



Phoenix ARC Private Limited
 Regd. Office: 3rd Floor, Vastak Tower, 134A/135B, Cross of Sahar Road and Western Express Highway, Vastak (East), Mumbai - 400 028. Tel: 022-6842 2430. Fax: 022-611 2133.
 E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

Public Notice For Auction Cum Sale

Whereas, the undersigned being the Authorized Officer of the Centrum Housing Finance 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(1) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 29/11/2025 to the following borrowers to repay the amount mentioned in the notice being also mentioned hereunder within 60 days from the date of receipt of the said notice.

Borrower's/Co-Borrower's (s) Name and Address	Demand Notice No.	Date of Issuance	Description of the Immovable Property	Reserve Price, EMD & Bid Increase Amount
LAN: LKSUR0151-60004511 Branch: Panchmad Rameshwar Borrower: Panchmad Rameshwar Co-Borrower: Arati Panchmad Mahary	2047-2021 For Rs. 4,69,500/- (Rupees Four Lakh Sixty Nine Thousand Five Hundred & Sixty Nine Only)	20/02/2025	Plot No. - B/203, 2nd Floor, B-3 Wing, Sai Darshan Residency, Sonar Nagar, N-1, Near Rameshwar Temple, Sayan - Swarn Road, Swani, Opposite Godavari Vastak, Mumbai - 400 030	Reserve Price: Rs. 1,20,000/- (One Lakh Twenty Thousand Only) EMD: Rs. 12,000/- (Twelve Thousand Only)
LAN: LKXAD041-170046168 Branch: Kadodara Borrower: Fatesh Prabhansh Dodya Co-Borrower: Rekhaban Fatesh Dodya	04-05-2019 For Rs. 5,45,038/- (Rupees Five Lakh Forty Five Thousand & Three Hundred Eighty Eight Only)	04/05/2019	Flat No. 415 4th Floor Vinayak, Suresh Park Park Society, Anandnagar, Surat - 392005	Reserve Price: Rs. 80,000/- (Eighty Thousand Only) EMD: Rs. 8,000/- (Eight Thousand Only)

1. The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may visit the Web Portal: <https://www.auctionbazaar.com/> or e-Auction Service Provider, M/s. ARCA EMART PRIVATE LIMITED for bidding information. A copy of the details of the secured asset put up for auction and the Bid Form which will be submitted online. The interested buyers may go through the auction terms & conditions and provision on the same portal and may contact the undersigned on the contact details mentioned above for any clarification. The interested buyers may also visit the Web Portal and may contact their Centralised Help Desk: +91 83708 99886, E-mail: ID. Contact@auctionbazaar.com, 2. All the intending purchasers/bidders are required to register their name in the portal mentioned above as <https://www.auctionbazaar.com/> and get user ID and password for the portal. The date and time as mentioned above for auction and the Bid Form. For participating in the auction, intending purchasers/bidders shall have to submit the details of payment of refundable Earnest Money Deposit of 10% of the Reserve Price of the Secured asset along with copies of the PAN/CAR, Bank Resolutions in case of Company and Addressed Last dated for such secured assets, intending purchasers/bidders are required to submit separate EMDs for each of the Items/Properties detailed herein above. 4. At any stage of the auction, the Authorized Officer of the ARCA EMART mentioned above, may cancel the auction without assigning any reason thereof and without any prior notice. 5. The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. that is required to be paid in order to get the secured asset conveyed in his/her name. The intending purchaser/bidder should make their own independent enquiries regarding encumbrances, title of secured asset put on auction and claimants/claims affecting the secured assets, including statutory dues, etc. prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of Phoenix. The authorized officer of Phoenix shall not be liable for any third-party claims/rights. 7. The prospective intending bidder shall furnish an undertaking that he/she is not disqualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code, 2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she bid will be rejected.

Sd/-, Authorized Officer,
Phoenix ARC Private Limited

Corporate & Registered Office: Unit No. 801, Centrum House, CST Road, Vidyapati Marg, Kurla, Mumbai - 400 029. CIN No. U05229MH2012PLC272826

POSSESSION NOTICE
 (As per Appendix IV read with rule 8(1) and rule 8(2) of the Security Interest (Enforcement) Rules, 2002)
 Loan Account No. ANDMAT70000929

Whereas, the undersigned being the Authorized Officer of the Centrum Housing Finance 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(1) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 29/11/2025 to the following borrowers to repay the amount mentioned in the notice being also mentioned hereunder 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. 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(1) of the said Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on the 25th day of February 2026.

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 Centrum Housing Finance Limited, for an amount of along with the contractual interest thereon and penal interest, charges, costs etc. along with the contractual interest thereon and penal interest, charges, costs etc.

The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available to the secured assets.

DESCRIPTION OF THE IMMOVABLE PROPERTY
 In The Rights, Piece And Part of Immovable Property Bearing City Survey No. 4122 Sub-Part 131/170 Survey No. 40 paika, Plot No. 30 paika, Sagara bogha, Taluka-Asara, Dist. & Sub-Div. Ahmedabad-382345, Gujarat, Boundaries: East: Passage, West: Other Property, North: Other Property, South: Other Property.

Date: Ahmedabad
 Place: 27-02-2026

Sd/-, Authorized Officer,
Centrum Housing Finance Limited

Motilal Oswal Home Finance Limited
 Regd. Office: Motilal Oswal Tower, Rahmatabad, Sahar Road, Opp. Parle ST Depot, Prabhadevi, Mumbai - 400 025. Tel: 022-68000000. Website: www.motilal-oswal.com. Email: info@motilal-oswal.com

POSSESSION NOTICE FOR SALE OF IMMOVABLE PROPERTY
 (UNDER RULE 8 (1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002)

Whereas the undersigned being the authorized officer of Motilal Oswal Home Finance Limited, (Formerly known as Aspire Home Finance Corporation Ltd), under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (15 of 2002), and in exercise of powers conferred under section 13(1) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated mentioned hereunder calling upon the following borrowers to repay the amount mentioned in the notice being also mentioned hereunder within 60 days from the date of receipt of the said notice.

The following borrowers having failed to repay the amount, notice is hereby given to the following borrowers and the public in general that undersigned has taken possession of the properties described herein below in exercise of powers conferred on him under sub-section (1) of section 13 of the said Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on the date mentioned hereunder.

Sr	Loan Agreement No./ Borrower/Guarantor/Co-Borrower	Date of Demand Notice	Description of the Immovable Property	Reserve Price	EMD	Bid Increase
1	LKSUR0111-60007957 Borrower: Sanjaykumar Rajda Ray Co-Borrower: Pooja Kumari Sanjay Ray	26/02/2025	Flat No. 202, Admasuring Built Up Area 20.31 Sqmtr And A Super Built-Up Area Of 27.00 Sqmtr, 2nd Floor, Building Known As 'Aayans Residency', Constructed On Plot No. 12, Admasuring Area 126.14 Sqmtr, Reserve Survey No. 843, Book Survey No. 843, Admasuring Area 598.80 Sqmtr, Surat, District, Sub-Division-Pasana, Taluka-Pasana, Mouza-Pasana, Surat, Gujarat. Boundaries: East: Flat No. 201 West-Flat No. 203 North-Flat No. 205, South-Flat No. 201	Rs. 26,47,753/-	Rs. 2,64,775/-	Rs. 10,000/-
2	LXNAV0117-80005842 Borrower: Anuramkumar Chintamani Mishra Co-Borrower: Anisha Anuramkumar Mishra	11/02/2025	Flat No. 102, 1 St Floor, Building No. F, Super Built-Up Area 505 Sqmtr 14-48.91 Sqmtr And Built Up Area Of 374.07 14-34.77 Sqmtr, Surat City, Project: Revenue Survey No. 226/1/05, Whose Block No. 231 has Been Registered Out Of The First, Final Plot No. 2 to 4 Admasuring 806.16 Sqmtr, Surat, Block No. 77 To 80, Residential Building Constructed Thereon 'Raj Avenue', Naxos, Gujarat-392302, Boundaries: East- Adulgaon Passage, West- Adulgaon Passage, F103 North- Adulgaon Flats, F101 South- Adulgaon Flats	Rs. 46,77,250/-	Rs. 4,67,725/-	Rs. 10,000/-

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 Motilal Oswal Home Finance Limited for an amount mentioned herein above 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.

Place: Gujarat. Date: 27-02-2026

Sd/-, Authorized Officer,
Motilal Oswal Home Finance Limited

Bank of Baroda
 KALOL BRANCH:
 Near Pujya Complex, Mahendra Mill Road, Nr. Radheshyam Bakery, Kalol-387271, Dist. Gandhinagar. Phone: 02764-223103. Email: kalo@bankofbaroda.com

Notice is hereby given to the public in general and in particular to the Borrower (s), Mortgagor (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 Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis for recovery of dues in below mentioned accounts. The details of Borrower /Mortgagor /Guarantor /Secured Asset /Dues /Reserve Price /e-Auction Date & Time, EMD & Bid Increase Amount are mentioned below.

Details of Borrower	Description of the Property	Possession Type	Total Dues	Reserve Price	EMD	Bid Increase
Mr. Vhora Abdulmunaf Mahmaddarji (Borrower) Mr. Vhora Abdulmukim Mahmaddarji (Co-Borrower)	Plot No. 1, Mangalmy Bungalows, Opp. Sankalchand College, Kada Road, Visnagar, Gujarat-384315.	Constructive	Rs. 31,49,828.31 (Rupees Thirty One Lakh Forty Nine Thousand Eight Hundred Twenty Eight and Thirty One Paise) Plus Unapplied Interest Plus Any Other Legal Charges & Less Recovery Thereafter, If Any	Rs. 19,87,200/-	Rs. 1,98,720/-	Rs. 10,000/-
Ms. Dishu Dipakumar Kothari (Guarantor)	Plot No. 4, Mangalmy Bungalows, Opp. Sankalchand College, Kada Road, Visnagar, Gujarat-384315.	Constructive	Rs. 19,70,100/-	Rs. 1,97,010/-	Rs. 10,000/-	Rs. 10,000/-

Property Inspection Date and Time: 25.03.2026 and 11:00 am to 2:00 pm. For detailed terms and conditions of sale, please refer to the website link: <https://www.bankofbaroda.in/e-auction> and online auction portal baanekn.com. Also, prospective bidders may contact the Authorized officer at 6980039839.

Date: 26.02.2026 Place: Gandhinagar

Sd/- Sangram Pradhan, Authorized Officer, Bank of Baroda

E-AUCTION - SALE NOTICE
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES "APPENDIX-IV-A" [See Proviso to Rule 6(2) & 8(6)]
 E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 (2) & (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s), Mortgagor (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 Bank of India, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis for recovery of dues in below mentioned accounts. The details of Borrower /Mortgagor /Guarantor /Secured Asset /Dues /Reserve Price /e-Auction Date & Time, EMD & Bid Increase Amount are mentioned below.

Details of Borrower	Description of the Property	Possession Type	Total Dues	Reserve Price	EMD	Bid Increase
Mr. Vhora Abdulmunaf Mahmaddarji (Borrower) Mr. Vhora Abdulmukim Mahmaddarji (Co-Borrower)	Plot No. 1, Mangalmy Bungalows, Opp. Sankalchand College, Kada Road, Visnagar, Gujarat-384315.	Constructive	Rs. 31,49,828.31 (Rupees Thirty One Lakh Forty Nine Thousand Eight Hundred Twenty Eight and Thirty One Paise) Plus Unapplied Interest Plus Any Other Legal Charges & Less Recovery Thereafter, If Any	Rs. 19,87,200/-	Rs. 1,98,720/-	Rs. 10,000/-
Ms. Dishu Dipakumar Kothari (Guarantor)	Plot No. 4, Mangalmy Bungalows, Opp. Sankalchand College, Kada Road, Visnagar, Gujarat-384315.	Constructive	Rs. 19,70,100/-	Rs. 1,97,010/-	Rs. 10,000/-	Rs. 10,000/-

Property Inspection Date and Time: 25.03.2026 and 11:00 am to 2:00 pm. For detailed terms and conditions of sale, please refer to the website link: <https://www.bankofbaroda.in/e-auction> and online auction portal baanekn.com. Also, prospective bidders may contact the Authorized officer at 6980039839.

Date: 26.02.2026 Place: Gandhinagar

Sd/- Sangram Pradhan, Authorized Officer, Bank of Baroda

SITARA HOUSING FINANCE LTD
 (Formerly known as Savra Only Rin Ltd.)
 Corporate Office Address: 1st Floor, 210, No. C-1, Plot No. 1, Sector 10, Gurgaon - 122002. Tel: 0120-2211020. Email: info@sitarafinance.com

Under Section 13(1) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8(1) of the Security Interest (Enforcement) Rules, 2002.

The undersigned is the Authorized Officer of Sitara Housing Finance Ltd under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. In exercise of powers conferred under section 13(1) of the said Act read with rule 8(1) of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 26/02/2026 to the following borrowers to repay the amount mentioned in the notice being also mentioned hereunder 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. 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 (1) of section 13 of the said Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on the 25th day of February 2026.

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 Sitara Housing Finance Ltd, for an amount of along with the contractual interest thereon and penal interest, charges, costs etc. along with the contractual interest thereon and penal interest, charges, costs etc.

The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available to the secured assets.

DESCRIPTION OF THE IMMOVABLE PROPERTY
 In The Rights, Piece And Part of Immovable Property Bearing City Survey No. 4122 Sub-Part 131/170 Survey No. 40 paika, Plot No. 30 paika, Sagara bogha, Taluka-Asara, Dist. & Sub-Div. Ahmedabad-382345, Gujarat, Boundaries: East: Passage, West: Other Property, North: Other Property, South: Other Property.

Date: Ahmedabad
 Place: 27-02-2026

Sd/-, Authorized Officer,
Sitara Housing Finance Ltd

BANK OF INDIA - ASSET RECOVERY BRANCH RAJKOT : Para Bazar, M G Road, Rajkot.
 Ph. 0281-2232388, Mobile No: 94312 08331, 99908 02613
 E-mail: ARB.RAJKOT@bankofindia.co.in

Bank of India
 Ph. 0281-2232388, Mobile No: 94312 08331, 99908 02613
 E-mail: ARB.RAJKOT@bankofindia.co.in

FOR SALE OF MOVABLE & IMMOVABLE ASSETS UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISION TO RULE 6(2)

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 Bank of India, the physical possession of which has been taken by the Authorized Officer of Bank of India, (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" basis on DL 25.03.2026 (For Property Sr. No. 09 to 12) and DL 17.03.2026 (For Property Sr. No. 13)

STATUTORY 15 DAYS SALE NOTICE UNDER SARFAESI ACT TO THE BORROWER / GUARANTOR / MORTGAGOR
IMPORTANT DATES (FOR PROPERTY No. 01 TO 08) : Date & Time of Inspection of the Property : 20.03.2026 & 23.03.2026 (From 11.00 AM to 2.00 PM)
Last Date for Submission of EMD : 25.03.2026 by 4.00 PM • Last Date for Submission of Bids : 25.03.2026 by 4.00 PM
Date & Time of E-Auction : 30.03.2026 From 2.00 PM to 6.00 PM (With auto extensions of 5 minutes duration)

Sr/ Lot No.	Name & address of Borrowers / Guarantor / Proprietor	Description of the Movable & Immovable Property	Type of possession	Date of notice under section 13(2) / Demand Notice & amount mentioned in the notice	Minimum Reserve Price	EMD	Name, Address Mobile No. of Beneficiary Branch, A/C No. & IFSC Code
01	Borrower: Ms. Sagar Industries Partners: 1. Mr. Piyushbhai Sevantilal Shah, 2. Mr. Sevantilal Manilal Shah (Deceased) 3. Mr. Pishupabhai S. Shah, 2 Mrs. Truptiben Piyushbhai Shah.	Industrial Plot with Building Over R.S. No. 448 paika1 and 448 paika 2, Near A-One Pipes, Rajkot - Surendranagar State Highway, At Godavari, Taluka: Mulk, District: Surendranagar, Gujarat-363510. Land Area: 13075 Sq. Mts. Name of the Owner: Sagar Industries, Property Id: BKID77	Physical	29.04.2019	Rs. 14,67,26,925.90/- plus interest plus other charges and minus Recovery made thereafter.	2,96,26,000/-	Bank of India, ARB Rajkot Branch Dist. : Rajkot, Pin-360001 A/C No. 31369020000033 IFSC : BKID0001136 A/C Name: Intermediary Inward Outward Remittance, Mo. : 94312 08331, 99336 57739
02	Borrower: Ms. Gautam Cotton Industries Proprietor: Mrs. Truptiben Piyushbhai Shah Guarantor: Mr. Sevantilal Manilal Shah, Mrs. Pishupabhai Sevantilal Shah, Mr. Piyushbhai Sevantilal Shah, Mrs. Truptiben Piyushbhai Shah, Mrs. Sagar Industries (NPA/Account)	R.S. No. 448/1A, West Side, Near A-One Pipes, Rajkot - Surendranagar State Highway, Village: Godavari, Taluka: Mulk, Dist. : Surendranagar, Pin Code- 363510. Land Area: 1160.00 Sq. Mts. Name of the Owner: Sagar Industries, Name of the Lessee: Gautam Cotton Industries Property Id: BKID207	Physical	06.05.2017 & Rs. 5,41,79,265.93/- plus interest plus other charges and minus Recovery made thereafter.	1,53,46,000/-	15,35,000/-	Bank of India, ARB Rajkot Branch Dist. : Rajkot, Pin-360001 A/C No. 31369020000033 IFSC : BKID0001136 A/C Name: Intermediary Inward Outward Remittance, Mo. : 94312 08331, 99336 57739
03	Ms. Rozki Rupea Sea Food Proprietor: Mr. Pramiben C. Lodhari Guarantor: 1) Mr. Chhaganbhai Gokalbhai Lodhari (Deceased) 2) Mr. Jagdish Premji Lodhari	Residential House, situated at R.S. No. 1857 & 3210, Plot No. 05/paika, Shree Mahavir Co-Operative Society, Near Fountain Road, Vastad, Portbandar. Land Area: 118.13 Sq. Mtr.	Symbolic	15.06.2022	Rs. 95,60,000/-	9,56,000/-	Bank of India, ARB Rajkot Branch Dist. : Rajkot, Pin-360001 A/C No. 31369020000033 IFSC : BKID0001136 A/C Name: Intermediary Inward Outward Remittance, Mo. : 94312 08331, 99336 57739
04	1) Mr. Hiren Chhaganbhai Lodhari 2) Mr. Vishal Chhaganbhai Lodhari	Residential House, situated at R.S. No. 27/1p, Plot No. 1, Narsingh Sahi Co-Op. Society, Near Sandipar Road, Opp. Portbandar Airport, At: Chhaya Taluka, District Portbandar. Land Area: 416.56 Sq. Mtr.	Symbolic	15.06.2022	Rs. 22,07,500/-	2,20,750/-	Bank of India, ARB Rajkot Branch Dist. : Rajkot, Pin-360001 A/C No. 31369020000033 IFSC : BKID0001136 A/C Name: Intermediary Inward Outward Remittance, Mo. : 94312 08331, 99336 57739
05	1) Mr. Kishorbhai G. Kotia 2) Mr. Hiren Chhaganbhai Lodhari 3) Mr. Vishal Chhaganbhai Lodhari	Residential Open Plot at R.S. No. 27/1p, Plot No. 15, Near N.K. Mehta Hospital Road, Opp. Portbandar Airport, Taluka: Chhaya & District: Portbandar. Land Area: 416.56 Sq. Mtr.	Symbolic	15.06.2022	Rs. 69,45,000/-	6,94,500/-	Bank of India, ARB Rajkot Branch Dist. : Rajkot, Pin-360001 A/C No. 31369020000033 IFSC : BKID0001136 A/C Name: Intermediary Inward Outward Remittance, Mo. : 94312 08331, 99336 57739
06		Residential Open Plot at R.S. No. 27/1p, Plot No. 121 paika Part - C, Near N.K. Mehta Hospital Road, Opp. Portbandar Airport, Taluka: Chhaya & District: Portbandar. Land Area: 162.58 Sq. Mtr.	Symbolic	15.06.2022	Rs. 23,87,500/-	2,38,750/-	Bank of India, ARB Rajkot Branch Dist. : Rajkot, Pin-360001 A/C No. 31369020000033 IFSC : BKID0001136 A/C Name: Intermediary Inward Outward Remittance, Mo. : 94312 08331, 99336 57739
07		Residential Open Plot at R.S. No. 13/1p, Plot No. 136, Unvash Nagar, Village: Ranavav, Portbandar. Land Area: 193.93 Sq. Mtr.	Symbolic	15.06.2022	Rs. 4,95,000/-	49,500/-	Bank of India, ARB Rajkot Branch Dist. : Rajkot, Pin-360001 A/C No. 31369020000033 IFSC : BKID0001136 A/C Name: Intermediary Inward Outward Remittance, Mo. : 94312 08331, 99336 57739
08	Borrower: Ms. Morzariya Brothers Proprietor: Mrs. Anika Sandip Morzariya Guarantor: Mr. Sandip Dineshbhai Morzariya, Mr. Dineshbhai Jivantilal Morzariya	Commercial Shop Situated at Commercial Complex Premises, City Survey Ward No. 1, Survey No. 75/1 paika & 75/22 paika, Part No. A & E-1, Sursavada, Portbandar. Land Area: 318.15 Sq. Feet, Build up Area: 228.03 Sq. Mtr.	Physical	21.03.2025	Rs. 1,17,25,000/- plus interest plus other charges and minus Recovery made thereafter.	1,17,25,000/-	Bank of India, ARB Rajkot Branch Dist. : Rajkot, Pin-360001 A/C No. 31369020000033 IFSC : BKID0001136 A/C Name: Intermediary Inward Outward Remittance, Mo. : 94312 08331, 99336 57739

Any person who has a claim in respect of the above mentioned securities, should lodge such claim with the Company at its Registered Office within 30 days from this date along with appropriate documentary evidence thereof in support of such claim, else the Company will proceed to transfer the securities in favour of Kashi Jyaskhal Shah (Names of the Proposed Transferees), without any further intimation.

Date: 26.02.2026 Place: Ahmedabad Sd/-, For Arman Financial Services Limited Aakot Patel (Hodal Officer)

Bank of India
 Ph. 0281-2232388, Mobile No: 94312 08331, 99908 02613
 E-mail: ARB.RAJKOT@bankofindia.co.in

FOR SALE OF MOVABLE & IMMOVABLE ASSETS UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISION TO RULE 6(2)

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 Bank of India, the physical possession of which has been taken by the Authorized Officer of Bank of India, (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" basis on DL 25.03.2026 (For Property Sr. No. 01 to 08), DL 30.03.2026 (For Property Sr. No. 09 to 12) and DL 17.03.2026 (For Property Sr. No. 13)

STATUTORY 15 DAYS SALE NOTICE UNDER SARFAESI ACT TO THE BORROWER / GUARANTOR / MORTGAGOR
IMPORTANT DATES (FOR PROPERTY No. 01 TO 08) : Date & Time of Inspection of the Property : 20.03.2026 & 23.03.2026 (From 11.00 AM to 2.00 PM)
Last Date for Submission of EMD : 25.03.2026 by 4.00 PM • Last Date for Submission of Bids : 25.03.2026 by 4.00 PM
Date & Time of E-Auction : 30.03.2026 From 2.00 PM to 6.00 PM (With auto extensions of 5 minutes duration)

Sr/ Lot No.	Name & address of Borrowers / Guarantor / Proprietor	Description of the Movable & Immovable Property	Type of possession	Date of notice under section 13(2) / Demand Notice & amount mentioned in the notice	Minimum Reserve Price	EMD	Name, Address Mobile No. of Beneficiary Branch, A/C No. & IFSC Code
09	Borrower: MS Gajanan Protein Proprietor: 1. Mr. Yash Thakarsinhbhai Gajera, 2. Mrs. Binduben Arvindbhai Rathod	Equitable Mortgage of Factory Land and Building situated at Borrower R. S. No. 11p, Plot No. 6, Near Gandia Palya, Bamnabar State Highway, Off Rajkot - Ahmedabad National Highway, Bamnabar - 360200. Land Area: 717.21 Sq. Mtr. Builtup Area: 619.63 Sq. Mtr.	Physical	11.09.2024	Rs. 53,00,000/- plus interest plus other charges and minus Recovery made thereafter.	5,30,000/-	Bank of India, ARB Rajkot Branch Dist. : Rajkot, Pin-360001 A/C No. 31369020000033 IFSC : BKID0001136 A/C Name: Intermediary Inward Outward Remittance, Mo. : 94312 08331, 99336 57739
10	Guarantor: 1. Mr. Yash Thakarsinhbhai Gajera, 2. Mrs. Binduben Arvindbhai Rathod, 3. Mrs. Hetalben Rameshbhai Gajera	Plant & Machinery'	Physical	11.09.2024	Rs. 90,00,000/- plus interest plus other charges and minus Recovery made thereafter.	9,00,000/-	Bank of India, ARB Rajkot Branch Dist. : Rajkot, Pin-360001 A/C No. 31369020000033 IFSC : BKID0001136 A/C Name: Intermediary Inward Outward Remittance, Mo. : 94312 08331, 99336 57739
11	Borrower: MS Gautam Protein Proprietor: 1. Mr. Yash Thakarsinhbhai Gajera, 2. Mrs. Binduben Arvindbhai Rathod	Equitable Mortgage of Factory Land and Building situated at Borrower R. S. No. 11p, Plot No. 7, Near Gandia Palya, Bamnabar State Highway, Off Rajkot-Ahmedabad National Highway, Bamnabar - 360200. Land Area: 813.09 Sq. Mtr.	Physical	11.09.2024	Rs. 63,00,000/- plus interest plus other charges and minus Recovery made thereafter.	6,30,000/-	Bank of India, ARB Rajkot Branch Dist. : Rajkot, Pin-360001 A/C No. 31369020000033 IFSC : BKID0001136 A/C Name: Intermediary Inward Outward Remittance, Mo. : 94312 08331, 99336 57739
12	Guarantor: 1. Mr. Yash Thakarsinhbhai Gajera, 2. Mrs. Binduben Arvindbhai Rathod	Plant & Machinery'	Physical	11.09.2024	Rs. 49,00,000/- plus interest plus other charges and minus Recovery made thereafter.	4,90,000/-	Bank of India, ARB Rajkot Branch Dist. : Rajkot, Pin-360001 A/C No. 31369020000033 IFSC : BKID0001136 A/C Name: Intermediary Inward Outward Remittance, Mo. : 94312 08331, 99336 57739

Any person who has a claim in respect of the above mentioned securities, should lodge such claim with the Company at its Registered Office within 30 days from this date along with appropriate documentary evidence thereof in support of such claim, else the Company will proceed to transfer the securities in favour of Kashi Jyaskhal Shah (Names of the Proposed Transferees), without any further intimation.

Date: 26.02.2026 Place: Ahmedabad Sd/-, For Arman Financial Services Limited Aakot Patel (Hodal Officer)

IDFC FIRST Bank Limited
 (erstwhile Capital First Limited and amalgamated with IDFC Bank Limited)
 Registered Office: KRM Towers, 8th Floor, Harrington Road, Chhatrapati, Chennai-600031. TEL: +91 44 4554 4000 | FAX: +91 44 4554 4022. CIN: L55107NP140PLC99792

POSSESSION NOTICE (For Immovable property)
 Whereas the undersigned being the Authorized Officer of the IDFC FIRST Bank Limited (erstwhile Capital First Limited and amalgamated with IDFC Bank 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(1) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 16.11.2024 calling upon the borrower, co-borrowers and guarantor, 1. RAVALIYA MEHUL JIVANBHAI, 2. RAVIYA JIVANBHAI MURALI to repay the amount mentioned in the notice being also mentioned hereunder within 60 days from the date of receipt of the said demand notice.

The borrower, having failed to repay the amount, notice is hereby given to the borrower 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 under sub-section (1) of section 13 of the said Act read with rule 3 of the Security Interest (Enforcement) Rules, 2002 on this 27th day of December, 2025.

The borrower in particular and