

**IDFC FIRST Bank Limited**  
(erstwhile Capital First Limited and amalgamated with IDFC Bank Limited)  
CIN : L65110T2014PLC097792  
Registered Office: KRM Towers, 8<sup>th</sup> Floor, Harrington Road, Chetpet, Chennai - 600031.  
Tel: +91 44 4564 4000 | Fax: +91 44 4564 4022

**APPENDIX IV [Rule 8(1)] POSSESSION NOTICE (For immovable property)**  
Whereas the undersigned being the authorized officer of 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(12) of the said Act read with [Rule 3] of the Security Interest (Enforcement) Rules, 2002 issued a demand notice calling upon the Borrower/Co-borrowers and Guarantors to repay the amount mentioned in the demand notice appended below within 60 days from the date of receipt of the said notice together with further interest and other charges from the date of demand notice till payment/realization.  
The Borrower/Co-borrowers/Guarantors having failed to repay the amount, notice is hereby given to the Borrower/Co-borrowers/Guarantors and public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under sub-section (4) of Section 13 of the Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this notice.

| Loan Account Number | Borrower's/Co-borrower's/Guarantors Name                        | Description of The Mortgaged Properties   | Demand Notice Date | Outstanding Amount (Rs.) | Date and Type of Possession Taken |
|---------------------|---|---|--------------------|--------------------------|-----------------------------------|
| 36327380            | 1. Sakirbhai Asarabhai Vago, 2. Sakandarbhai Sakirbhai Kagalgi  | All That Piece And Parcel Of Gram Panchayat Property No. 242, Property Area 398.91 Sq. Ft., Situated At Charan Vago, Near Tower, Sankheda, Taluka: Sankheda, District : Chhota Udepur, Gujarat-391110, And Bounded As : East : House Of Sirajuddin Malyuddin Shaikh, West : House Of Manibhai Ambalari, North : Road, South : House Of Machhi Sudhanbhar Natrabhai                    | 30.12.2025         | Rs. 5,48,632.29/-        | 16.04.2026 Possession             |
| 86247568            | 1. Parmar Sangitaben 2. Parmar Nileshekumar                     | All That Piece And Parcel Of The Pucca Residential House Bearing Gram Panchayat Property No. 323 In Gamtal, Property Area: 1265 Sq. Feet, Situated At Village : Chhajiwadi, Taluka: Halol, District: Panchmahals, Gujarat-389360, And Bounded As : East : CC Road, West : House Of Nayak Raman Dabhy, North : Open Land, South : House Of Mahesh Shankar.                             | 23.01.2026         | Rs. 4,16,744.08/-        | 16.04.2026 Possession             |
| 109515302           | 1. Parmar Bhaveshkumar 2. Parmar Dharmeshkumar 3. Parmar Raiben | All That Piece And Parcel Of Pucca Residential House Bearing Gram Panchayat Property No. 601, In Gamtal Land, Property Area 910.00 Sq. Ft., Situated At Village: Farod, Taluka, Ghoghamba, District: Panchmahal, Gujarat-389365, And Bounded As : East : Vado Of Parmar Kesharishin Bhagvan, West : Road, North : Vado Of Vikrambhai Bhalabhai, South : House Of Vikrambhai Bhalabhai | 17.01.2026         | Rs. 5,06,197.57/-        | 16.04.2026 Possession             |
| 138540192           | 1. Parmar Satishkumar 2. Parmar Pareshkumar 3. Parmar Ushaben   | All That Piece And Parcel Of The Property No. 492, Situated At Moje Guneshiya, Taluka Ghoghamba, District Panchmahals, Gujarat-389341, Sellable Area Of Land 800 Sq. Ft., i.e. 74.34 Sq. Mtrs., And Bounded As : East : Public Road, North : House Of Arvindbhai, West : Open Vado, South : House Of Ranjithbhai Keshri   | 27.01.2026         | Rs. 5,18,328.00/-        | 16.04.2026 Possession             |

The Borrower/Co-borrowers/Guarantors 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 IDFC First Bank Limited (erstwhile Capital First Limited and amalgamated with IDFC Bank Limited) for an amount mentioned in the demand notice together with further interest and other charges from the date of demand notice till payment/realization.

Date : 16.04.2026  
Place : Gujarat

Sd/-  
Authorised Officer  
IDFC First Bank Limited  
(erstwhile Capital First Limited and amalgamated with IDFC Bank Limited)

**FORM NO. URC-2**  
Advertisement giving notice about registration under Part I of Chapter XXI of the Act

[Pursuant to section 37(4b) of the Companies Act, 2013 and rule 4(1) of the Companies (Registered) Rules, 2014]

1. Notice is hereby given that in pursuance of sub-section (2) of section 366 of the Companies Act, 2013, an application is proposed to be made after fifteen days hereof but before the expiry of thirty days hereinafter to the Registrar at Central Registration Centre (CRC) Indian Institute of Corporate Affairs (IICA), Plot No. 6, 7, 8, Sector 5, MT Mansar, District Gurgaon (Haryana), Pin Code-122050, that "M/S. DESIGN CREATION" a partnership firm may be registered under Part I of Chapter XXI of the Companies Act, 2013, as a company limited by shares.

2. The principal objects of the company are as follows:  
To carry on the business of manufacturing, reselling, export-import, job work, commission agency, designing of jewelry and ornaments (both plain and studded) diamonds, precious, semi-precious stones, pearls, gold, bullion, silver, platinum, etc.

3. A copy of the draft memorandum and articles of association of the proposed company may be inspected at the registered office at 04th Floor, Above the Shop, Above Domino's Pizza, Kapodara, Varachha, Surat-395006, Gujarat, India.

4. Notice is hereby given that any person objecting to this application may communicate their objection in writing to the Registrar at Central Registration Centre (CRC) Indian Institute of Corporate Affairs (IICA), Plot No. 6, 7, 8, Sector 5, MT Mansar, District Gurgaon (Haryana), Pin Code-122050, within twenty one (21) days from the date of publication of this notice, with a copy to the company at its registered office.

For and on behalf of  
M/s. DESIGN CREATION  
(Name of Partners) Sd/-

1. Vishal Davariya | 2. Pritesh Davariya  
3. Sanjay Davariya | 4. Mitesh Davariya  
5. Latubhai Togadiya | 6. Amit Korat  
7. Kishankumar Davariya

Date : 20.04.2026 | Place : Surat

**AU SMALL FINANCE BANK LIMITED** (A Scheduled Commercial Bank)  
(CIN:L36911RJ1996PLC011381)  
Regd. Office: 19-A, Dhushevar Garden, Ajmer Road, Jaipur - 302001

**Demand Notice Under Section 13(2) of Securitisation Act of 2002**

This is to inform to all the borrowers & public in general that "Fincare Small Finance Bank Ltd." has amalgamated with "AU Small Finance Bank Ltd." w.e.f. 01st April 2024. Whereas, The undersigned being the Authorized Officer of the AU Small Finance Bank Limited (A Scheduled Commercial Bank) as the loan account became NPA therefore the Authorized officer under section 13(2) of "The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002" had issued 60 days demand notice to the Borrowers/Co-borrowers/Mortgagors/Guarantors (collectively referred as "Borrowers") as given in the table. According to the notice if the borrowers do not deposit the entire amount within 60 days, the amount will be recovered from auction of the mortgage properties/secured assets as given below. Therefore you the borrowers are informed to deposit the entire loan amount along with future interest and expenses within 60 days from the date of demand notice, otherwise under the provisions of 13(4) and 14 of the said Act, the Authorized officer is free to take possession for sale of the mortgage properties/secured assets as given below. Borrowers to note that after receipt of this notice, in terms of Section 13(13) of the Act, 2002, you are prohibited and restrained from transferring any of the secured assets by way of sale, lease or otherwise, without prior written consent of the secured creditor. Borrowers attention are attracted towards Section 13(8) r/w Rule 3(5) of The Security Interest (Enforcement) Rules, 2002 Act that the borrowers shall be entitled to redeem their secured asset upon the payment of the complete outstanding dues as mentioned below before the publication of auction notice, which thereafter shall cease to exist.

| Name of the Borrower/Co-Borrower/Mortgagor/Guarantor/Loan A/C No.   | Date and Amount of Demand Notice Under Sec. 13(2)  |
|---|--|
| (Loan A/C No.) 1866000182218, Malek Sakirmiya Mohmaddiya (Borrower), Malek Najhinisha Sakirmiya (Co-Borrower)   | 16-Feb-26 Rs. 1,87,697/- Rs. One Lakh Eighty-Seven Thousand Six Hundred Ninety-Seven Only As On 16-Feb-26  |
| (Loan A/C No.) 1866000219081, Premjibhai Megrajhai Jua (Borrower), Nathiben Premjibhai Jua (Co-Borrower)  | 23-Dec-25 Rs. 1,85,261/- Rs. One Lakh Eighty-Five Thousand Two Hundred Sixty-One Only as on 23-Dec-25  |
| (Loan A/C No.) 2366001902435, Baria Balvantibhai (Borrower), Baria Savitaben (Co-Borrower)  | 28-Nov-25 Rs. 6,75,235/- Rs. Six Lakh Seventy-Five Thousand Two Hundred Thirty-Five Only As On 28-Nov-25   |
| (Loan A/C No.) 1966000452799, Vala Hardik Harishin (Borrower), Vala Kinjalben Hardik (Co-Borrower) Vala Yashpalbhai (Co-Borrower)                         | 16-Feb-26 Rs. 6,12,078/- Rs. Six Lakh Twelve Thousand Seventy-Eight Only As On 17-Feb-26   |
| (Loan A/C No.) 216600027422 & 1966000477862, Valand Manubhai Jivabhai (Borrower), Valand Daxaben Manubhai (Co-Borrower)                                   | 16-Feb-26 Rs. 2,08,432/- Rs. Two Lakh Eight Thousand Four Hundred Thirty-Two Only & Rs. 4,27,280/- Rs. Four Lakh Twenty-Seven Thousand Two Hundred Eighty Only As On 16-Feb-26 |
| (Loan A/C No.) 2163000007021, Lashkari Janak Rasikbhai (Borrower), Lashkari Dipakumar Rasikbhai (Co-Borrower), Pushabhai Rasikbhai Lashkari (Co-Borrower) | 23-Dec-25 Rs. 15,50,299/- Rs. Fifteen Lakh Fifty Thousand Two Hundred Ninety-Nine Only As On 23-Dec-25   |
| (Loan A/C No.) 2163000002055, Dave Bhavesh (Borrower), Dave Lilaben (Co-Borrower)   | 8-Dec-25 Rs. 19,26,955/- Rs. Nineteen Lakh Twenty-Six Thousand Nine Hundred Fifty-Five Only As On 8-Dec-25   |
| (Loan A/C No.) 2263000003054, Kasyap Dilip Nathubhai (Borrower), Nishad Ganga Ben Dilip Bhai (Co-Borrower)  | 12-Feb-26 Rs. 6,99,089/- Rs. Six Lac Ninety-Nine Thousand Eighty-Nine Only As On 11-Feb-26   |
| (Loan A/C No.) 2263000003199, Ravi Ramvilas Thakur (Borrower), Keshnarayan (Co-Borrower) Basanti Devi (Co-Borrower)                                       | 28-Nov-25 Rs. 5,83,964/- Rs. Five Lakh Eighty-Three Thousand Nine Hundred Sixty-Four Only As On 28-Nov-25  |
| (Loan A/C No.) 2363000005221, Baghel Sudama (Borrower), Baghel Deepa Sudamasingh (Co-Borrower)  | 16-Feb-26 Rs. 7,07,160/- Rs. Seven Lakh Seventy Two Thousand One Hundred Fifty Only As On 16-Feb-26  |
| (Loan A/C No.) 2463000001717, Narshiram Ghevarram Suthar (Borrower), Vasanti Narshiram Suthar (Co-Borrower)   | 16-Feb-26 Rs. 20,39,135/- Rs. Twenty Lakh Thirty-Nine Thousand One Hundred Thirty-Five Only As On 16-Feb-26  |
| (Loan A/C No.) 2463000007293, Manishbhai Binipbhai Chudasama (Borrower), Jignashaben Manishbhai Chudasama (Co-Borrower)                                   | 15-Dec-25 Rs. 8,87,018/- Rs. Eight Lakh Eighty-Seven Thousand Eighteen Only As On 12-Dec-25  |
| (Loan A/C No.) 246300000603726, Raghendra Divan (Borrower), Prathiba Deewan (Co-Borrower)   | 29-Dec-25 Rs. 15,36,356/- Rs. Fifteen Lakh Thirty-Six Thousand Three Hundred Fifty-Six Only As On 24-Dec-25  |

Date : 16.04.2026 Place : Gujarat Authorised Officer AU Small Finance Bank Limited

**Motilal Oswal Home Finance Limited**  
Corporate Office: Motilal Oswal Tower, Rahmatabad Saveri Road, Opposite ST Depot, Prabhadevi, Mumbai-400025. Email: hq@motilaloswal.com. CIN Number: U65923MH2013PLC248741

**DEMAND NOTICE**

UNDER THE PROVISIONS OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (the "Act") AND THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 (the "Rules")  
The undersigned being the authorized officer of Motilal Oswal Home Finance Limited (MOHFL) under the Act and in exercise of powers conferred under Section 13(12) of the Act read with the Rule 3, issued Demand Notice(s) under Section 13(2) of the Act, calling upon the following borrower(s) to repay the amount mentioned in the respective notice(s) within 60 days from the date of receipt of the said notice. The undersigned reasonably believes that borrower(s) is/are avoiding the service of the demand notice(s), therefore the service of notice is being effected by affixation and publication as per Rules. The contents of demand notice(s) are extracted herein below:

| Sr. No. | Loan Agreement No./Name of the Borrower(s)/Co-Borrower(s)/Co-Applicant Name/Guarantor Name   | Date of Demand Notice and Outstanding   | Description of the Immovable Property   |
|---------|--|---|---|
| 1       | LXBOT00416-170031583<br>Borrower : Sajidbhai Salimbhai Saiyad<br>Co-Applicant 1 : Salimbhai Salimbhai Saiyad   | 10-04-2026 / Rs. 10,54,286/-<br>(Rupees Ten Lac Fifty Four Thousand Two Hundred Eighty Six Only)        | Plot No. 40 Paikay West Side Land Admeasuring 53.64 Sq. Mtr. And Plot No. 39 Paikay West Side Land Admeasuring 18.64 Sq. Mtr. Situated At Gadhada Swami Na Land Of Revenue Survey No. 14 Paikay 1 Of Village: Gadhada Swami Na, Taluka : Gadhada Swami Na, District: Botad Boundaries :- East : Remaining Land Of Plot No. 40/Remaining Land Of Plot No. 39 Paikay West : Adjoining Boundary Of Plot No. 43/Adjoining Boundary Of Plot No. 44 North : 8.50 Mtr Wide Road/8.50 Mtr Wide Road South : Land Of Plot No. 39 Paikay/Remaining Land Of Plot No. 39 Paikay                                       |
| 2       | LXSUR00215-160016352<br>Borrower : Ravichand Murlihar Chhimpa<br>Co-Applicant 1 : Saritaben Ravichand Chhimpa  | 07-04-2026 / Rs. 3,53,652/-<br>(Rupees Three Lac Fifty Three Thousand Six Hundred Fifty Two Only)       | Block No 223 Registered In The Society Known As Sainath Nagar Society Out Of The Plot Alotted Building Known Rajai Residency Constructed On The Plot No. 10 To 19, Out Of The Plot On The First Floor Of The Wing Building A-B, The Property With Flat No A 207 Whose Area Admeasuring Is Super Built Up Area 567 Sq Feet And Whose Built Up Area Is 340sq Feet I.e. 31.58 Sq Mtr And The Undivided Share Of 5.18sq Mtrs In The Entire Buildings Ground Floor To The Construction Of Each Flat, Moje Village Kadodara, Ta. Palsana, Dist. Surat, Gujarat.   |
| 3       | LXSUR00217-180065652<br>Borrower : Munnalal Laturam Kori<br>Co-Applicant 1 : Bhanmati Munnalal Kori  | 06-04-2026 / Rs. 5,52,131/-<br>(Rupees Five Lac Fifty Two Thousand One Hundred Thirty One Only)         | Flat No 303 Admeasuring 581 Sq Fts Super Built Up Area & 292sq Fts I.e. 27.13 Sq. Trs Built Up Area Along With 4.28 Sq Mtrs Undivided Share In The Land Of Shivam Complex Of Krishna Industrial Estate Situated At Block No. 109 Admeasuring 440 Sq Mtrs Of Moje Village, Talithiya, Ta. Palsana, Dist. Surat Boundaries :- East : Land Of Block No 114 West : 40 Feet Wide Road Leading Upto Lagoo Koman Industrial Estate North : Surat Dhulia Road South : Other Flat  |
| 4       | LXKAD00217-180062387<br>Borrower : Ashaben Vijaybhai Thakur<br>Co-Applicant 1 : Santoshkumar Vijaybhai Thakur  | 06-04-2026 / Rs. 5,24,994/-<br>(Rupees Five Lac Twenty Four Thousand Nine Hundred Ninety Four Only)     | Flat No 202, Block No 82, 2nd Floor Admeasuring Super Built Up Area is 490sq Fts I.e. 45.53 Sq Mtrs And Built Up Area Is 341.56 Sq Feet I.e. 31.74 Sq Mtr. Siddheshwary Complex, Block On Plot No. 36/37.38.39, Moje Village Sayan Dist. Surat, Sub Dist. Oplad, Gujarat Boundaries :- East : Flat No 203 West : Flat No 201 North : Society Site South : Passage And Adjoining Flat No. 207  |
| 5       | LXKAD00417-180061898<br>Borrower : Surajkumar Rajmani Pal<br>Co-Applicant 1 : Chandrajika Suraj Pal<br>Guarantor : Mobinuddeen Sarfouddeen Shaikh  | 06-04-2026 / Rs. 16,28,663/-<br>(Rupees Sixteen Lac Twenty Eight Thousand Six Hundred Sixty Three Only) | Plot No. 758/1 Admeasuring 39.01 Sq Mtrs At Mahadev Nagar, R.s.no.358 & 359, Block No.507 Admeasuring 19535 Sq Mtrs, T.p.scheme No.62(Dhindoli), Final plot.No.143 Of Moje Dindoli, Dist. Surat, Gujarat Boundaries :- East : Societies 20 Feet Road West : Sewage North : Plot No 757/1 South : Plot No 759/1  |
| 6       | LXSUR00217-180053954<br>Borrower : Kantibhai Balabhai Galthariya<br>Co-Applicant 1 : Kaliasben Kantibhai Galthariya  | 06-04-2026 / Rs. 5,23,146/-<br>(Rupees Five Lac Twenty Three Thousand Four Hundred Forty Six Only)      | Survey No. 102/1, 102/2 Of Which Block No 104 & 105 Respectively At Shivam Residency On The Land Of Plot No 34 To 36 At Harkrishna Palaca, B-B Built Up On The 4th Floor With Super Built Up Area Of 297sq Ft Or 27.60 Sq Mtrs, 1 M2 Including The Right To Undivided Share In The Internal And External Land And The Societies Land Cop. Moje Village Kadodara, Ta. Palsana, Dist. Surat, Gujarat Boundaries :- East : Society Road West : Flat No B 402 North : Copy Road South : Plot No 404   |
| 7       | LXSUR00416-170046339<br>Borrower : Advhesh Rajkumar Rai<br>Co-Applicant 1 : Saritadevi Advhesh Rai   | 06-04-2026 / Rs. 3,92,009/-<br>(Rupees Three Lac Ninety Two Thousand Nine Only)                         | Flat No 401, 4th Floor, Bldg. A, Admeasuring Super Built Up Area 364 Sq Ft And Built Up Area 20.26 Sq Mtrs And The Undivided Share Of 5.71 Sq Mtrs Feiling With The Road, Cop And The Ground Floor At Maruti Complex, Plot No. 133, Block No 137/A Hissa No 3 Of The Land With An Area Of 30001.48 Sq Mtrs Out Of The Land Land 12081.47sq Mts As Harinath Park, Society, Among The Plot In It, Plot No 89 To 91, Total Plot Area Of 390.65sq Mtrs, Moje Village Kadodara, Ta. Palsana, Dist. Surat, Gujarat Boundaries :- East : Block No 133 West : Society Road North : Plot No 92south : Block No 138 |
| 8       | LXAN000417-180054638<br>Borrower : Hitenrabhai Arvindbhai Solanki<br>Co-Applicant 1 : Hashmkubhai Arvindbhai Solanki<br>Co-Applicant : Renukaben Hashmkubhai Harjan  | 06-04-2026 / Rs. 13,03,175/-<br>(Rupees Thirteen Lac Three Thousand One Hundred Seventy Five Only)      | House No./133/Area Admeasuring 232.25 Sq Mtrs Out Of 116.17 Sq Mtrs The Building Has All Rights Attached To Its Such As Road/Water Etc. In S.K.nagar, Block/Survey No.147, Moje Palsi, Tal. & Dist. Bhanu, Gujarat Boundaries :- East : Plot No/Building No A/132 West : Road North : Plot No/Building No A/131 South : Plot No/Building No A/133 Has 625sq Ft (Jahedben Sirajbhai Patel)   |
| 9       | LXMEH00116-170039629<br>Borrower : Kishanbhai Babubhai Solanki<br>Co-Applicant 1 : Parubhen Kishanbhai Solanki   | 06-04-2026 / Rs. 2,99,465/-<br>(Rupees Two Lac Nine Hundred Sixty Five Only)                            | The House Bearing Chatavada Ta Siddhur Grampanchayat Property No 198 Admeasuring Built Up Area 640.67sq Ft Margin Land 640sq Ft Undivided Share On Road & Common Plot Total 640.67 Sq. Ft. At 198 Siddhur Residency, At Chavada Siddhur Dist-Patan, Mehansha Gujarat Boundaries :- East : Plot No 217 West : 6 Mtrs Wide Internal Road North : Plot No 199south : Plot No 197   |
| 10      | LXVAP00316-17005284<br>Borrower : Islam Abdulrahim Ansari<br>Co-Applicant 1 : Anwar Islam Ansari   | 06-04-2026 / Rs. 6,82,680/-<br>(Rupees Six Lac Eighty Two Thousand Six Hundred Eighty Only)             | Flat No 302 3rd Floor, Area Admeasuring 675 Sq Ft Equivalent To 62.73sq Mtrs At Saurav Apartment On The Land Bearing Survey No. 140 Adm 2822/50 Mtrs Paikes Plot No. 5 Adm 415.88 Sq Mtrs Bearing Computerized Survey No 140/Plot No 5 Situated At-Chhrii Ta-Vapi Dist-Valsad State-Gujarat, Valsad Valsad Gujarat Boundaries :- East : Open Space Of Margin, there is An Elevator West : Passage And Flat No 303 North : Plot No 301south : Open Space   |
| 11      | LXAN000417-180055287 & LXMOH0720-210554707<br>Borrower : Late Sunil Govindbhai Dhoibhi<br>Through All His Legal Heir<br>Co-Applicant 1 : Arpita Sunil Govindbhai Dhoibhi, Legal Heir. 1 : Dhoibhi Krishna Sunilbhai D/O Sunil Govindbhai Dhoibhi, Legal Heir. 2 : Dhoibhi Syabhen Sunilbhai D/O Sunil Govindbhai Dhoibhi, Legal Heir. 3 : Dhoibhi Vansh Sunilbhai S/O Sunil Govindbhai Dhoibhi | 10-04-2026 / Rs. 11,51,429/-<br>(Rupees Eleven Lac Fifty One Thousand Four Hundred Twenty Nine Only)    | Plot No 127/B Adm Area 37 Sq Mtrs Situated In T.P Scheme No. 1, F.p No 420.R.s No 3091 Total Area Adm 197195sq Mtrs Of Village Nadiad, Ta Nadiad Dist Kheda Boundaries :- East : Margin S/P No 127/A West : S/P No 127/C North : Road South : Plot No 133/P   |
| 12      | LXVAP00117-180067728 & LXMOH0720-210553690<br>Borrower : Manoj Surendra Sharma<br>Co-Applicant 1 : Suryabala Nanheram Sharma   | 10-04-2026 / Rs. 8,83,120/-<br>(Rupees Eight Lac Eighty Three Thousand One Hundred Twenty Only)         | Flat No.401 Adm About 621sq Feet Equivalent To 57.69sq Mtrs Super Built Up Situated On The Fourth Floor Of The Building Known As Jasadharm Complex Constructed On The N.A Land Survey No 246/Pike Adm 21555sq Mtrs Pike Plot No. 19-B Adm About 153.37sq Mtrs Bearing Computerized Survey No 246/Pike 1/Pike 23 And Plot No 39-A Adm About 153.37sq Mtrs And Plot No 19-B Adm About 148.87 Bearing Computerized Survey No 246/Pike 1/Pike 1 Situated At Chhrii, Tal Vapi, Dist Valsad Boundaries :- East : Passage West : Open Space North : Flat No 402south : Staircase                                 |
| 13      | LXRAJ00416-170047462 & LXMOH0721-220582978<br>Borrower : Hitesh Vijalibhai Ubhadhiya<br>Co-Applicant 1 : Mayaben Hiteshbhai Ubhadhiya<br>Guarantor : Natubhai Bhagvanjibhai Badarkiya  | 10-04-2026 / Rs. 9,61,044/-<br>(Rupees Nine Lac Sixty One Thousand Forty Four Only)                     | Jambudiya Village, S.no 2/1 P, 2/1 P, 2/2 P, 3, 2, Plot No 44 Having Plot No Area 48.47 Adm Sq Mtrs Land Known As Dharam Siddhi Society, Jambudiya, Morbi, Rajkot, Gujarat Boundaries :- East : 7-50 S Mt Na Wide Road West : This Plot No 47 Paki Land North : This Plot No 44 Paki Landsouth : This Plot No 44 Paki Land  |

The borrower(s) are hereby advised to comply with the demand notice(s) and to pay the amount mentioned therein and hereinabove within 60 days from the date of this publication together with applicable interest, additional interest, bounce charges, cost and expenses till the date of realization of payment. The borrower(s) may note that MOHFL is a secured creditor and the loan facility availed by the Borrower(s) is a secured debt against the immovable property/properties being the secured asset(s) mortgaged by the borrower(s). In the event borrower(s) are failed to discharge their liabilities in full within the stipulated time, MOHFL shall be entitled to exercise all the rights under Section 13(4) of the Act to take possession of the secured asset(s) including but not limited to transfer the same by way of or by invoking any other remedy available under the Act and the Rules thereunder and realize payment. MOHFL is also empowered to ATTACH AND/OR SEAL the secured asset(s) before enforcing the right to sale or transfer. Subsequent to the Sale of the secured asset(s), MOHFL also has a right to initiate separate legal proceedings to recover the balance dues, in case the value of the mortgaged properties is insufficient to cover the dues payable to the MOHFL. This remedy is in addition and independent of all the other remedies available to MOHFL under any other law. The attention of the borrower(s) is invited to Section 13(8) of the Act, in respect of time available, to redeem the secured assets and further to Section 13(13) of the Act, whereby the borrower(s) are restrained/prohibited from disposing of or dealing with the secured asset(s) or transferring by way of sale, lease or otherwise (other than in the ordinary course of business) any of the secured asset(s), without prior written consent of MOHFL and non-compliance with the above is an offence punishable under Section 23 of the said Act. The copy of the demand notice is available with the undersigned and the borrower(s) may, if they so desire, can collect the same from the undersigned on any working day during normal office hours.

Date : 18.04.2026 Place : Gujarat Authorised Officer Motilal Oswal Home Finance Limited

**Bank of Baroda** Mansa Branch, C Wing, Ground Floor, Yagnik Enclave, Mansa, Gandhinagar-382845. Ph. 8980039847, E-mail : mansa@bankofbaroda.com

**RE: NOTICE FOR TAKING INVENTORY OF MOVABLE ITEMS LYING UNDER BANK'S CUSTODY PURSUANT TO PHYSICAL POSSESSION**

MR. DASHRATHJI NATVARJI MAKVANA, MRS. BHAVNABEN DASHRATHJI MAKVANA, Address: Maru Ni Sen, Mansa, Gandhinagar-382845.

We refer to our letter no BOB/BR/Mansa-2025-26:111 dated 18.12.2025 wherein you were informed regarding the E- Auction of the property mortgaged in the account of Mr. Dashrathji Natvarji Makvana and Mrs. Bhavnaben Dashrathji Makvana.

Therefore, in pursuance of the said communication bank has taken physical possession of the property situated at City Survey No. 3816 admeasuring about 74.13 sq. mtrs. situated at Village Mansa, Taluka Mansa, District Gandhinagar on 05.10.2025 and E-Auction carried out on 05.12.2025. During physical possession of the property situated at City Survey No. 3816 admeasuring about 74.13 sq. mtrs. situated at Village Mansa, Taluka Mansa, District Gandhinagar you or your family members were not present and vacated the house leaving the household items as mentioned in the court panchnama report. You were duly requested vide letter dated 18.12.2025 to take away the items lying in the house, however, your family refused to take the said items, which we again request you to collect from the house immediately.

The said items are lying under the Bank's custody therefore we inform you to please collect the items within 7 days from date of receipt of this letter by intimation in well advance to bank for smooth delivery/handover.

Date : 18.04.2026 Place : Mansa Authorised Officer, Bank of Baroda

**E-AUCTION SALE NOTICE UNDER IBC, 2016**  
**Shree Ram Cottec Industries Pvt. Ltd. (Under Liquidation)**  
Previously known as Shree Ram Cotton Industries as a Partnership firm  
CIN: U17200GJ2013PTC078658  
Reg. Off.: Survey No. 39, Opp. Biliyala Bus Stop, National Highway 8-B, At Biliyala, Gondal, Gujarat - 360311.

**Sale of Assets under Insolvency and Bankruptcy Code, 2016**  
Date and Time of Auction: 20th May, 2026 from 11:15 AM to 01:15 PM (with unlimited extension of 5 minutes each)

Sale of Assets and Properties owned by Shree Ram Cottec Industries Private Limited (Under Liquidation) Previously known as Shree Ram Cotton Industries as a Partnership firm forming part of Liquidation Estate of Shree Ram Cottec Industries Private Limited in possession of the liquidator, appointed by the Hon'ble National Company Law Tribunal, Ahmedabad, Bench-I vide order dated 17.10.2025. The sale of properties will be conducted by the undersigned through the e-auction platform, (https://baanknet.com, https://ibbi.baanknet.com/eaction-ibbi/home)

| Brief Description of Asset for Sale  | Reserve Price (in Rs.) | Earnest Money Deposit (10% of Reserve Price) | Bid Increment Amount | e-Auction Date & Time (with unlimited extension of 5 min each)- EXTENDED        | Last Date of Submission EMD/ documents - EXTENDED |
|--|------------------------|--|----------------------|---|---|
| Land & Building located at Survey No. 39, Opp. Biliyala Bus Stop, National Highway 8-B, At Biliyala, Gondal, Gujarat - 360311. | 8,50,00,000/-          | 85,00,000/-                                  | Rs. 1000000/-        | 20th May 2026 from 11:15 AM to 01:15 PM (unlimited extension of 5 minutes each) | 17th May 2026 (5:00 PM)                           |

**DETAILS OF EARNEST MONEY DEPOSIT**

| NAME & CONTACT NUMBER OF THE LIQUIDATOR         | Name: Pankaj Khetan<br>Contact No. 9999883792 & 9310201908                               |
|---|--|
| LAST DATE FOR SUBMISSION OF DOCUMENTS           | 17th May 2026 (5:00 PM)  |
| LAST DATE OF INSPECTION/DUE DILIGENCE OF ASSETS | 17th May 2026 (from 9:00 AM to 5:00 PM) with one day prior intimation to the liquidator. |
| LAST DATE & TIME OF EMD SUBMISSION              | 17th May 2026 (5:00 PM)  |

**Terms and Condition of the E-auction are as under:**

- E-auction will be conducted on "AS IS WHERE IS", "AS IS WHAT IS", "WHATSOEVER THERE IS BASIS" "NO RECOURSE" and "WITHOUT ANY WARRANTIES" through e-auction platform https://baanknet.com
- Kindly note that the company Shree Ram Cottec Industries Private Limited (under Liquidation) was formerly operating as a partnership firm under the name M/s. Shree Ram Cotton Industries. Subsequently, the said partnership firm was converted into a private limited company. However, the title deeds and related documents are still recorded in the name of the erstwhile partnership firm with the Sub Registrar.
- Prm with bidders need to register on Baanknet auction platform. (https://baanknet.com, https://ibbi.baanknet.com/eaction-ibbi/home) and should carefully submit the requisite documents, including a declaration of eligibility under Section 23A of the Insolvency and Bankruptcy Code through the electronic auction platform. (Asset ID/Auction ID)
- Kindly note that the prospective bidders shall submit an undertaking that they do not suffer from any ineligibility under section 23A of the Code to the extent applicable and that if found ineligible at any stage, the earnest money deposited shall be forfeited.
- Prospective bidders shall deposit the Earnest Money Deposit (EMD) through the Baanknet auction platform. It is also specified that if the bidder is found ineligible under any criteria, EMD shall be forfeited as per IBBI, vide Circular No. IBBI/LIQ/84/2025 dated 28th March, 2025.
- Kindly note that EMD payment must be made through the BAANKNET portal by adding funds to the e-Wallet and clicking "Participate" for the respective auction. The interested bidder should create their User ID & Password in the auction portal and deposit their EMD amount in the E-Wallet of the portal. For any query regarding the auction portal, reach out to BAANKNET (Bank Asset Auction Network), Email ID - support.baanknet@spbalance.com, Mobile No. +91 8291220220 or the Liquidator.
- All the auction process documents are uploaded on the BaankNet portal and the participants must download the same and submit all the documents on the portal.
- The intending bidders, prior to submitting their bid, should make their independent inquiries and inspect the above-mentioned Assets at their own expenses and satisfy themselves. The Assets mentioned above can be inspected by the prospective bidders at the site between 20th April, 2026 to 17th May, 2026 between 9:00 AM to 5:00 PM and/or with prior appointment, contacting Liquidator.
- The Successful Bidder will be responsible for the applicable stamp duties, legal cost, transfer charges and fees, GST and other taxes related to the sale under this E-Auction and for completing the documentation. The Successful Bidder shall bear the applicable stamp duties/transfer charge, fees etc. and all the statutory / non-statutory dues, taxes, rates, assessment charges, fees etc. in respect of the property/asset put on auction. Any statutory and other dues payable and due on property/asset shall be borne by purchaser as per the provisions of applicable law.
- As per the Paragraph 12 of Schedule I of IBBI (Liquidation Process), Regulations, 2019, on the close of the auction, the highest bidder shall be invited to provide balance sale consideration within 90 days of the date of such demand. Provided that payments made after thirty days shall attract interest at the rate of 12%. Provided further that the sale shall be cancelled if the payment is not received within 90 days. As per the Schedule I of IBBI (Liquidation Process), Regulations, within three days of declaring the highest bidder, the liquidator shall conduct due diligence and verify the eligibility of the highest bidder. The liquidator shall present the auction results, details of highest bidder, and the due diligence conducted on it to the constitution committee under regulation 31A. The liquidator shall declare the highest bidder as the successful bidder or reject such bid, after consultation with the constitution committee under regulation 31A. If a bidder is found ineligible, the earnest money deposited by him shall be forfeited. In case the highest bidder is found ineligible, the liquidator may, in consultation with the constitution committee, declare the next highest bidder as the successful bidder after following the same process as provided under clause (12A) to clause (12E) of IBBI (Liquidation Process), Regulations.
- On payment of the full amount, the sale shall stand completed, the liquidator shall execute certificate of sale or sale deed to transfer such assets and the assets shall be delivered to him in the manner specified in the terms of sale.
- It is clarified that this invitation purports to invite prospective bidders and does not create any kind of binding obligation on the part of the Liquidator or the Company to effectuate the sale. The Liquidator reserves the right to cancel or modify the e-auction process and/or not to accept and/or disqualify any interested party/ potential investor / bidder without assigning any reason and without any liability.
- Please refer the complete e-auction process document for the details/ terms and conditions of the auction.
- The sale shall be subject to provisions of Insolvency and bankruptcy code 2016 and regulations made there under.

Pankaj Khetan (Liquidator)  
In the Matter of Shree Ram Cottec Industries Pvt. Ltd.  
Correspondence Address: K-37/A, Basement, Kailash Colony, Delhi-110048  
Date: 20-04-2026 Email: auction@shreeramcottec@gmail.com, Contact No. - 9999883792  
Place: New Delhi

**AU SMALL FINANCE BANK LIMITED** (A Scheduled Commercial Bank)  
(CIN:L36911RJ1996PLC011381)  
Regd. Office: 19-A, Dhushevar Garden, Ajmer Road, Jaipur - 302001

**Demand Notice Under Section 13(2) of Securitisation Act of 2002**

This is to inform to all the borrowers & public in general that "Fincare Small Finance Bank Ltd." has amalgamated with "AU