

**HDFC Bank Limited**  
Branch Address: HDFC House, Trident Complex, Race Course Vadodra 390007. CIN L0100MH1977PLC019916 Website: www.hdfcbank.com

**POSSESSION NOTICE**

Whereas the Authorised Officer of Housing Development Finance Corporation Limited, under Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(4) of the said Act, calling upon the following borrower(s) / Legal Heir(s) and Legal Representative(s) to pay the amounts mentioned against their respective names together with interest thereon at the applicable rates as mentioned in the said notices, within 60 days from the date of the said Notices, incidental expenses, costs, charges etc till the date of payment and / or realisation.

Sr. No.	Name of Borrower (s) / Legal Heir(s) and Legal Representative(s)	Outstanding Dues	Date of Demand Notice	Date of Possession	Description of Immovable Property (ies) / Secured Asset (s)
1	MRS SHARMA SUNITA P (BORROWER) MR SHARMA PRAKASH K (CO-BORROWER) 199684 - 633721463, 632631150	Rs. 5,28,873/- and 14,507/- as on 31-May-25	30-Jun-2025	09-Apr-2026 PHYSICAL	FLOOR-4TH, UNIT-417, SAKAR THE BUSINESS HUBS NO 217, 218, TP 5, FP 301, NR BARODA SUPER BAKERY NEW VIP ROAD, VADODARA - 390022

However, since the borrowers / Legal Heir(s) and Legal Representative(s) mentioned hereinabove have failed to repay the amounts due, notice is hereby given to the borrowers / Legal Heir(s) and Legal Representative(s) mentioned hereinabove in particular and to the public in general that the Authorised Officer of HDFC has taken possession of the immovable property (ies) / secured asset(s) described herein above in exercise of powers conferred on him/her under Section 13 (4) of the said Act read with Rule 8 of the said Rules on the dates mentioned above.

The borrower(s) / Legal Heir(s) and Legal Representative(s) mentioned hereinabove in particular and the public in general are hereby cautioned not to deal with the aforesaid immovable Property (ies) / Secured Asset(s) and any dealings with the said immovable Property (ies) / Secured Asset(s) will be subject to the mortgage of Housing Development Finance Corporation Ltd. Borrower(s) / Legal Heir(s) / Legal Representative(s) attention is/are invited to the provisions of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured assets.

The copies of the Panchami drawn and Inventory made are available with the undersigned, and the said Borrower(s) / Legal Heir(s) / Legal Representative(s) is / are requested to collect the respective copy from the undersigned on any working day during normal office hours.

Date : 09.04.2026  
Place : Gujarat  
Sd/-, Authorized Officer,  
Regd Office: HDFC Bank Ltd. HDF Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai-400013.  
CIN: L65920MH1994PLC080618 Website: www.hdfcbank.com

**AU SMALL FINANCE BANK LIMITED (A SCHEDULED COMMERCIAL BANK)**  
Regd. Office: 19-A, Dhuleshwari Garden, Ajmer Road, Jaipur - 302001, Rajasthan, (India). (CIN:L36911R1996PLC011381)

**APPENDIX-IV-A [See proviso to rule 8(6)] Sale notice for sale of immovable properties**  
E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) / Co-Borrower (s) / Mortgagee (s) and Guarantor (s) (Who has availed the credit facility from Fincare Small Finance Bank Ltd which has now amalgamated with and into AU Small Finance Bank Ltd, w.e.f. 01st April 2024) that the below described immovable properties mortgaged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorised Officer of AU Small Finance Bank Limited (A Scheduled Commercial Bank), the same shall be referred herein after as AUSFB. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis through E-Auction for recovery of amount mentioned in the table below along with further interest, cost, charges and expenses being due to AUSFB viz. Secured Creditor.

It is hereby informed you that we are going to conduct public E-Auction through website <https://sarfaei.auctiontiger.net>

Loan A/c No. / Name of Borrowers/Co Borrowers/ Mortgagee/Guarantor	Date & Amount of Demand Notice	Date of Possession	Reserve Price For Property	Earliest Money For Property	Date & Time of Auction	Date of Bid Submission	E-Auction Place of Tender Submission	Contact Person & Property Visit Date
(Loan A/c No.) 18660000161258, Solanki Kantibhai Sukhbhai (Borrower), Solanki Radhaben Kantibhai (Co-Borrower)	16-Oct-21 Rs. 2,54,486/- Rs. Two Lac Fifty-Four Thousand Eighty-Six Only As On 04-Oct-21	22-Feb-25	Rs. 2,55,000/- Rs. Twenty-Five Thousand Five Hundred Only.	Rs. 25,500/- Five Thousand Five Hundred Only.	20-May-26 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before 18-May-26	AU Small Finance Bank Ltd., Branch Address : - Shop no. 1/5, Gr. Fr. Shree Ram Arcade Railway Station Rd, Anand, Gujarat -388001	Hardik Rathod- 8306995589 / 9773358234 auctions@aubank.in 13-May-26

**Description of Property**  
All that piece and parcel of immovable property bearing no all that piece and parcel of Site Residential property bearing Gram Panchayat Property No. 597, Situated at Village Bharoda, Ta. Umreth, Dist. Anand, Gujarat Admeasuring 525 sq.ft.

Loan A/c No.	Date & Amount of Demand Notice	Date of Possession	Reserve Price For Property	Earliest Money For Property	Date & Time of Auction	Date of Bid Submission	E-Auction Place of Tender Submission	Contact Person & Property Visit Date
(Loan A/c No.) 18660000125048 & 21660000383171, Parmar Vishubhai Ravjibhai (Borrower), Parmar Minaben Vishubhai (Co-Borrower)	07-Feb-23 Rs. 7,56,868/- Rs. Two Lac Sixty-Six Thousand Eight Hundred Sixty-Eight Only As On 03-Feb-23	24-Jan-26	Rs. 13,35,000/- Rs. Thirteen Lac Thirty-Five Thousand Only.	Rs. 1,33,500/- Rs. One Lac Thirty-Five Thousand Five Hundred Only.	20-May-26 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before 18-May-26	AU Small Finance Bank Ltd., Branch Address : - Shop no. 1/5, Gr. Fr. Shree Ram Arcade Railway Station Rd, Anand, Gujarat -388001	Hardik Rathod- 8306995589 / 9773358234 auctions@aubank.in 13-May-26

**Description of Property**  
All that piece and parcel of immovable Property bearing no all that piece and parcel of Site Residential Property bearing Gram Panchayat Property No.422 Situated at Village Bhatpura, Ta. Umreth Dist. Anand, Gujarat Admeasuring area: 1040 Sq.Feet

Loan A/c No.	Date & Amount of Demand Notice	Date of Possession	Reserve Price For Property	Earliest Money For Property	Date & Time of Auction	Date of Bid Submission	E-Auction Place of Tender Submission	Contact Person & Property Visit Date
(Loan A/c No.) 2263000001920, Dhariya Sahdev Dhirubhai (Borrower)	29-Oct-22 Rs. 6,59,921/- Rs. Nine Lac Fifty-Three Thousand Nine Hundred Eighty-Two Only As On 25-Oct-22	07-Jun-25	Rs. 4,00,000/- Rs. Four Lac Only.	Rs. 40,000/- Rs. Forty Thousand Only.	29-May-26 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before 26-May-26	AU Small Finance Bank Ltd., Branch Address : - Shop No 11C, Unit C, Kalpavrush Commercial Complex, Zazarad Road, Dist. Junagadh, Gujarat -362001	Hardik Rathod- 8306995589 / 9773358234 auctions@aubank.in 21-May-26

**Description of Property**  
All that piece and parcel of the immovable Property of Flat no.305 built up area admeasuring 46-20 Sq.Mtrs. Situated on the Third Floor Of a Residential Apartment named 'Shyam Dwar', constructed on the land of plot No.90 and 91/paiki total land admeasuring 343-54 Sq.Mtrs. Of R.S. No. 113/paiki land admeasuring He. 1-86-16 Sq.Mts. Of Mendarda, known as 'Shrmath Nagar', Ta. Mendarda, Dist. Junagadh, Gujarat. Admeasuring-Total Builtup area 519 Sq.ft

Loan A/c No.	Date & Amount of Demand Notice	Date of Possession	Reserve Price For Property	Earliest Money For Property	Date & Time of Auction	Date of Bid Submission	E-Auction Place of Tender Submission	Contact Person & Property Visit Date
(Loan A/c No.) 18660000189266, Khordiya Hareshbhai Jantibhai (Borrower), Khordiya Hetalben Hareshbhai (Co-Borrower)	26-Feb-24 Rs. 3,14,385/- Rs. Three Lac Fourteen Thousand Three Hundred Eighty-Five Only As On 21-Feb-24	05-Nov-25	Rs. 4,05,000/- Rs. Four Lac Five Thousand Only.	Rs. 40,500/- Rs. Forty Thousand Five Hundred Only.	29-May-26 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before 26-May-26	AU Small Finance Bank Ltd., Branch Address : - J1 Complex, 3rd Floor, Beside Pathak School, 150 Feet Ring Road, Dist. Rajkot, Gujarat -360005	Hardik Rathod- 8306995589 / 9773358234 auctions@aubank.in 21-May-26

**Description of Property**  
All that piece and parcel of Residential at Pipaliya Revenue Survey No-75/3p1 Paiki Navinagar House No-158 on Plot No-39/A Rajkot Total Measurement of The Secured Asset Along with present and future Constuction there in, Bounded on: Admeasuring 53.28 Sq.mtr

Loan A/c No.	Date & Amount of Demand Notice	Date of Possession	Reserve Price For Property	Earliest Money For Property	Date & Time of Auction	Date of Bid Submission	E-Auction Place of Tender Submission	Contact Person & Property Visit Date
(Loan A/c No.) 2363000001328, Mohd Shakir Mohd Sharif (Borrower), Ansari Sanakhatun Mohamad Arif (Co-Borrower)	26-Feb-24 Rs. 6,59,921/- Rs. Six Lac Fifty-Nine Thousand Nine Hundred Twenty-One Only As On 21-Feb-24	17-Nov-25	Rs. 7,10,000/- Rs. Seven Lac Ten Thousand Only.	Rs. 71,000/- Seventy-One Thousand Only.	20-May-26 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before 18-May-26	AU Small Finance Bank Ltd., Branch Address : - 11/12, 2nd Floor, J9 Centre, Opp New Income Tax Office Nr. Star Bazar Adajan, Dist Gujarat 395009 Gujarat	Rahul Maurya- 8980052485 / 9773358234 auctions@aubank.in 13-May-26

**Description of Property**  
All that piece and parcel of immovable Property Bearing Flat No: 504 on the 5th Floor, & Flat No: 505 on the 5th Floor. Along with Undivided Share in the land of 'Rajdeed Residency of Vallabh Nagar', Situated at Block No: 121 Paiki Plot No. 76, 77, 78, 79, 107, 108, 109, & 110 Of Moje/Village: Varel, Taluka-Palsana Dist-Surat. Admeasuring 41.14 sq.mtr Built up Area

Loan A/c No.	Date & Amount of Demand Notice	Date of Possession	Reserve Price For Property	Earliest Money For Property	Date & Time of Auction	Date of Bid Submission	E-Auction Place of Tender Submission	Contact Person & Property Visit Date
(Loan A/c No.) 2163000014307, Sandip Vishwas Posnak (Borrower), Sandip Vishwas Posnak (Co-Borrower) Santosh Vishwas Posnak (Co-Borrower)	26-Feb-24 Rs. 4,48,584/- Rs. Four Lac Forty-Eight Thousand Five Hundred Eighty-Four Only As On 21-Feb-24	17-Nov-25	Rs. 5,40,000/- Rs. Five Lac Forty Thousand Only.	Rs. 54,000/- Rs. Fifty-Four Thousand Only.	20-May-26 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before 18-May-26	AU Small Finance Bank Ltd., Branch Address : - 11/12, 2nd Floor, J9 Centre, Opp New Income Tax Office Nr. Star Bazar Adajan, Dist Surat 395009 Gujarat	Rahul Maurya- 8980052485 / 9773358234 auctions@aubank.in 13-May-26

**Description of Property**  
All that piece and parcel of Site Bearing Flat No. A/501, on the 5th floor, Undivided Share in the land of Krushnam Residency, Wing A of Ardha Green Land, Situated At Block No-247 Of Moje Village-Jolva Ta-Palsana Dist-Surat. Admeasuring 35.49 Sq.Mts

Loan A/c No.	Date & Amount of Demand Notice	Date of Possession	Reserve Price For Property	Earliest Money For Property	Date & Time of Auction	Date of Bid Submission	E-Auction Place of Tender Submission	Contact Person & Property Visit Date
(Loan A/c No.) 2063000000365 & 1963000001829, Krishna Jagat Singh (Borrower), Poonamben Dhansingbhai Soni (Co-Borrower)	14-Oct-21 Rs. 11,12,731/- Rs. Eleven Lac Twelve Thousand Seven Hundred Thirty-One Only As On 04-Oct-21	23-Dec-25	Rs. 9,30,000/- Rs. Nine Lac Thirty Thousand Only.	Rs. 93,000/- Rs. Ninety-Three Thousand Only.	20-May-26 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before 18-May-26	AU Small Finance Bank Ltd., Branch Address : - 11/12, 2nd Floor, J9 Centre, Opp New Income Tax Office Nr. Star Bazar Adajan, Dist Surat 395009 Gujarat	Rahul Maurya- 8980052485 / 9773358234 auctions@aubank.in 13-May-26

**Description of Property**  
All that piece and parcel of Site bearing Flat No.402 on the 4th floor, along with undivided share in the land of 'Harsiddhi Complex-b of Jainini Nagar', Situated at Block No.88 admeasuring Ae 1-18 Guntha Paiki Plot No.30, of Moje Village : sayan, Ta: Olpad, Dist: Surat, Admeasuring 44.27 sq. Mts. Built up Area

Loan A/c No.	Date & Amount of Demand Notice	Date of Possession	Reserve Price For Property	Earliest Money For Property	Date & Time of Auction	Date of Bid Submission	E-Auction Place of Tender Submission	Contact Person & Property Visit Date
(Loan A/c No.) 2163000005084, Nifin Ashokbhai Lalwani (Borrower), Samir Ashok Lalwani (Co-Borrower) Lalwani Meena Mulchandbhai (Co-Borrower), Ashokbhai Mulchand Lalwani (Co-Borrower)	30-Jul-24 Rs. 41,63,517/- Rs. Forty-One Lac Sixty-Three Thousand Five Hundred Seventeen Only As On 24-Jul-24	15-Dec-25	Rs. 36,00,000/- Rs. Thirty-Six Lac Only.	Rs. 3,60,000/- Rs. Three Lac Seventy Thousand Only.	20-May-26 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before 18-May-26	AU Small Finance Bank Ltd., Branch Address : - 404-406, Golden Icon Building, Opp Bani Office, Chalki Circle, Alkapuri, Vadodara, Gujarat - 390017	Hardik Rathod 8306995589 / 9773358234 auctions@aubank.in 13-May-26

**Description of Property**  
That all that piece and parcel of non-Agricultural Plot of Land in Muje Village Bapod, Vadodara lying Being Land Bearing R.S.No-191, TP.No.5, F.P.No.685, 672,673,671,700,701,702,703,695,694,693,692,678,696,697,674,675,676,677,684,667,668,669, A Scheme known as Jadhav Arnsradhda Park Paiki Block No. E-11, having an area 83.88 Sq.Meter together with super Structure Thereon at Registration District and Sub-District Vadodara. Admeasuring 83.88 Sq.Meter

Loan A/c No.	Date & Amount of Demand Notice	Date of Possession	Reserve Price For Property	Earliest Money For Property	Date & Time of Auction	Date of Bid Submission	E-Auction Place of Tender Submission	Contact Person & Property Visit Date
(Loan A/c No.) 2163000016703, Parmar Daxaben Naginbhai (Borrower), Vankar Naginbhai Bavjibhai (Co-Borrower)	20-May-24 Rs. 22,64,525/- Rs. Twenty-Two Lac Sixty-Four Thousand Five Hundred Twenty-Five Only As On 14-May-24	14-Dec-25	Rs. 17,00,000/- Rs. Seventeen Lac Only.	Rs. 1,70,000/- Rs. One Lac Seventy Thousand Only.	20-May-26 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before 18-May-26	AU Small Finance Bank Ltd., Branch Address : - 404-406, Golden Icon Building, Opp Bani Office, Chalki Circle, Alkapuri, Vadodara, Gujarat - 390017	Hardik Rathod 8306995589 / 9773358234 auctions@aubank.in 13-May-26

**Description of Property**  
All that piece and parcel of immovable Property Bearing No Piece and parcel of Site Bearing Non Agricultural Plot of Land in Muje: Jambuva Lying Being Land Bearing R.S.No-454 T.P. Scheme No-34 Final Plot No-69, 'Angan' Tower C Second Floor, Flat C/204, Undivided share of Road And Common plot And Common Land Admeasuring 31.27 Sq.Mts. Ar Registration sub District and District Vadodara. Admeasuring 31.27 Sq.Mts

**The terms and conditions of e-auction sale:-**  
(1) The E-Auction sale of Secured Asset is on "as is where is", "as is what is", "whatever there is" and "no recourse" basis for and on behalf of the Secured Creditor viz. AUSFB and there is no known encumbrance, which exists on the said property.  
(2) For participating in online e-auction sale, Bid document, copies of PAN Card, Board Resolution in case of Company and photo ID, address proof are required to be submitted along with 12M, which is payable by way of RTGS/NEFT/DD in the name of MSME AUCTION POOL ACCOUNT OF AU Small Finance Bank Limited, Current account No.1921201121711599 AU SMALL FINANCE BANK LIMITED Fifth and Sixth Floor Sunny Big Junction SPC Kharsa No. 64 to 67, Gram Sukhaipura New Atish Market Jaipur 302020, IFSC Code: AUBL0002011. Once an Online Bid is submitted, same cannot be withdrawn. Further any EMD submitted by bidder will be required to send the UTR/Ref no./DD no. of the RTGS/NEFT/DD with a copy of cancelled cheque on the following email IDs i.e. auctions@aubank.in  
(3) All interested participants / bidders are requested to visit the website <https://sarfaei.auctiontiger.net> & <https://www.aubank.in/bank-auction> for further details including Terms & Conditions, to take part in e-auction sale proceeding and are also advised to contact e-mail of auctions@aubank.in  
**Please Note:** This is also a 30 days notice Under Rule 8(6) read with Rule 9(1) to the Borrowers/Co Borrowers/Mortgagees of the above said loan account about sale through tender / enter se bidding on the above-mentioned date. The property will be sold, if their outstanding dues are not repaid in full by the borrower in the given notice period.  
Date : 09/04/2026 Place : Ahmedabad, Gujarat Authorized Officer AU Small Finance Bank Limited

**Ujjivan Small Finance Bank**  
Registered Office: Grape Garden, No.27, 3rd 'A' Cross, 18th Main, 6th Block, Koramangala, Bengaluru-560095, Karnataka. Regional Office: 7th Floor, Almonte IT Park, Sr.No. 8, Kharadi-Mundhwa Bypass, Village Kharadi, Pune 411014.

**PUBLIC NOTICE FOR SALE UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT (SARFAESI ACT) 2002, READ WITH PROVISORIAL RULE 8(6) & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES 2002.**

The undersigned as authorised officer of Ujjivan Small Finance Bank Ltd., has taken possession of the following property in exercise of powers conferred under section 13(4) of the SARFAESI Act. The Borrower in particular and public at large are informed that Public auction of the mortgage property in the below mentioned account for realisation of dues of the Bank will be held on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" on the date as prescribed as here under.

Sl. No.	Loan A/c No./ Branch	Name of Borrower/ Co-Borrower/ Guarantor/ Mortgagee	13(2) Notice Date/ Outstanding Due (In Rs.)	Date of Possession	Reserve Price in INR EMD in INR
1	4467230310 000003-4467-NARODA PATIYA	1. Parayana Enterprise Through its Proprietor, Mr. Vora Amitbhai Jayantibhai, 2. Mr. Vora Amitbhai Jayantibhai, 3. Mrs. Arbiben Amitbhai Vora (Guarantor), Both Add.: F-331, Sumel Business Park - 8, Ajit Mill Char Rasta, Rakhal, Ahmedabad, Gujarat - 380023 Also At Sr. 1.2 & 3 : RS No. 1259, 1264 Paiki, City Survey No. 1259, 1264 Paiki (Paiki, Khata No. 77, 136, Raw - House No. A-12 Anjanviya Villa, Village Mogri, Ta. Anand, Dist. Anand, Gujarat - 388345. At: Sr. No. 2 & 3 : 7. Shubha Apartment, Shrijidham Society, Opp Swami Narayan Mandir, Parshwanath Township Road, Nava Naroda, Ahmedabad, Gujarat - 382330 Also At Sr. 2 & 3: B-32, Raghuvir Apartment Opp Shijisadan Society, Nr. Bapa Sitaram Chowk Nava Naroda, Ahmedabad 382330	20.11.2025 / Rs. 1,11,50,413/- as on 20.11.2025	18.02.2026	Rs.55,00,000/- Rs.5,50,000/-

**Description of the Immovable Property:** All that piece and parcel of the immovable property bearing Row House No. A/16 Plot adm. about 64.33 sq. mtrs. alongwith undivided share adm about 72.11 sq. mtrs. total adm. About 156.44 sq. mtrs. alongwith construction adm. about 111.79 sq. mtrs. thereon in scheme known as 'Anjanviya Villa' constructed on the Nonagricultural land bearing consolidated City Survey No. NA1259 (Old City Survey No. NA1259 + NA1264/Paiki/Paiki) adm. about 6005 sq. mtrs. situated lying and being at Mouje-Mogri of Taluka - Anand, in the District of Anand & Sub District of Anand, with right to use common area of the building, Right to use water closet, drainage, lavatories and other convenience and facilities, amenities in or upon or pertaining to or connected to the flat/unit/office premises, both present and future and easementary rights and together with all fixtures and fittings, both present and future. Property owned by Vora Amitbhai Jayantibhai Which is bounded as - East: Society Approach Road, West: Row-House No. A-11, North: Row - House No. A-13, South: Row - House No. A-11.

Sl. No.	Loan A/c No./ Branch	Name of Borrower/ Co-Borrower/ Guarantor/ Mortgagee	13(2) Notice Date/ Outstanding Due (In Rs.)	Date of Possession	Reserve Price in INR EMD in INR
2	4467230310 000003-4467-NARODA PATIYA	1. Parayana Enterprise Through its Proprietor, Mr. Vora Amitbhai Jayantibhai, 2. Mr. Vora Amitbhai Jayantibhai, 3. Mrs. Arbiben Amitbhai Vora (Guarantor), Both Add.: F-331, Sumel Business Park - 8, Ajit Mill Char Rasta, Rakhal, Ahmedabad, Gujarat - 380023 Also At Sr. 1.2 & 3 : RS No. 1259, 1264 Paiki, City Survey No. 1259, 1264 Paiki (Paiki, Khata No. 77, 136, Raw - House No. A-12 Anjanviya Villa, Village Mogri, Ta. Anand, Dist. Anand, Gujarat - 388345. At: Sr. No. 2 & 3 : 7. Shubha Apartment, Shrijidham Society, Opp Swami Narayan Mandir, Parshwanath Township Road, Nava Naroda, Ahmedabad, Gujarat - 382330 Also At Sr. 2 & 3: B-32, Raghuvir Apartment Opp Shijisadan Society, Nr. Bapa Sitaram Chowk Nava Naroda, Ahmedabad 382330	20.11.2025 / Rs. 1,11,50,413/- as on 20.11.2025	18.02.2026	Rs.55,00,000/- Rs.5,50,000/-

**Description of the Immovable Property:** All that piece and parcel of the immovable property bearing Row House No. A/12 Plot adm. about 84.33 sq. mtrs. alongwith undivided share adm about 72.11 sq. mtrs. total adm. About 156.44 sq. mtrs. alongwith construction adm. about 111.79 sq. mtrs. thereon in scheme known as 'Anjanviya Villa' constructed on the Nonagricultural land bearing consolidated City Survey No. NA1259 (Old City Survey No. NA1259 + NA1264/Paiki/Paiki) adm. about 6005 sq. mtrs. situated lying and being at Mouje-Mogri of Taluka - Anand, in the District of Anand & Sub District of Anand, with right to use common area of the building, Right to use water closet, drainage, lavatories and other convenience and facilities, amenities in or upon or pertaining to or connected to the flat/unit/office premises, both present and future and easementary rights and together with all fixtures and fittings, both present and future. Property owned by Vora Amitbhai Jayantibhai Which is bounded as - East: Row - House No. A-15, West: Society Approach Road, North: Row - House No. A-13, South: Row - House No. A-11.

**Date & Time of Inspection of the property(ies) :: 15.04.2026 & 14.05.2026, Between 11AM to 4PM**  
**Date for Submission of Bid & EMD :: 18.05.2026 Between 11:00 AM to 5:00 PM**  
**Date and Time of Auction :: 19.05.2026 Between 11:00 AM to 2:00 PM**

**Earnest Money Deposit (EMD) in INR (Should be paid through Demand Draft in favour of "Ujjivan Small Finance Bank Ltd."),**  
**Place of submission of bids & Auction:** Ujjivan Small Finance Bank Ltd., Lilamani Corporate Heights, Opp Ramnagar Tekra BRTS, Nava Vadaj, Gujarat - 380013 (Contact : Dipak Mahariya - 748791090, Mehul Vithalani - 932778889)

**Terms & Conditions:-** The e-Auction is being held on "AS IS WHERE IS", "AS IS WHAT IS" and "whatever there is" BASIS.  
1. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.  
2. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property/ies put on auction will be permitted to interested bidders at sites as mentioned against each property description.  
3. The Interested Bidders shall submit their Bid before the Authorised officer/undersigned one day before the auction date as mentioned above.  
4. The E-Auction will be conducted through Ujjivan Small Finance Bank approved E-auction service provider - M/s C1 India Pvt. Ltd., Contact person - Prabakaran M - (Mob. No.741821709). The intending bidders are advised to visit <https://www.bankauctions.com> or <https://www.ujjivansfb.in/e-auctions> for the details of the properties in the website and for taking part in the bid they should register their names at portal <https://www.bankauctions.com> and get their user-id and password free of cost. Prospective bidders may avail online training on E-Auction from the service provider M/s. C1 India Pvt. Ltd., Helpline Number's-729191824, 25, 26 support email id-support@bankauctions.com. Auction portal - <https://www.bankauctions.com>.  
5. Property shall be sold to the highest bidder / offered, subject to acceptance of the bid by the secured creditor, i.e., Ujjivan Small Finance Bank Ltd. However, the undersigned has the absolute discretion to allow inter-se bidding if deemed necessary. The Authorised officer has the discretion to accept or reject any offer/tender without assigning any reason.  
6. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, within 24 hours of the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15 th day of sale or within such extended period in any case not exceeding 3 months as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting Purchaser shall have no claim/right in respect of property/ amount.  
7. The publication is subject to the force major clause.  
8. Bidding in the last moment should be avoided in the bidders own interest as neither the Ujjivan Small Finance Bank nor Service provider will be responsible for any lapse/failure (Internet failure/power failure etc.) in order to ward-off such contingent situations bidders are requested to make all necessary arrangements/alternatives such as power supply back-up etc, so that they are able to circumvent such situation and are able to participate in the auction successfully.  
This is also a notice to the above named borrowers/Guarantor's/Mortgagees about public auction scheduled for sale of mortgaged properties.  
Sd/- Authorized Officer,  
Ujjivan Small Finance Bank  
Date : 10.04.2026

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

**APPENDIX- IV-A [See proviso to rule 8 (6) and 9 (1)] Sale notice for sale of immovable properties**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) & 9 (1) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the Constructive/physical possession of which has been taken by the Authorised Officer of Capri Global Housing Finance Limited Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on dates below mentioned, for recovery of amount mentioned below due to the Capri Global Housing Finance Limited Secured Creditor from Borrower mentioned below. The reserve price, EMD amount and property details mentioned below.

SR. NO.	1. BORROWER(S) NAME 2. OUTSTANDING AMOUNT	DESCRIPTION OF THE MORTGAGED PROPERTY	1. DATE & TIME OF E-AUCTION 2. LAST DATE OF SUBMISSION OF EMD 3
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