

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

By Speed Post Ad/Email  
WITHOUT PREJUDICE  
Dated: 13/04/2026

Ref. No. AFL/CO/2025-26/Legal/Apr/631

**Sale Notice**  
(Under the provisions of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) read with Rule 8 (6) of Security Interest (Enforcement) Rules, 2002.)

1. <b>Takshashila Developers Pvt Ltd (Borrower/Security Provider)</b> 560, Silver Arc - 'B', Open Plot, Nera Ashima House, Town Hall, Madapur, Ellisbridge, Ahmedabad, Gujarat-380 006 ca@takshashila.com kgondalia@takshashila.com	2. <b>Takshashila Corporation LLP (Borrower/Security Provider)</b> 560, Silver Arc - 'B', Open Plot, Nera Ashima House, Town Hall, Madapur, Ellisbridge, Ahmedabad, Gujarat-380 006 ca@takshashila.com kgondalia@takshashila.com
3. <b>Takshashila East End Through Proprietor Mr. Kamlesh Gondalia (Co Borrower/Security Provider)</b> 560, Silver Arc - 'B', Open Plot, Nera Ashima House, Town Hall, Madapur, Ellisbridge, Ahmedabad, Gujarat-380 006	4. <b>Mr. Kamlesh Gondalia (Personal Guarantor)</b> 1-A, Sardar Patel Co-Operative Housing Society, Maninagar, Ahmedabad, 380 008 kgondalia@takshashila.com
5. <b>Mr. Parthil Gondalia (Personal Guarantor)</b> 1-A, Sardar Patel Co-Operative Housing Society, Maninagar, Ahmedabad, 380 008 kgondalia@takshashila.com	6. <b>Ms. Dipti Gondalia (Personal Guarantor)</b> 1-A, Sardar Patel Co-Operative Housing Society, Maninagar, Ahmedabad, 380 008 kgondalia@takshashila.com

7. **Takshashila Resicomp Pvt Ltd (Security Provider)**  
Registered office at Takshashila Developers Private Limited Common, Takshashila AIR, B/H Town Hall, Ahmedabad, Gujarat-380 006 kgondalia@takshashila.com

Re: Sale of Secured Assets as "As is where is" basis under the provisions of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) read with Rule 8 (6) of Security Interest (Enforcement) Rules, 2002.

Sub: E - Public Auction cum Sale Notice of the Secured Assets(s)

Dear Sir/Madam,

Your kind attention is invited to the provisions of sub-sections (8) of section 13 of the SARFAESI Act where under you can tender the entire outstanding dues of Rs. 27,37,67,840/- (Rupees Twenty Seven Crores Thirty Seven Lakhs Sixty Seven Thousand Eight Hundred and Forty Only) (as on 31st March 2025 as mentioned in the demand notice dated 5th May 2025) with further interest at the contractual rates, along with default/penal interest and other charges etc., till final payment/realization for sale of the secured asset(s) by public auction, by inviting quotations, tender from public or by private treaty.

Please also note that if the entire outstanding dues together with the cost, charges and expenses incurred is not tendered before publication of notice for sale of the secured assets by public auction by inviting quotations tender from public or by private treaty you may not be entitled to redeem the secured asset(s).

Hence please take notice that the secured assets mortgaged to Axis Finance Limited more fully described in the "SCHEDULE-I" hereunder shall be sold by public auction to be held on 18th May 2026 through <https://sarfaesi.auctiontger.net/EPROC/> at 11:00 a.m. onwards. For further details please refer to the notice published in the newspapers and at websites: <https://sarfaesi.auctiontger.net/EPROC/> and [www.axisfinance.com](http://www.axisfinance.com)

Yours truly,  
For Axis Finance Limited  
Authorized Officer

**PNB Housing Finance Limited**  
REG. OFFICE: 9th FLOOR, ANTRIKSH BHAWAN, 22 K.G. MARG, NEW DELHI - 110001.  
PHONES: 011-2357171, 2357172, 23705414 WEBSITE: www.pnbhousing.com  
B.O. AHMEDABAD: 2nd Floor, Part I, Megha House, Opp. Kotak Bank, Mithakhali Law Garden Road, Ellisbridge, Ahmedabad, Gujarat - 380006.

**NOTICE UNDER SECTION 13(2) OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002, READ WITH RULE 8(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 AMENDED AS ON DATE 04/04/2026.**

We, the PNB Housing Finance Ltd. (hereinafter referred to as "PNBHF") had issued Demand Notice U/S 13(2) of Chapter III of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The said Demand Notice was issued through our Authorized Officer, to all below mentioned Borrowers/Co-Borrowers/Guarantors since your account has been classified as Non-Performing Assets (NPA) As per the Reserve Bank of India/National Housing Bank guidelines due to non-payment of instalments/interest. The contents of the same are the defaults committed by you in the payment of instalments of principal, interest etc. with reasons, we believe that you are evading the service of Demand Notice and hence we are doing the Publication of Demand Notice which is also required U/S 13(2) of the said Act. You are hereby called upon to pay PNBHF, within a period of 60 Days of the date of publication of this demand notice the aforesaid amount along with up-to-date interest and charges, failing which PNBHF will take necessary action under or any of the provisions of Section 13(4) of the said Act, against all or any one or more of the secured assets including taking possession of the secured assets from the Borrowers and Guarantors. Your kind attention is invited to provisions of sub-section (8) of Section 13 of the Act of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 where under you can tender/pay the entire amount of outstanding dues together with all costs, charges and expenses incurred by the PNB HF, only till the date of publication of the notice for sale of the secured assets by public auction, by inviting quotations, tender from public or by private treaty. FURTHER you are prohibited U/S 13(1) of the said Act from transferring either by way of sale, lease or in any other way the aforesaid secured assets.

Loan Account Number(s)	Name & Address of Borrower & Co-borrower	Name & Address of Guarantor(s)	Property(ies) Mortgaged	Date of Demand Notice	Amount Due as on date Demand Notice
HOU/AHM/0524/126739 B.O. AHMEDABAD	Mrs. Abha Sahu & Mr. Jagdish Sahu /13 Mithila Society, Near Bhudarpura Maheshwari, Anjan Nagar, Ahmedabad, Gujarat-380015.	NA.	Tower A 608, 6.0.608 G, Raj Apartment, NR Umang Nara, 6 H Old Court, NR Rangoli, Kapor, Nand, Highway Road, Ahmedabad, Gujarat-382405, India.	24/03/2026	Rs. 20,23,67,20/- (Rupees Twenty Lakhs Twenty Three Thousand Six Hundred Twenty Four & Twenty paise Only) As on 14/03/2026

PLACE - AHMEDABAD DATE- 15.04.2026 AUTHORIZED OFFICER, PNB HOUSING FINANCE LTD.

**CAPRI GLOBAL CAPITAL LIMITED**  
Registered & Corporate Office:- 502, Tower-A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai-400013, Circle Office - 9B, 2nd Floor, Pusa Road, New Delhi - 110060

**APPENDIX IV POSSESSION NOTICE (for immovable property)**

Whereas, the undersigned being the Authorized Officer of Capri Global Capital Limited (CGCL) 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 Rule 3 of the Security Interest (Enforcement) Rules 2002, Demand Notice(s) issued by the Authorised Officer of the company to the Borrower(s) / Guarantor(s) mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to the Borrower(s)/ Guarantor(s) 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 the Section 13 of the said Act read with Rule 8 of the Security Interest Enforcement rules, 2002. 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 CGCL for an amount as mentioned herein under with interest thereon.

S. No. / Guarantor(s)	Description of Secured Asset (Immovable Property)	Demand Notice Date & Amount	Date of Possession
1. (Loan Account No. LNMEGND00019761 (Old) 80400005612862 (New) LNCGCGNDTL000006180(Old) 80300005426548 (New) of our Ahmedabad Branch)	All That Piece and Parcel of Land and Building being Property No. 12/772 Area of Plot No-348/51 Sq. Mtrs. Yla Old Chobari (Samtal) Bhachau Kachchh Gujarat-370140, Bounded As Follows: North: House of Lal Ji Vasani Meria, South: House of Manji Ala Meriya, East: House of Viram Gaga Meria, West: Road	09-01-2026 Rs. 20,45,422/-	10.04.2026

M/s. Gururupa Telecom and Heena General Store (Borrower)  
Mr. Meriya Velji Vasani, Mrs. Shantiben Velabhai Meria, Mr. Rahul Veljibhai Meria (Co-Borrower)

Place: GUJARAT Date: 15.04.2026 Sd/- (Authorized Officer) For Capri Global Capital Limited (CGCL)

**Chola CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED**  
Corporate office: Chola Crest, Super B, C54 & C55, 4, Thiru Vi Ka Industrial Estate, Guindy, Chennai-600 032.

**Possession Notice [(Appendix IV) Under Rule 8 (1)]**

WHEREAS the undersigned being the Authorized Officer of M/s. Cholamandalam Investment And Finance Company 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(2) read with Rules 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notices dated mentioned below under Section 13(2) of the said Act calling upon you being the borrowers (names and addresses mentioned below) to repay the amount mentioned in the said notice and interest thereon within 60 days from the date of receipt of the said notice. The borrowers mentioned herein below having failed to repay the amount, notice is hereby given to the borrowers mentioned herein below and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on me under sub-section (4) Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002. The borrowers mentioned here in above in particular and the public in general are hereby cautioned not to deal with said property and dealings with the property will be subject to the charge of M/s. Cholamandalam Investment And Finance Company Limited for an amount as mentioned herein under 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.

NAME AND ADDRESS OF BORROWER/S & LOAN/AC No.	D.T. OF DEMAND NOTICE	D/S. AMT.	DESCRIPTION OF THE IMMOVABLE PROPERTY	DATE OF POSSESSION
Loan/AC Nos. HL24STR000144920 1. Mr/Mrs. HARESH ARVINDBHAI KAGTHARA 2. Mr/Mrs. PARULBEN HARESHBHAI KAGTHARA Both At: NO 7 BL 2 SHIV SHAKTI, NAVSARI, VIBHAG-2, NR. SOMNATH TEMPLE, Navsari, GUJARAT- 396445 Also At: B. No. 7, Ward No. 211, House No. 2975, Nr. Somnath Mahadev Mandir, Shantadevi Road, Shiv Shakti No. 3 Co. Op. Hsg. Soc. Ltd., Navsari, Navsari, Gujarat. 396445 Nr. Somnath Mahadev Mandir, Shantadevi Road, Old Rs. No - 643, 644, Tika No. 39, 40, Cs	14-10-2025	Rs.2131584/- (Rupees Twenty One Lakhs Thirty One Thousand Five Hundred Eighty Four Only) as on 14-10-2025	All that piece and parcel of property bearing Plot No. 7, As per Navsari Nagar Paiki ward no. 3 (Old Ward No. 2), House No. 2975 admeasuring 975 Sq. Ft., i.e. 90.70 sq. mtrs. at 'Shiv Shakti No. 3 Co. Op. Ho. Soc. Ltd.', Situated on the land bearing Old Revenue S. No. 643, 644 paiki, Tika No. 39 and 40, City Survey No. 2275, 2278 paiki, T.P. Scheme no. 1, P.F. No. 424, of Moje Village Navsari, Shantidevi Road, Taluka Navsari, District Navsari, Orund as under: East: Private Property, West: Block No.6, North: Private property, South: Road	11-04-2026 (POSSESSION)

Place: Navsari Date: 11-04-2026 Sd/- Authorized Officer, Cholamandalam Investment and Finance Company Limited

**BAJAJ HOUSING FINANCE LIMITED**  
Corporate Office: Cerebrum IT Park B2 Building 5th floor, Kalyani Nagar, Pune, Maharashtra 411014  
Branch Office: 316 to 320 3rd Floor Nexus Business Hub-B/S-Indian Petrol Pump Opp. Pritam Park Society Matkumpur Bharuch - 392012 Branch Office : 2nd floor, akshar mall, beside bhairav mail, anand chokadi, Borsad - 388540

**POSSESSION NOTICE**

Under Section 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 & Rule 8-(1) of the Security Interest (Enforcement) Rules 2002. (Appendix IV)

Whereas, the undersigned being the Authorized Officer of M/s BAJAJ HOUSING FINANCE LIMITED (BHFL) 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 Demand Notice(s) to Borrower(s) / Co-Borrower(s) / Guarantor(s) mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The Borrower(s) / Co-Borrower(s) / Guarantor(s) having failed to repay the amount, notice is hereby given to the Borrower(s) / Co-Borrower(s) / Guarantor(s) and the public in general that the undersigned on behalf of M/s Bajaj Housing Finance Limited, has taken over the possession of the property described herein below in exercise of the powers conferred on him under Section 13(4) of the said Act read with Rule 8-(1) of the said rules. The Borrower(s) / Co-Borrower(s) / Guarantor(s) in particular and the public in general are hereby cautioned not to deal with the below said property and any dealings with the said property will be subject to the first charge of BHFL for the amount(s) as mentioned herein under with future interest thereon.

Name of the Borrower(s)/Guarantor(s) (LAN No. Name of Branch)	Description of Secured Asset (Immovable Property)	Demand Notice Date & Amount	Date of Possession
Branch: BHARUCH LAN:- H460HLT1377533 and H460HLD1361304 1. Jitendrasinh B Chauhan (Borrower) 2. Chauhan Ranji Jitendrasinh (Co-Borrower) Both At: A 141 Sai Garden, Osara Road Halidava, Zadeshwar, Bharuch, Gujarat-392011	All That Pieces And Parcel of Property Bearing Plot No A / 141 In The Scheme Known As Sai Garden Bunglows Situated Near Getco Halidava Ta Dist Bharuch East : Society Boundary, West : Plot No A/142, North : Plot No A /178, South : Society Boundary	30th Dec 2025 Rs. 22,20,362/- (Rupees Twenty Two Lakh Twenty Thousand Three Hundred Sixty Two Only)	10-Apr-26
Branch: KHAMBHAT LAN:- SAORML64466509 1. Raginiben Chandrakant Kalia (Borrower) 2. Mayur Shankarlal Jaiswal (Co-Borrower) Both At: 65 Bhulapole, Opp Virol Darvaza, Mahimabad, Dist Kheda, Gujarat-388540	All That Pieces And Parcel of Property Bearing Revenue Survey No 73 , Paiki Plot No 27 , Situated At 27 - Ashutosh Co Operating Housing Society Ltd - 1 , Virol Darvaza , Mahemdavad Dist Kheda East - House Of Plot No 26 , West : House Of Plot No 28 , North - House Of Plot No 20, South - Approach Road Of Society	30th Dec 2025 Rs. 6,95,649/- (Rupees Six Lakh Ninety Five Thousand Six Hundred Forty Nine Only)	09-Apr-26
Branch: BORSAD LAN:- 4X8RM9E986481 1. Arvindbhai Rajvijbhai Patel (Borrower) 2. Arunaben Arvindbhai Patel (Co-Borrower) Both At: 64, Patel Falguy Nishalia Nishalia, Karjan, Vadodara-391330	All That Right, Title And Interest of Immovable Property Situated At: Nishalya, Ta: Karjan, Dist. Vadodara House Grampanchayat Sr. no. 142, Property No. 81 House No. 1 Admeasuring Area 33' x 53' 181.5 Sq.mt. In Which Built Up Area of Ground Floor Is 17' 5" x 35.5 Sq. Mt. And Built Up Area of First Floor Is 7' 5" x 38.5 Sq. Mt. Total Built Up Area Is 132 Sq. Mt. East - Property of Patel Rambhai Gordanbhai, West - Property of Goswami Kisorgiri Rameshgiri, North - Chowk, South - chowk	24th Jan 2026 Rs. 5,70,829/- (Rupees Five Lakh Seventy Eight Thousand Eight Hundred Twenty Nine Only)	10-Apr-26

Place: Bharuch, Kheda, Vadodara Date: 15.04.2026 Sd/- Authorized Officer, Bajaj Housing Finance Limited

**OMKARA ASSETS RECONSTRUCTION PVT. LTD.**  
CIN: U67100T22014PTC020363 Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028 Email: zuber.khan@omkaraarc.com/abhishek.joshi@omkaraarc.com  
Authorized Officer Mobile no.: +91 86579 69231

(Appendix - IV-A) [See proviso to rule 8(6) r/w 9(1)]  
PUBLIC NOTICE FOR E-AUCTION SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") 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/pledged to the Secured Creditor, possession of which has been taken by the Authorized Officer of Omkara Assets Reconstruction Pvt. Ltd. (OARPL). Further, OARPL (acting in its capacity as Trustee of Omkara PS 06/2021-22 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 25.06.2021 from Indus Bank Ltd (Assignor Bank) along with underlying security from assignor bank. Accordingly, OARPL has stepped into the shoes of assignor bank and empowered to recover the dues and enforce the security. 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 hence 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, "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/ Mortgagees	Details of the Secured Asset	Owner of the property	Outstanding Dues in the account of Parash Kumbh Patel as on 30.03.2026 (IN INR)	Demand Notice Date	Possession Date	Reserve Price (IN INR)	Bid Increment Amount (IN INR)	EMD (IN INR)	Date & Time of Inspection
1.	M/S Gandhi Soda Shop (Borrower), Mr. Parag Bharathbhai Mehta (Co-Borrower/Mortgagor) and Mrs. Punamben Paragbhai Mehta (Co-Borrower)	Residential Property of Flat No.503 with Built up Area admeasuring 24-95 sq. meters on 5th Floor of the building known as "Shri Gayatri Ashro" constructed upon land of Plot No.16 admeasuring 216.00 Sq. Mts. of Revenue Survey No.274/3 bearing City Survey No.585/B/39 of City Survey Ward No.11 of Jamnagar. On the East:- Common Passage and Foyer On the West:- O.T.S Then Other's Property On the North:- Flat No.504 On the South:- Other's Property	Mr. Paragbhai Bharathbhai Mehta	Rs. 19,49,705.16 (Rupees Nineteen Lakh Forty-Nine Thousand Seven Hundred Five and Sixteen Paise Only)	22.10.2021	07.10.2025	Rs. 16,50,000/- (Rupees Sixteen Lakh Fifty Thousand)	Rs. 50,000/- (Rupees Fifty Thousand Only)	Rs. 1,65,000/- (Rupees One Lakh Sixty-Five Thousand)	28.04.2026 From 01:00 P.M. to 02:00 P.M.

Account No.: 34495001084, Name of the Beneficiary: Omkara PS 06/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICICI0003449

\*Bank/ARC's dues shall remain on priority over other statutory dues.

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD: 19.05.2026 till 5:30 pm Date of E-Auction & Time: 21.05.2026 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 SECURITY INTEREST (ENFORCEMENT) RULES, 2002**

This notice is also a mandatory notice of not less than 30 (Thirty) 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 Authorized Representatives of Omkara ARC. Omkara ARC does not validate/authorize any agents/brokers to conduct sale of its assets on their behalf and any person getting into such transaction is doing so at its own risk and Omkara ARC shall not be held liable for any such transaction.

Date: 15.04.2026 Place: JAMNAGAR Sd/- Authorized Officer, Omkara Assets Reconstruction Pvt Ltd, (Acting in its capacity as a Trustee of Omkara PS 06/2021-22 Trust)

**SCHEDULE - I**  
Description of Immovable Secured Asset

All that piece & parcel of units:

TOWER A				TOWER B			
No.	Flat No.	Carpet Area (Sq.ft)		No.	Flat No.	Carpet Area (Sq.ft)	
1.	A-302	1137		1.	B-503	1311	
2.	A-402	1137		2.	B-704	1311	
3.	A-501	1137		3.	B-1204	1311	
4.	A-502	1137		4.	B-1404	1311	
5.	A-804	1137		5.	B-2102	1343	
6.	A-1504	1137					
7.	A-1505	897					
8.	A-1604	1137					
9.	A-1605	897					
10.	A-2205	1829					

of Project Takshashila AIR located at all that piece and parcel of part land admeasuring about 4682 sq mtrs. out of Final Plot No. 560/A, 560/B, part of 560/C and 560/A-B totally admeasuring about 11503 sq. mtrs. forming part of Town Planning Scheme No. 345 situated within the village limits of Chadavadi, Taluka, Sabarmati and District and Registration District: Ahmedabad and bounded as follows: East: Final Plot No. 556/1 and 559/1, West: Final Plot No. 560 (Part A), North: Silver Arc Apartment Block C + D, South: Adjoining Final Plot No. 560/C & Madapur Road

**SCHEDULE - II**  
DETAILS OF E-AUCTION

Description of Property /s	As per SCHEDULE - I
Date & Time of e-Auction	On: 18.05.2026 Time: From: 11:00 am to: 12:00 noon with unlimited extensions of 5 minutes each
Date & Time for Bid Submission	On: 15.05.2026 Before: 4:00 pm

**RESERVE PRICE AND EMD**

Sr.	Flat No.	Carpet Area (Sq.ft)	Reserve Price (Rs.)	EMD (Rs.)	Sr.	Flat No.	Carpet Area (Sq.ft)	Reserve Price (Rs.)	EMD (Rs.)
<b>TOWER A</b>					<b>TOWER B</b>				
1.	A-302	1137	1,09,49,310/-	10,94,931/-	11.	B-503	1311	1,26,24,930/-	12,62,493/-
2.	A-402	1137	1,09,49,310/-	10,94,931/-	12.	B-704	1311	1,26,24,930/-	12,62,493/-
3.	A-501	1137	1,09,49,310/-	10,94,931/-	13.	B-1204	1311	1,26,24,930/-	12,62,493/-
4.	A-502	1137	1,09,49,310/-	10,94,931/-	14.	B-1404	1311	1,26,24,930/-	12,62,493/-
5.	A-804	1137	1,09,49,310/-	10,94,931/-	15.	B-2102	1343	1,29,33,090/-	12,93,309/-
6.	A-1504	1137	1,09,49,310/-	10,94,931/-					
7.	A-1505	897	86,38,110/-	8,63,811/-					
8.	A-1604	1137	1,09,49,310/-	10,94,931/-					
9.	A-1605	897	86,38,110/-	8,63,811/-					
10.	A-2205	1829	1,76,13,270/-	17,61,327/-					

Note- Reserve Price is the price below which the Flat (property) will not be sold).  
Earnest Money Deposit (EMD) is 10% of Reserve Price  
Bid Increment Amount: Rs. 1,00,000/- (Rupees One Lac Only).  
Contact Person Details & Mob. Nos.: Mr. Hafeez Patanwala: 9920177772  
Ms. Radhika Agarwal: 8604974201

**Chola CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED**  
Corporate office: Chola Crest, Super B, C54 & C55, 4, Thiru Vi Ka Industrial Estate, Guindy, Chennai-600 032.

**Possession Notice [(Appendix IV) Under Rule 8 (1)]**

WHEREAS the undersigned being the Authorized Officer of M/s. Cholamandalam Investment And Finance Company 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(2) read with Rules 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notices dated mentioned below under Section 13(2) of the said Act calling upon you being the borrowers (names and addresses mentioned below) to repay the amount mentioned in the said notice and interest thereon within 60 days from the date of receipt of the said notice. The borrowers mentioned herein below having failed to repay the amount, notice is hereby given to the borrowers mentioned herein below and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on me under sub-section (4) Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002. The borrowers mentioned here in above in particular and the public in general are hereby cautioned not to deal with said property and dealings with the property will be subject to the charge of M/s. Cholamandalam Investment And Finance Company Limited for an amount as mentioned herein under 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.

NAME AND ADDRESS OF BORROWER/S & LOAN/AC No.	D.T. OF DEMAND NOTICE	D/S. AMT.	DESCRIPTION OF THE IMMOVABLE PROPERTY	DATE OF POSSESSION
Loan/AC Nos. HL03AME00013824 1. Mr/Mrs. Harishbhai Devjibhai Pandya 2. Mr/Mrs. CHETANA HARISHBHAI PANDYA Both At: B-303 naroda pride, Nr padmavati society, Nikol road, Ahmadabad City, GUJARAT- 382330 Also At: B 44 4TH FLOOR SAHYOG APARTMENT NR SURDHARA SOCIETY NARODA DEHGM ROAD NARODA Ahmadabad City 382330	12-11-2025	Rs.2980709/- (Rupees Twenty Nine Lakhs Eighty Thousand Seven Hundred Nine Only) as on 12-11-2025	PROPERTY BEARING FLAT NO. B-44, ADMEASURING ABOUT 100.24 SQ. MTS., AT AND IN "AMARNATH CO. OP.HOUS. SOCIETY LTD." IN THE SCHEME KNOWN AS "SAHYOG APARTMENT", SITUATED ON THE LAND BEARING SURVEY NO. 563/1 OF TOWN PLANNING WARD NO.1 OF FINAL PLOT NO. 4362/2 PAIKI, IN THE SIM OF MOJUE VILLAGE : NARODA OF TALUKA: ASARVA, DIST. AHMEDABAD IN THE DISTRICT OF AHMEDABAD AND REGISTRATION SUB-DISTRICT OF AHMEDABAD-6(NARODA)	11-04-2026 (POSSESSION)

Place: Ahmedabad Date: 11-04-2026 Sd/- Authorized Officer, Cholamandalam Investment and Finance Company Limited

**ASSET RECONSTRUCTION COMPANY (INDIA) LTD.**  
CIN No.-U65999MH2002PLC134884 Website: www.arciil.co.in  
Registered Office: The Ruby, 10th Floor, 29 Senapati Bapat Marg, Dadar (West), Mumbai- 400028.  
Tel: +91 2266581300 www.arciil.co.in

**DEMAND NOTICE**

Whereas the Authorized Officer of Asset Reconstruction Company (India) Limited (acting in capacity as Trustee for the below mentioned Trusts) (hereinafter referred to as "ARCIIL") is incorporated under the Companies Act, 1956 and registered as an Asset Reconstruction Company with the Reserve Bank of India for Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as the "SARFAESI Act") and whereas the Borrower / Co-Borrowers as mentioned in Column No. 2 of the below mentioned chart obtained loan from the Original Lenders and whereas ARCIIL has acquired the financial assets relating to the loan accounts mentioned herein below and whereas ARCIIL being the secured creditor under the SARFAESI Act, and in exercise of powers conferred under section 13(2) of the said Act read with Rule 2 of the security interest (Enforcement) Rules 2002, issued demand notice calling upon the Borrowers / Co-Borrowers as mentioned herein below to repay the amount mentioned in the notices with further interest there on within 60 days from the date of notice, but the notices could not be served upon some of them for various reasons.

Sr. No.	LAN No./ Name of Original Lender / Demand Notice Date/ Name of the Trust	Borrower / Co-Borrower / Name	Total Outstanding in INR as per Demand Notice Date	DESCRIPTION OF THE PROPERTY:
1.	LAN No. PR00378317 Original Lender SBFC FINANCE LIMITED Date of Demand Notice: 4th MARCH 2026 Name of the Trust : Arcil-Trust-2025-014	SUNIL MULCHAND CHELLANI KUSUM SUNEEL CHELLANI	Rs. 8,74,043.44 (Rupees Eight Lakhs Seventy Four Thousand Forty Three and Forty Four paise only) as on 12.02.2026	Shop No. FF/2, FF/3 FF/6 on 1st Floor, Khushbu House City Survey No. 1294 paiki, 1295 paiki 1307 paiki Moje Shahpur Ward No.2, Taluka City District Sub Dist Ahmedabad.

Notice, is therefore given to the Borrowers / Co-Borrowers, as mentioned herein above, calling upon them to make payment of the total outstanding amount as shown herein above, against the respective Borrower / Co-Borrower, within 60 days of publication of this notice. Failure to make payment of the total outstanding amount together with further interest by the respective Borrower / Co-Borrower, ARCIIL shall be constrained to take u/s 13(4) for enforcement of security interest upon properties as described above, steps are also being taken for service of notice in other manners as prescribed under the Act and the rules made hereunder. You are put to notice that the said mortgaged can be redeemed upon payment of the entire amount due together with costs, charges and expenses incurred by Arcil at any time before the date of publication of notice for public auction or private treaty for transfer by way of sale, as detailed in Section 13(8) of the SARFAESI Act.

Take note that in terms of S- 13 (13) of the SARFAESI Act, you are hereby restrained from transferring and/or dealing with the Secured Properties in any manner by way of sale, lease or in any other manner

Date: 15.04.2026 Place: GUJARAT Sd/- Authorized Officer, Asset Reconstruction Company (India) Ltd. (In capacity as Trustee)