collect the respective copy from the undersigned on any working day during normal office hours.

In connection with the above, Notice is hereby given, once again, to the said Obligor(s)/Legal Heir(s)/Legal Representative(s) to pay to EFL, within 60 days from the date of the respective Notice(s), the amount indicated herein below against their respective names, together with further interest as detailed below from the respective dates mentioned below in column (d) till the date of payment and/or realisation, read with the loan agreement and other documents/writings, if any, executed by the said Obligor(s). As security for due repayment of the loan, the following Secured Asset(s) have been mortgaged to EFL by the said Obligor(s) respectively.

Sr. No.	Loan A/c No.	Name of Obligor(s)/ Legal Heir(s)/Legal Representative(s)	Total Outstanding Due (Rs.) as on below date	Date of Demand Notice & Date of NPA.
1	APPL000 9279711- 3-147144- 2023-74-1	1. Mithapra Kurits, At: Shop No-04, K's Plaza, Revdi Bazar, Kalapur, Ahmedabad, Gujarat- 380001, India. Mob No. 9662117855. 2. Suresh Mithapra, At: 47, Sarkar Co.op. H. Soc., Umiya Nagar, Society, Nr. Taxshila School, Ahmedabad, Gujarat- 382418, Mob No. 9662117855. 3. Gurjari Handicrafts, At: Ground Floor-14, Parshwanath Complex, Old Novelty Cinema, Gheekanta Road, Ahmedabad, Ahmedabad, Gujarat- 380001, Mob No. 9558130619. 4. Mithapara Seema Ashokbhai 5. Mithapara Ashokbhai Laljibhai 6. Mithapara Chandu Laljibhai All At: 47, Sarkar Co.op. H. Soc., Umiya Nagar, Society, Nr. Taxshila School, Ahmedabad, Gujarat- 382418, India. Mob No. 9558130619 & 7433017764.	Rs. 49, 18,467/- (Rupees Forty Nine Lakhs Eighteen Thousand Four Hundred Fifty Seven Only) as on 20-09-2025	22.09.2025 03-06-2025

Schedule II Property Description: All that piece and parcel of Immovable Property being Located in the Registration District Ahmedabad and Sub-District Ahmedabad-7(0thav) Mouje Odhav, Taluka-Vahva, Non Agricultural land bearing Survey No. 525-526B/Pakli, TP Scheme no. 1, P/Plot No. 2/Pakli 809.90 Sq. Yards, Pakli Private Plot no. D/3 admeasuring 205.68Sq. Mtrs. i.e. 266 Sq. Yards, Kwik Compound Gujarat- 380038. Boundary of the aforesaid property: North: Padmavati Metal Steel, South: Precision Foundry & Eng. Company, East: Raghuvver Industrial Estate, West: Common road

Date: 25.09.2025
Place : Gujarat Sd/- Authorised Officer For Electronica Finance Limited

OMKARA ASSETS RECONSTRUCTION PVT. LTD.
 CIN: U67100T2014PTC020363 Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028 Email: abhishek.joshi@omkaraarc.com / zuber.khan@omkaraarc.com / pratik.rasa@omkaraarc.com Tel.: 022-69231111 | Authorised Officer M no.: +91 86579 69231 / +91 86556 68565

(Appendix - IV-A)
 (See proviso to rule 8(6) r/w 9(1))

PUBLIC NOTICE FOR E-AUCTION SALE OF IMMOVABLE PROPERTY
 read with proviso to Rule 8 (6) r/w 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of **Omikara Assets Reconstruction Pvt. Ltd. (OARPL)** (acting in its capacity as Trustee of Omikara PS 06/2021-22 Trust) has acquired outstanding debts of the below accounts vide Assignment Agreement dated 25.06.2021 from Indust Bank Ltd (Assignor Bank) along with underlying security from assignor bank. Accordingly, OARPL has taken possession of the said bank and any powers to recover the dues and enforcement of the property. The Authorized Officer of OARPL took the physical possession of the below mentioned secured property from the Borrower/Mortgagor/Co-Borrower. The Authorized Officer of OARPL hereby intends to sell the below mentioned secured properties for recovery of dues and where the tenders/bids are invited in sealed cover for the purchase of the secured property. The property shall be sold in exercise of rights and powers under the provisions of sections 13 (2) and (4) of SARFAESI Act; on "As is where is", "As is what is", and "Whatever there is" and "Without recourse Basis" for recovery of amount shown below in respective column due to OARPL as Secured Creditor from respective Borrower and Co-Borrower(s) shown below. Details of the Borrower(s)/Guarantors/Mortgagors, Securities, Owner, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Possession Date, Reserve Price, Bid Increment Amount, Earnest Money Deposit (EMD), Date & Time of Inspection is given as under:

Sr. No.	Name of Borrower(s)/ Guarantors/ Mortgagors	Details of the Secured Asset	Owner of the property	Outstanding Dues as on 23.09.2025 (IN INR)	Demand Notice Date	Possession Date	Reserve Price (IN INR)	Bid Increment Amount (IN INR)	EMD (IN INR)	Date & Time of Inspection
1.	Balajes Export House (Borrower) Prop: Mr. Mukesh Tapiawala, Mr. Mukesh Tapiawala (Proprietor, Guarantor & Mortgagor), Mrs. Smita Mukesh Tapiawala (Mortgagor and Guarantor) and Mr. Valay Mukesh Tapiawala (Guarantor)	All rights, title and interest in the immovable property being Flat No. 104, admeasuring area 1500 sq. ft. (SBUA), (First floor, "ISHAVASHYAM" Baroda Co-Op. Hsg. Society (Pratapnagar Society) situate at R.S. No. 642/B, Plot No. 47/C & 47/A, C.S. No. 363/E & 363/D, Mouje Vadodara Kasba, District and Sub District Vadodara. Towards East: Flat No. 103 and Passage, Towards West: O.T.S., Towards North: O.T.S., Towards South: Road Admeasuring area 1500 sq. ft. (SBUA)	Mr. Mukesh Tapiawala and Mrs. Smita Mukesh Tapiawala	Rs. 3,39,14,994/- (Rupees Three Crore Thirty Nine Lakh Fourteen Thousand Nine Hundred Ninety Four Only)	09.08.2022	16.09.2024 (Physical)	Rs. 43,50,000/- (Rupees Forty Three Lakh Fifty Thousand Only)	Rs. 25,000/- (Rupees Twenty-Five Thousand Only)	Rs. 4,35,000/- (Rupees Four Lakh Thirty Five Thousand Only)	09.10.2025 From 12:00 pm to 01:00 pm

Account No.: 344905001084, Name of the Beneficiary: Omikara PS 06/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICICI0003449

Claims, if any, shall be put forward against the property and any other dues known to Secured creditor: Attachment of Additional Commissioner of State Tax for Rs. 180 lakhs vide their notice issued on 09.05.2023. Bank/ARC dues to have priority over any other statutory dues.

CERSAI Details:

Property	Security Interest ID	ASSET ID
Flat No. 104	400012752885	200012726553

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD : 14.10.2025 till 6:00 pm Date of E-Auction & Time : 16.10.2025 12.00 pm to 2.00 pm

TERMS & CONDITION OF THE AUCTION: For detailed terms and conditions of the sale please refer to the link provided in Secured Creditor's (OARPL) website i.e. http://omkaraarc.com/auction.php. or website of service provider i.e. http://www.bankauction.com. Contact no. 88666 82937 (Bhavik Pandya).

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) r/w 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

This notice is also a mandatory notice of not less than 15 (Fifteen) days to the Borrower(s) of the above loan account under Rule 8(6) r/w 9(1), of Security Interest (Enforcement) Rule, 2002 and provisions of Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of auction/sale through e-auction on the above referred date and time.

Please note that the above-mentioned phone numbers are the only official numbers of Authorised Representatives of Omikara ARC. Omikara ARC does not validate/authorise any agents/brokers to conduct sale of its assets on their behalf and any person getting into such transaction is doing so at his own risk and Omikara ARC shall not be held liable for any such transaction.

Sd/- Authorised Officer, Omikara Assets Reconstruction Pvt Ltd. (Acting in its capacity as a Trustee of Omikara PS 06/2021-22 Trust)

Mahavir Nagar Branch, First Floor, Status Mail.
 Gayatri Mandir Road, Mahavimagar, Sabarkantha-383001
 Ph. : 02772-233875, Email : Vjhimn@bankofbaroda.com

ABRIDGED NOTICE TO BORROWER

Notice is hereby given to the public in general and in particular to the Borrower (s) **Mr. Lahu Prasad R/O 22 AGL WALL Near VRN COMPANY SALAL SABARKANTHA GUJARAT** that the bank has granted you credit facilities of **Rs.6,36,000/-** pursuant to acceptance of the sanction letter dated **09-10-2024** However, despite our previous notice and continuous follow up you have failed to repay the required overdue amount, as a result, your debt has been classified as a **Non-Performing Asset (NPA) on 08-06-2025** in terms of RBI guidelines.

You are required to pay the total dues amounting to **Rs 6,14,782/- (Principal Outstanding) + Rs 20,352/- (Unapplied Interest) +Rs 14,468/- (Unserviced Interest) + Rs 37,681/- (Overdue Amount) Total to Rs 6,72,815/-** within 30 days from the publication of this notice if payment is not made within the said period, bank will be entitled to repossess the hypothecated movable assets and take other necessary actions in respect of hypothecated assets including selling the assets to recover the outstanding amount Any remaining balance will lead to further legal proceedings.

For detailed demand cum repossession notice, please refer / visit to the website link <https://www.bankofbaroda.com>

Place - Himmatnagar
 Date - 18-09-2025 Bank of Baroda, Mahavirnagar Branch.

HERO HOUSING FINANCE LIMITED
 Registered Office: 09, Community Centre, Basant Lok, Vasant Vihar, New Delhi-110057.
 Branch Office: Office Number -316, Madhav Plaza, Nr. Lal Bungalows, Jammagar - 361001.

PUBLIC NOTICE (SALE OF IMMOVABLE PROPERTY THROUGH PRIVATE TREATY)

[Notice of Sale by Private Treaty under Rule 8 read with Rule 9 of Security Interest (Enforcement) Rules 2002]

Notice is hereby given to the public in general and to the borrower/co-borrower ("Borrowers") in particular that below described secured asset which is mortgaged to Hero Housing Finance Ltd ("Secured Creditor"), possession of which has been taken by the Authorized Officer will be sold on "As is Where is", "As is What is" And "Whatever There is" basis by way of Private Treaty.

The sale by private treaty will take place any day after fifteen days (15 Days) from the date of this publication. The details are more particularly mentioned herein below.

Loan Account no.	Name of borrowers	Date of Demand Notice & Amount as on date	Reserve Price (Rs)	Earnest Money Deposit (EMD)	Type of Possession
HHFJMMH002300 0032161 / HHFJM NPL23000032905	DHRANGYA BABUBHAI HIRABHAI	15/12/2023, Rs.30,47,235.35/- as on 23/09/2025	Rs. 14,50,000/-	Rs. 1,45,000	Physical

Property Description: In Jammagar City, Within the limits of Jammagar Municipal Corporation, originally the land bearing at, Vibhagar S. No. 29/2paki TPS 1, F. Plot No. 14 of Vamnihnagar village admeasuring 11012.92 Sq. Mtrs. was converted into non-agricultural 1 to 38 residential plots by the approval of Jammagar Municipal Corporation and collector, Jammagar known as "Nandan Park". Out of these plots of Nandan Park, Plot No. 12 to 15 Ganesh Residency, Flat No. 202 in Wing-A on 2nd Floor, Nandan Park, Rajkot Highway, Jammagar on the caption property admeasuring built-up area 36.42 Sq. Mtrs and Super built-up area 93.00 Sq. Mtrs. Property Mapped By: North. Passage and Flat No. 303, South: OTS and 30.00 Mr Wide Road. East: OTS and 7.50 Mr Wide Road. W & S : Flat No. 201

Authorised Officer's Details: Name: Mr. Jignesh Savjibhai Solanki
 Phone No.: 7984178663 Email ID: jignesh.solanki@hero.hf.com
 Private Treaty to be executed any day after 14/10/2025. Purchaser Identified

The undersigned as Authorized Officer of Hero Housing Finance Ltd. has taken over possession of the schedule property(ies) U/s 13(4) of the SARFAESI Act, 2002 all previous attempt to auction through inviting public bid failed. Hence, Public at large is being informed that the secured property(ies) as mentioned above are available for sale, by way of Private Treaty, as per the terms agreeable to HHFL for realisation of HHFL's dues on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS"

Standard terms & conditions for sale of property through Private Treaty are as under:-

1. Sale through Private Treaty will be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS". Thus, no public bid shall be invited.
2. Bid increment amount shall be Rs. 15,000/- (Rupees Fifteen Thousand Only).
3. Such purchaser will be required to deposit 25% of the sale consideration on the next working day of receipt of HHFL's acceptance of offer for purchase of property and the remaining amount within 15 days thereafter.
4. The purchaser has to deposit 10% of the offered amount along with application which will be adjusted against 25% of the deposit to be made as per clause (2) above.
5. Failure to remit the amount as required under clause (2) above, will cause forfeiture of amount already paid including 10% of the amount paid along with application.
6. In case of non-acceptance of offer of purchase by HHFL, the amount of 10% paid along with the application will be refunded without any interest.
7. The property is being sold with all the existing and future encumbrances whether known or unknown to HHFL. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues.
8. The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his/her satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer/ Secured Creditor in this regard at a later date.
9. The HHFL reserves the right to reject any offer of purchase without assigning any reason.
10. In case of more than one offer, the HHFL will accept the highest offer and there shall not be any claim against HHFL from unsuccessful offer.
11. The interested parties may contact the Authorized Officer for further details/clarifications and for submitting their application.
12. The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of purchase of the property.
13. Sale shall be in accordance with the provisions of SARFAESI Act/ Rules. For property details and visit to property contact to Mr. Jignesh Savjibhai Solanki/ 7984178663/jignesh.solanki@hero.hf.com / J. A. Shekhar Singh /9711522275/shekhar.singh@hero.hf.com

15 DAYS SALE NOTICE TO THE BORROWER/GUARANTOR, MORTGAGOR

The above mentioned Borrower/Mortgagor/guarantors are hereby notified to pay the sum as mentioned in Demand Notice under section 13(2) with as on date interest and expenses before the date of Sale failing which the property shall be sold through Private Treaty and balance dues, if any, will be recovered with interest and cost from you as a Borrower(s).

For detailed terms and conditions of the sale, please refer to the link provided in https://uat.herohomefinance.in/hero_housing/other-notice on Hero Housing Finance Limited (Secured Creditor's) website i.e. www.herohousingfinance.com

Date: 25-09-2025 Place: Gujarat For Hero Housing Finance Ltd. Authorised officer

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED
 Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai, Maharashtra 400028.

DEMAND NOTICE

Under Section 13(2) of the Securitisation And Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002 read with Rule 3 (1) of the Security Interest (Enforcement) Rules, 2002. The undersigned is the Authorised Officer of Omikara Assets Reconstruction Private Limited, under Securitisation And Reconstruction Of Financial Assets And Enforcement of Security Interest Act, 2002 (the said Act). That the Assignor (Capri Global Capital Limited) vide Assignment Agreement dated 30th September 2024 entered between Assignor and OARPL has assigned all their rights, title, interests with respect to the said financial assistance, secured assets, guarantees and any other underlying security interest and all their other rights, title and interests with respect to the said Non Performing Assets (herein after referred to as financial assets), in favour of Omikara Assets Reconstruction Private Limited acting in its capacity as Trustee of the Omikara PS16/2024-25 Trust. In exercise of powers conferred under Section 13(12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, the Authorised Officer has issued Demand Notices under section 13(2) of the said Act, calling upon the following Borrower(s) (the "said Borrower(s)"), to repay the amounts mentioned in the respective Demand Notice(s) issued to them that are also given below. In connection with above, Notice is hereby given, once again, to the said Borrower(s) to pay to Omikara Assets Reconstruction Private Limited, within 60 days from the publication of this Notice, the amounts indicated herein below, together with further applicable interest from the date(s) mentioned below till the date of payment and/or realization, payable under the loan agreement read with other documents/writings, if any, executed by the said Borrower(s). As security for due repayment of the loan, the following assets have been mortgaged to Omikara Assets Reconstruction Private Limited by the said Borrower(s) respectively in respect of the above mentioned assignment agreement...

S.N.	Name of the Borrower(s)/ Guarantor(s)	Demand Notice Date & Amount	Description of secured asset (Immovable property)
1.	Shujalpur Branch) (Loan Account No. 80400005924853 (New) LNAMESHU00039719 (Old) Late Ramkaveed Goliprasad Lodh together with his legal heirs (Borrower) Mrs. Shantaben Ramprasad Lodha (Co-Borrower)	01-08-2025 Rs. 21,149,22/- As on date 31.07.2025	All that piece and parcel of property being Gram Panchayat Property No. 670, adm. 50.55 Sq. Mtrs., situated at At & Po Akrund, Darbaghad, Taluka Dhanusa, Arvali, Sabarkantha, Gujarat - 383260 Area Ad-measuring - 50.55 Sq. Mtrs., Bounded As: North By: Gharthan Plotof Mr. Shashikanth Manjula Mehta, South By: House of Mrs. Sanghaleen Harshadkumar Mistry, East By: House of Mr. Jagannath Trikamani Mehta, West By: 5.00 Ft road and then Gharthan land of Mr. Rama Lata Thakor

If the said Borrowers shall fail to make payment to Omikara Assets Reconstruction Private Limited as aforesaid, Omikara Assets Reconstruction Private Limited shall proceed against the above secured assets under Section 13(4) of the Act and the applicable Rules, entirely at the risks of the said Borrowers as to the costs and consequences. The said Borrowers are prohibited under the Act from transferring the aforesaid assets, whether by way of sale/lease or otherwise without the prior written consent of Omikara Assets Reconstruction Private Limited. Any person who contravenes or abets contravention of the provisions of the said Act or Rules made the reunder, shall be liable for imprisonment and/or penalty as provided under the Act.

Sd/- Authorized Officer,
 For Omikara Assets Reconstruction Private Limited
 (Acting in its Capacity as Trustee of Omikara PS16/2024-25)

Place :- GUJARAT
 Date :- 25.09.2025

DEBTS RECOVERY TRIBUNAL-II
 (Government of India, Ministry of Finance)

3rd floor, Bhikhubhai Chambers, Nr. Kochrab Ashram, Paldi, Ahmedabad, Gujarat

FORM NO. 22 (Earlier 62) [Regulation 35 & 36 of DRT Regulations, 2024 [See Rule 52 (1) (2) of the Second Schedule to the Income Tax Act, 1961] READ WITH THE RECOVERY OF DEBTS DUE TO BANK AND FINANCIAL INSTITUTIONS ACT, 1993

E-AUCTION/SALE NOTICE
THROUGH REGD.AD/DASTI/AFFIXATION/BEAT OF DRUM/PUBLICATION

RP/RC No. 271/2021
 Certificate Holder Bank : Bank of Baroda

VS.
 Certificate Debtors : Dhavalakumar Jayantibhai Patel

To,
 C.D.No.1: Dhavalakumar Jayantibhai Patel,
 25, Navl Vasaht Razihiy, Mahiyapur, Taluka Malpur, District Arvali, 383350.

The aforesaid CDs No. 1 has failed to pay the outstanding dues of **Rs.24,57,511.47 (Rupees Twenty Four Lac Fifty Seven Thousand Five Hundred Eleven and Paise Forty Seven only)** as on 11/03/2021 including interest in terms of judgment and decree dated 08/07/2021 passed in O.A.No. 218/2021, (Less Recovery, if any) as per my order dated 03/09/2025 the under-mentioned property(ies) will be sold by public e-auction in the aforementioned matter. The auction sale will be held through online e-auction <https://baanknet.com>

Lot No.	Description of Properties	Reserve Price rounded off	EMD 10% or rounded off
1	All that piece and parcel of N.A. permission property at Marida, Taluka Nadiad, District Kheda bearing Block/Survey No. 1128 Paiki admeasuring 2023 Sq. Mtrs. Paiki Plot No. 11 admeasuring 127.4 Sq. Mtrs. with undivided share common plot about 23.6 Sq. Mtrs. total admeasuring 151 Sq. Mtrs. @ 1625 Sq. Feet and the same is bounded as under: On or towards East: Plot No. 10 On or towards West: Society's Common Plot On or towards North: This Block's No's Land and Canal On or towards South: Road	Rs. 16.80 Lakhs	Rs. 01.68 Lakhs

Note: The EMD shall be deposited in baanknet wallet through E-auction website i.e. <https://baanknet.com> The highest bidder shall have to deposit 25% of his final bid amount after adjustment of EMD already paid in the baanknet wallet by immediate next bank working day through RTGS/NEFT as per the details as under:

Beneficiary Bank Name & Address	Bank of Baroda, Near Jeevan Vikas School, Nadiad
Account Name	NEW INTERMEDIARY OBD, BP, BD, REAL (ISO)
Beneficiary Account No.	1665001518219
IFSC Code	BARBONADASH
Branch	Ashram Road Nadiad

- 1) The bid increase amount will be Rs. 10,000/- for lot no. 1.
- 2) Prospective bidders may avail online training from service provider PSB Alliance (BAANKNET Auction Portal) (Tel Helpline No. +91 -8291220220 and Mr. Kashyap Patel (Mobile No.9327493060) Helpline E-mail ID: Support.BAANKNET@psballiance.com
- 3) Prospective bidders are advised to visit website <https://baanknet.com> for detailed terms & conditions and procedure of sale before submitting their bids
- 4) The prospective bidders are advised to adhere payment schedule of 25% (minus EMD) immediately after fall of hammer/close of auction and 75% within 15 days from the date of auction and if 15th day is Sunday or other Holiday, then on immediate next bank working day. No request for extension will be entertained.
- 5) The properties are being put to sale on "as is where is", "as is what is" and "as is whatever" basis and prospective buyers are advised to carry out due diligence properly.
- 6) Schedule of auction is as under:

SCHEDULE OF AUCTION

	16/10/2025 Between 11:00 am to 02:00 pm
1) Inspection of property	16/10/2025 Between 11:00 am to 02:00 pm