

FORM NO. NCLT 3A
Advertising Detailing Petition
[Pursuant to Rule 35 of National Company Law Tribunal Rules, 2016]
BEFORE THE HON'BLE NATIONAL COMPANY LAW TRIBUNAL AT AHMEDABAD

CP (CAA) No. 32/NCLT/AHM/2026
IN
CA(CAA) No. 14/NCLT(AHM)2026

Cygnnet Infotech Private LimitedPetitioner Company 1/Demerger Company
Cygnnet Realty Tech Private LimitedPetitioner Company 2/Resulting Company
(hereinafter collectively referred as 'Petitioner Companies')

NOTICE OF HEARING OF THE PETITION

A petition under Section 230-232 of the Companies Act, 2013 being CP (CAA)/32(AHM)/2026 seeking sanction of Scheme of Arrangement amongst Cygnnet Infotech Private Limited and Cygnnet Realty Tech Private Limited and their respective shareholders and creditors was presented jointly by the Petitioner Companies before the Hon'ble National Company Law Tribunal, Ahmedabad Bench and the Hon'ble National Company Law Tribunal, Ahmedabad Bench vide order dated 23.06.2026 has admitted the petition and fixed for hearing on 13.08.2026.

Any person desirous of supporting or opposing the said petition should send to the petitioners' advocate, notice of his intention, signed by him or his advocate, with his name and address, so as to reach the petitioner's advocate not later than two days before the date fixed for the hearing of the petition. Where any person seeks to oppose the petition, the grounds of opposition or a copy of his affidavit shall be furnished with such notice.

A copy of the petition will be furnished by the undersigned to any person requiring the same on payment of the prescribed charges for the same.

Sd/-
Thakkar and Pahuja (Advocates)
(Advocates for the Petitioners)

Date : 01/07/2026 Address : 71, New York Tower-A, Thaltej Cross Road,
Place : Ahmedabad S.G. Highway, Ahmedabad - 380054.

POSSESSION NOTICE (Immovable Property)

WHEREAS, The undersigned being the Authorized Officer of the Bank Of Maharashtra under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and in exercise of the powers conferred under Sub-Section (12) of Section 13 read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a Demand Notice dated: 13.03.2026 calling upon the Legal heirs of Late Mukesh Ramanbhai Parmar, Darshana Mukesh Parmar (Wife and Legal heir of Late Mukesh Ramanbhai Parmar), Hayan M. Parmar (Child and Legal heir of Late Mukesh Ramanbhai Parmar - through natural Guardian), Aardhaya M Parmar (Child and Legal heir of Late Mukesh Ramanbhai Parmar - through natural Guardian) and Mrs Sitaben Ramanbhai Parmar (Co-borrower and mortgagor) to repay in full the amount of total dues of loan account(s) as on 30.03.2026 Rs.28,58,090.40p along with future interest at contractual rate within 60 days from the date of receipt of said notice.

The notice was sent by Regd AD Post/dasti service calling upon the borrower(s)/mortgagor(s) for payment of dues towards to the bank. The borrower(s)/mortgagor(s) having failed to repay the amount, notice is hereby given to the borrower(s)/mortgagor(s) and the public in general that the undersigned has taken **Symbolic Possession** of the properties described herein below in exercise of powers conferred on him/her under section 13(4) of the said Act read with Rule 8 and 9 of the said rules on 29.06.2026.

The borrower(s)/mortgagor(s) in particular and the public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of Bank of Maharashtra for an amount herein above mentioned.

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

The details of the properties mortgaged to the Bank and possession taken by the Bank are as follows :

- Name of Owner of Property Mortgaged : Mr. Mukesh Ramanbhai Parmar
- Mrs Sitaben Ramanbhai Parmar
- Description of the Mortgage property:

Mortgage property located at all those piece and parcel of land situate being and lying at Flat No. 403, 4th Floor, Sepal Elegant 2, Plot No. 33, R.S. No. 2621, T.P.S No.69, Opp K.B. Royal Phoenix, Chandkheda, Ahmedabad 382424 CERSAI ID:- 200083253059 Bounded by as follows: North:- Flat No.402, South:- 24 Mt Road, East:- Flat No.404, West:- AMC Garden. Together with all the fixtures and furnitures.

FOR, BANK OF MAHARASHTRA
Chief Manager/Authorized Officer under SARFAESI Act, 2002
Ahmedabad Zone

Date : 29.06.2026 Place : Ahmedabad

Axis Bank Ltd. (CIN: L65110GJ1993PLC020769)

Branch Office: Axis Bank Limited, Collection Center, First Floor, Unit No 101 & 102 (Part) Balleshwar Avenue S.G Highway Opp. Rajpath Club Bodakdev Ahmedabad Gujarat - 380054. **Corporate Office :** Axis Bank Ltd., 3rd Floor, Gigaplex, NPC - 1, TTC Industrial Area, Mughal Road, Airoli, Navi Mumbai - 400 708.

Possession Notice APPENDIX -IV [Rule 8(1)]

Whereas, the undersigned being the Authorized Officer of the AXIS BANK LTD. under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice dated mentioned herein below table calling upon the Borrower/Co-Borrower/Mortgagor/Guarantor, mentioned herein below table to repay the amount mentioned hereunder in the notice as mentioned in the said notice together with further interest at the contractual rate on the aforesaid amount and incidental expenses, costs, charges etc. incurred to be incurred, within 60 days from the date of the said notice. Borrower/Co-Borrower/Mortgagor/Guarantor, mentioned herein below table having failed to repay the Banks dues as mentioned in the notice issued to him under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, notice is hereby given to the Borrower and other mentioned herein above in particular and the public, in general, that the undersigned has taken Possession (mentioned herein below table) of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rule 8 of the said Rules on following date.

Borrower/Co-Borrower/Mortgagor/Guarantor mentioned herein below table, 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 AXIS BANK LTD for an amount mentioned herein below table as mentioned in the said notice together with further interest at the contractual rate on the aforesaid amount and incidental expenses, costs, charges etc. incurred to be incurred.

The Borrowers attention is invited to the provisions of sub Section (6) of section 13 of the SARFAESI Act, 2002 in respect of time available, to redeem the secured assets

Description of the Properties				
Sr. No	Name of Borrower/ Guarantor/ Co-Borrower	Demand Notice Date & o/s. Amount Rs (interest + Charges-Recovery)	SCHEDULE OF IMMOVABLE PROPERTY	Date & Type of Possession
1	1) BOSAMIYA GAUTAM DEVENBHAI (2) BOSAMIYA SAHIL DEVENBHAI	20/12/2025 & Rs. 40,04,849/- as on 18/12/2025	All The Piece And Parcel Of Immovable Constructed Residential House Having Land Area Adm. 55.20 Sq Mtrs. Of Plot No. 112 Of Area Known As "Hardwar Bungalows" City Survey Ward No. 16, City Survey No. 193/114 Of Revenue Survey No. 620 Paikae 2/ Paikae 1 Of F.P. No. 14/2, O.P. 14, T.P.S No. 24 Located At Rajkot Sub & Dist. Rajkot. East: 7.50 Mtr Wide Road, West. Plot No. 89, North: Plot No. 113, South: Plot No. 111. With Buildings Constructed Thereon Along With Other Assets Such As Furniture And Fixtures, Equipments, Machinery -Fixed And Movable, Structure And Any Others Assets Situated Thereon.	28.06.2026 (Physical)
2	1) LODHIYA ANILBHAI RAMNIKBHAI (2) LODHIYA NITABEN ANILBHAI	06/10/2025 & Rs. 29,44,834/- as on 03/10/2025	A RESIDENTIAL BUILDING WITH LAND ADM. 58.56 SQ. MTRS. OF PLOT NO. 137 OF KOTHARIYA REVENUE SURVEY NO. 78/1(P)2, DIST. RAJKOT. EAST: PLOT NO. 120, WEST: 12-00-METER-WIDE ROAD, NORTH: PLOT NO. 136, SOUTH: PLOT NO. 138 WITH BUILDINGS CONSTRUCTED THEREON ALONG WITH OTHER ASSETS SUCH AS FURNITURE AND FIXTURES, EQUIPMENTS, MACHINERY -FIXED AND MOVABLE, STRUCTURE AND ANY OTHERS ASSETS SITUATED THEREON.	27.06.2026 (Physical)
3	1) MOHM FARUK KARIMBHAI MAKRAANI (2) ADILHUSEN ABDULKARIM BLOCH	10/11/2025 & Rs. 79,13,022.48/- as on 07/11/2025	All That Property Piece And Parcel Of The Immovable Property Bearing Free Hold Residential House Situated On The Land Adm. 67-04 Sq. Mtrs. Of Plot No. 27 Of Area Known As "Waninagar" Situated On The Land Of Revenue Survey No. 180 Of Rajya Village, District: Rajkot. East: 7.50 Mtr Road, West: House Of Plot No. 22, North: House Of Plot No. 28, South: House Of Plot No. 26. With Buildings Constructed Thereon Along With Other Assets Such As Furniture And Fixtures, Equipments, Machinery -Fixed And Movable, Structure And Any Others Assets Situated Thereon.	28.06.2026 (Physical)
4	1) RAJESHBHAI DEVJIBHAI VADHVANA (2) VADHVANA MAMTA RAJUBHAI	06/10/2025 & Rs. 10,86,404/- as on 03/10/2025	A Residential Flat No. B-304 On 3rd Flr Of Ratnam Elegance Laying And Being On Total Land Adm. 882-57 Sq. Mtrs. Of Plot No. 86 To 91 Of Anantnagar-1 Situated At Kothariya Revenue Survey No. 12(P)1 And 12(P)2, (Built Up Area 33-54 Sq. Mtrs.), East: Main Door, Common Passage, Drs And Flat No. B-303, West: Open To Sky, North: Flat No. B-305, South: Open To Sky. With Buildings Constructed Thereon Along With Other Assets Such As Furniture And Fixtures, Equipments, Machinery -Fixed And Movable, Structure And Any Others Assets Situated Thereon.	27.06.2026 (Physical)
5	1) VIJAYBHAI DAYABHAI BARAD (2) HIRALBEN VIJAYBHAI BARAD	05/01/2026 & Rs. 8,77,676/- as on 02/01/2026	All The Pieces And Parcels Of Property Being Constructed Commercial Shop No. 3 Having Carpet Area Adm. Sq. Mtrs. 14-87 Situated On The Lower Level Of Building Known As "Shromani Complex" Situated On Land Adm. Sq. Mtrs. 2433-60 Of City Survey No. 2822 To 2844 Of City Survey Ward No. 1 Of Rajkot. East : Shop No. 2, West : Shop No. 4, North : Shop No. 3 Of Cellar, South : Common Passage & Road, With Buildings Constructed Thereon Along With Other Assets Such As Furniture And Fixtures, Equipments, Machinery -Fixed And Movable, Structure And Any Others Assets Situated Thereon.	27.06.2026 (Physical)

Please further note that as mentioned in sub-section 13 of Sec. 13 of the aforesaid Act, you shall not transfer by way of sale, lease or otherwise any of the assets stated under security referred to in this Notice without prior written consent of our Bank.

Date : 01.07.2026, Place : Gujarat
Authorized Officer, Axis Bank Ltd.



Home First Finance Company India Limited
REF: POSSESSION NOTICE UNDER SUB-RULE (1) OF RULE 8 OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002
CIN: L65990MH2010PLC240703 Website: homefirstindia.com
Phone No.: 180030008425 Email ID: loanfirst@homefirstindia.com

WHEREAS the undersigned being the Authorized Officer of HOME FIRST FINANCE COMPANY INDIA LIMITED, pursuant to demand notice issued on its respective dates as given below, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act No. 54 of 2002) and in exercise of powers conferred under section 13(2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 calling upon you/Borrowers, the under named to pay outstanding dues as within 60 days from the date of receipt of respective notices. You/Borrowers all, however, have failed to pay the said outstanding dues within stipulated time, hence **HOME FIRST FINANCE COMPANY INDIA LIMITED** are in exercise and having right as conferred under the provision of sub section (4) of section 13 of SARFAESI ACT, 2002 read with rules thereunder, taken **POSSESSION** of the secured assets as mentioned herein below:

Sr. No.	Name of Borrowers/ Co-Borrowers/ Guarantors	Description of Mortgaged Property	Date of Demand Notice	Total O/s as on Date of Demand Notice (in INR)	Date of possession
1.	Savan Nevada, Jinkal Amrutbhai Suthar	Flat- A 413, Joyos Hubtown, Gita mandir, Maninagar, Ahmedabad, Ahmedabad, Gujarat-380022. Bounded By : East by - Commercial Unit No. A/412, West by - Commercial Unit No. A/414, North by - Wide Passage, South by - Open Space.	04-12-2025	24,15,432	26-06-2026
2.	Gaud Pintabar Kirtanbhai, Kartik Gauda	Flat No-708, 7th Floor, Building No-D, Radhe Residency, Survey No. 22/4, 29, 104/6 & 104/7, Block No. 51/A/2, T.P.S. No. 70, F.P. No. 23/C, O.P. No. 23/C, Beside Happy Residency, Nr. Suncity Residency, Chhaprabhatha Road, Chhaprabhatha, Surat, Gujarat, 394107 Bounded by North-Flat No. D/707, South-Staircase, East-Internal Road, West-Passage & Flat No. D/705.	03-10-2025	14,27,275	27-06-2026
3.	Vikramji Chhanaji Thakor, Kinjalben Vikramji Thakor	House-13/B, Plot No.13 Paiki West Side (Sub Plot No.13/B), Yamunanagar Society, Opp.S.K. Collage, Nr.Shiv Darshan Society, Kamna Road, At-Ta-Visnagar, Dist.Gujarat-384315. Bounded By : East by - Sub Plot No.13/B, West by - 8.00 Mt Margin Then Plot No.12, North by - 30 Ft Wide Internal Road, South by - Margin Then R.S.No.2470/1.	03-08-2025	9,39,279	28-06-2026
4.	Nitinbhai Kantilal Pithadiya, Kantilal Hirjibhai Pithadiya	Plot.140-west,Ranchodnagar 2, R.s no 145/1 & 145/2 near navliakhi main road,Morbi,Gujarat,363642	05-05-2024	3,31,990	26-06-2026

The borrower having failed to repay the amount, notice is hereby given to the borrower / Guarantor and the public in general that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on him/her under section 13(4) of the said Act read with rule 8 of the said rule on the date mentioned above.

The **BORROWERS/ GUARANTORS** and the **PUBLIC IN GENERAL** are hereby cautioned not to deal with the above referred Properties/Secured Assets or any part thereof and any dealing with the said Properties/Secured Assets shall be subject to charge of HOME FIRST FINANCE COMPANY INDIA LIMITED for the amount mentioned hereinabove against Properties/Secured Assets which is payable with the further interest thereon until payment in full.

The borrower's attention is invited to the provisions of subsection (8) of Section 13 of the Act, in respect of time available to redeem the secured asset.

Place: Gujarat Date: 01-07-2026
Authorized Officer, Home First Finance Company India Limited

encore
Encore Asset Reconstruction Company Private Limited (Encore ARC)
having Registered office at Caddie Commercial Tower, Regus Business Centre, 5th Floor, Aerocity (Dial), New Delhi - 110037
Corporate Office at 5th Floor, Plot No. 137, Sector - 44, Gurugram - 122002 Haryana. Tel No +91,124 - 4527200
http://www.encorearc.com/.

E- AUCTION CUM SALE OF PROPERTIES

Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002
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 proviso to Rule 8(6) and 9 of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrowers and Guarantors that the below described immovable properties mortgaged/charged to the Secured creditor, the possession of which has been taken by the Authorized Officer (AO) of Encore ARC Pvt Ltd., an Asset Reconstruction Company registered with Reserve Bank of India under the provisions of the SARFAESI ACT, 2002, has acquired from the banks/financial institutions mentioned below the financial assets and has acquired the rights of the Secured Creditor. The assets will be sold on "As is where is", "As is what is", and Whatever there is basis as per the brief particulars given hereunder as per below mentioned schedule:

Sr. No.	Name of Borrower/Co-Borrower/ Guarantor	Trust Name	Immovable Secured Assets	Total Outstanding (Rs.)	Details for NEFT / RTGS	Reserve Price (Rs.)	Type of Possession	Details of Encumbrances
1.	Mr. VIRANI PARESHBHAI KANTIBHAI (Borrower) Mrs. GAURIBEN KANTIBHAI VIRANI (Co Borrower)	EARC-EOT-001-Trust-Scheme IDFC	All That Piece And Parcel of Immovable Property, Premises of Plot No. 176, Admeasuring 97.35 Sq. Mtrs., Alongwith Proportionate Undivided Share In Road & Cop Admeasuring 58.94 Sq. Mtrs., Totally Admeasuring 156.29 Sq. Mtrs., "B-Type", "Sahajanand Residency", Bearing Block Nos. 110, 128, 129, 144, 437 After Amalgamation New Block No. 110, Situated At Moje: Koli Bharthana, Sub-district & Taluka: Kamrej, District: Surat, State: Gujarat-394210, And, Bounded As: East: Society Road, West: Plot No.191, North: Block No.101 South: Plot No.177, Owned By Virani Pareshbhai Kantibhai	Rs. 34,55,260/-outstanding as on 31.08.2025 and further interest at contractual rate till recovery and other costs, charges etc	Beneficiary Name- EARC-EOT-001-Trust Account Number- 5020000252129 12	Rs. 27,00,000/-	Physical Possession	Not Known
2.	Mr. VIJAYBHAI THAKARSHAI CHAUHAN (Borrower) Mrs. PARULBEN THAKARASHI BHAI CHAUHAN (Co Borrower)	EARC-EOT-001-Trust-Scheme IDFC	All That Piece And Parcel of Plot No. 428, Admeasuring 50.69 Sq. Yard (as Per KJP Block No.273/428 Admeasuring 42.38 Sq. Mtr.) With Undivided Share of Land/cop About 21.86 Sq. Mtr. of "Vraj Nandini Residency Vibhag-1" Situated At Land Bearing Block No. 273 At Village: Kamrej, Sub-district: Kamrej, District: Surat, Gujarat-394180, And, Bounded As: East: Plot No. 417 West: Society Road, North: Plot No. 427 South: Plot No. 429	Rs. 15,55,627/-outstanding as on 31.08.2025 and further interest at contractual rate till recovery and other costs, charges etc	Beneficiary Name- EARC-EOT-001-Trust Account Number- 5020000252129 12	Rs. 11,00,000/-	Physical Possession	Not Known
3.	Mr. SHANIBHAI KANCHANBHAI CHUNARA (Borrower) Mrs.USHABEN KANCHANBHAI CHUNARA (Co Borrower)	EARC-EOT-001-Trust-Scheme IDFC	All That Piece And Parcel of Plot No. 118, Admeasuring 76 Sq. Yards, i.e. 63.54 Sq. Mtrs. Open Plot (after KJP Block No. 375/118 Admeasuring 60.84 Sq. Mtrs.) Along With Proportionate Undivided Share In Road & Cop Admeasuring 34.21 Sq. Mtrs., "pratham Residency" Developed Upon Land Situated In Village Haldharu, Bearing Revenue Survey No. 318, 320. After Resurvey New Block No. 375 (old Block No. 352 Paikae 2), Admeasuring Hectare Are 1-46-40 Sq. Mtrs., Taluka Kamrej, Moje Village Haldharu, District Surat, Gujarat-394107, And, Bounded As: East: Adjoining Society Internal Road, West: Adjoining Plot No. 135, North: Adjoining Plot No. 117, South: Adjoining Plot No. 119	Rs. 13,54,5527/-outstanding as on 31.08.2025 and further interest at contractual rate till recovery and other costs, charges etc	Beneficiary Name- EARC-EOT-001-Trust Account Number- 5020000252129 12	Rs. 14,00,000/-	Physical Possession	Not Known
4.	Borrower(s): Mr. PARMAR KANAIYABHAI JASHVANATBHAI HAJI Mrs. PARMAR SHOBHABEN KANAIYABHAI	EARC-EOT-001-Trust-Scheme DCB	Flat No. H/201, 2nd Floor, "H" Building, Amar Apartment, Under Laxmeshwar nagar Society Vibhag -2, Nr.Amboli Chowkdi, Off. NH-48, Amboli, Surat, Along with Boundaries - As per site, North - Passage & Stair, South - Open Space & Adj. Building, East - Flat No.202 & Open space, West - Flat No.208, Owned By: Shobhaben Kanaiyabhai Parmar	Rs. 10,27,718/- (Rupees Ten Lakhs Twenty Seven Hundred Eighteen Only) outstanding as on 31.01.2025 and further interest at contractual	Beneficiary Name- EARC-EOT-001-Trust Account Number- 5020000252129 12	Rs. 7,20,000/-	Physical Possession	Not Known

Brief Information Regarding Auction Process

1. Auction Date	21.07.2026	5. Last Date for submission of EMD	20.07.2026
2. Place for Submission of Bids and Place of Auction	E-Auction	6. Time of Inspection	Property Physical Possession
3. Web-Site For Auction	https://sarfaesi.auctiontiger.net		10.07.2026 to 18.07.2026
4. Contact Persons with Phone Nos.	Virendra Ghanwat - 7045728788		

A bidder shall participate in the online auction by making an application in the prescribed format which is available along with the offer document on the website address mentioned herein above. Online bidding shall take place at the website and shall be subject to the terms and conditions contained in the tender document. The tender document and detailed terms and conditions can be downloaded from our website i.e. : http://www.encorearc.com/. Please note that sale shall be subject to the terms and conditions as stated in the Bid document. The sale shall be strictly subject to the terms and conditions incorporated in this advertisement and in the prescribed Bid document/Tender document. The Authorized officer reserve the right to reject any/all bids without assigning any reasons. The details related to Encumbrance, if any, with respect to the above mentioned properties are given under terms and conditions as provided in Encore ARC's website i.e. : propertyforsale.com.

All payments including EMD to be made by way of NEFT / RTGS as per details mentioned above.
For detailed terms and conditions of the sale, please refer to the link provided in Encore ARC's website i.e. : http://www.encorearc.com/.
Interested bidders may contact Authorized officer of Encore ARC on Mobile No. 7045728788 virendra.ghanwat@encorearc.com for any further information / query.

Place: Mumbai Date: 30.06.2026
SD/- Authorized Officer
Encore ARC

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 AUCTION NOTICE

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

Sl. No.	Loan A/c No./ Branch	Name of Borrower/ Co-Borrower/ Guarantor/ Mortgagor	13(2) Notice Date/ Outstanding Due (in Rs.)	Date of Possession	Reserve Price in INR EMD in INR
1	44282101300004 20/ 4428-UDHANA	1. Sushant Jayram Gaud, 2. Mamta Sushant Gaud Both Add.: Room No. 1691, Anand Mangal Society, Kansad Road, G.H.B Sachin, Kansad Road, Surat, Gujarat-394230, Sr. No. 1 Also at : Reyanshi Tex, Plot No. 1/7, Road No. 23, Hoziwala Ind Estate, Sachin, Surat, Gujarat-394230	13.05.2025 / Rs.804056.42 as on 03.05.2025	11.04.2026	Rs.940000/- Rs.94000/-

Description of the Immovable Property: All that piece and parcel of the land bearing Plot No. 138, area admeasuring 51.53 Sq. Mtrs., according to the sanction plan together with undivided proportionate share in Road and COP of "Nilkanth Residency", along with construction thereon, constructed on land bearing Revenue Survey No. 48 and its Block No. 57 total admeasuring 14032 Sq. Mtrs., of Village- Tundi, Taluka-Palsana District-Surat, Gujarat. **Property bounded as under:** East: Adjoining Plot No. 139, West: Adjoining Plot No. 37, North: Adjoining Limit & Public Road, South: Adjoining Society Road. **Owned by** Sushant Jayram Gaud & Mamta Sushant Gaud

2	44312101300005 76/4431-KAPODRA	1. Devakar Jitnarayan, 2. Arti Nishad, Both Add.: Plot No. 169, Room No. 3, DK Nagar, Nr. Maharana Pratap Chowk, Godadara, Surat, Gujarat- 395010, Sr. No. 2 Add.: B-184, DK Nagar, Nr. Maharana Pratap Chowk, Godadara, Surat, Gujarat- 395010	13.10.2025/ Rs.939895.84 as on 07.10.2025	19.04.2026	Rs.705000/- Rs.70500/-
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Description of the Immovable Property: Plot No. 315 admeasuring 40.15 sq meters, along with construction thereon and undivided admeasuring 28.26 sq meters in whole open land known and identified as "Saundarya Residency" situated at Revenue Survey No. 327/1, Block No. 343, after re-survey Block No. 364, (after K.J.P. New Block No. 364/315) admeasuring 32711 sq meters land situated at Village: Haldharu, Tal. Kamrej, Dist. Surat, Gujarat. **Boundaries:** East: Plot No. 270, West: Society Road, North: Plot No. 314, South: Plot No. 316. **Property owned by** Arati Nishad & Devakar Jitnarayan.

3	44282100900000 60/4428-UDHANA	1. Salman Welding Works, 2. Pathan Salimkhan, 3. Pathan Shabanabau All Add.: 1/4062 Paikhi Juna Darbar Naimat Palace Lakkadote Nr Kamalsha Baba Dargah Napura Surat - 395001, Sr. No. 2 & 3 Add.: 307/31 Pakhalwadi Badekha Chakla Lakkadote Opp Kamalsha Baba Dargah Napura Surat - 395001, Sr. No. 2 & 3 Add.: 1/3057 - 72/P Pakhalwadi Badekha Chakla Nr Kamalsha Baba Dargah Napura Surat - 395001	25.09.2025 / Rs.1011366.28 as on 18.09.2025	09.05.2026	Rs. 1634000/- Rs. 163400/-
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Description of the Immovable Property: Plot No. 3057 admeasuring 40.15 sq meters land (with construction) situated at Ward No. 1, City Survey Nordh No. 3057, SMC Tenement No. 01D-01-0181-I-0-001 of Badekha Chakla Pakhalwadi, Sub-District & Taluka: Choryasi (City Survey), District Surat, State: Gujarat. **Boundaries:** East : Nordh No. 3046's property, West : Municipal Road, North : Nordh No. 3056's property, South : Nordh No. 3058's property. **Property owned by** Mohammadssalim Mohamml Pathan.

4	44427950000002 2/ 4442-HARNI ROAD	1. Bhupendrabhai Kalabhai Solanki, 2. Dineshbhai Solanki, 3. Vinaben Bhupendrabhai Harijan 4. Maliban Kalidassbhai Harijan All at: 30 Harijan Vas, At- Raniya, Ta - Savli, Opp Primary School, Vadodra, Gujarat- 391780, Sr. No. 1 & 2 Add.: Pappil Industrial Canteen & House Keeping Shop No. 8, 2nd Floor Silver Roack - A, Opp Bhavani's Dairy Tim Rasta, Vadodara - 390009, Sr. No. 2 Add.: 3-66, Dinawan Nawago, Ranna-2, Rania, Ta. Savli, Dist. - Baroda - 391780	24.07.2025 / Rs.279245.65 as on 16.07.2025	17.05.2026	Rs. 729000/- Rs. 72900/-
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Description of the Immovable Property: That the Residential property being House No. 30, Situated At And Post - Raniya, Tal. Savli, Dist. Vadodara, which is constructed upon and which is laid out upon Gram Panchayat land of Village Raniya, in the Registration Sub-District, Savli and District-Savli, Dist. - Vadodara. The said Residential Property being House No. 30, Admeasuring are 780 sq. fts., being constructed property and **Bounded as** : East: House of Ashokbhai Vankar, West: Sarvajani Pusiklalay, North: House of Manabhai Harijan, South: House of Manubhai Harijan, **Owned by** Maniben Kalabhai Harijan, Bhupendrabhai Kalabhai Harijan & Dineshbhai Kalabhai Harijan.

5	4463210050000035 / 4463-NADIAD	1. Nikkibhai Pravinbhai Vaghela, 2. Vandana Nikkibhai Vaghela Both Add.: 2386, Sargam Pole, Umreth, Anand, Gujarat - 388220	12.11.2025 / Rs.1029662.23 as on 04.11.2025	09.05.2026	Rs. 1665000/- Rs. 166500/-
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Description of the Immovable Property: All that piece and parcel of the property situated at Umreth, Ta. Umreth, Dist. Anand, Gujarat State, bearing City. Survey No. 4382 Total Area 92.8104 sq. meters Sheet No. 27 along with construction thereon, known as situated at Bareilpole, Umreth. **Boundaries:** East : City Survey No. 4400 and 4401, West : City Survey No. 4476, North : City Survey No. 4381 and 4385 and Street Road, South : City Survey No. 4475 and 4474. **Property owned by** Vandana Nikkibhai Vaghela.

Date & Time of Inspection of the property(ies) :: 02-07-2026 & 31-07-2026 Between 11.00 AM to 4.00 PM
Date for Submission of Bid & EMD :: 02-08-2026, Between 11.00 AM to 5.00 PM
Date and Time of Auction :: 03-08-2026 From 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 :
For Sr. No. 1, 2 & 3 : Ujjivan Small Finance Bank Ltd., Shop No. B-604, 6th Floor, B-Building, ICC Building, Near Majura Gate, Opp. Surat Civil Hospital, Ring Road, Sangrampur, Surat, Gujarat - 395002. **(Contact: Shoaib Garana - 9825453765)**
For Sr. No. 4 : Ujjivan Small Finance Bank Ltd., Office No.414 & 415, Rajshree Centre, Kalaghoda Circle, Opposite Sayaji Hotel, Sayajiganj, Vadodara, Gujarat - 390020. **(Contact: Moin Vhora - 9722536757, Mehul Vithalani - 9327778889)**
For Sr. No. 5 : Ujjivan Small Finance Bank Ltd., Tulsi Landmark, Opposite Kidney Hospital, Petlad Road, Nadiad, Kheda-387001. **(Contact: Shoaib Garana - 9825453765)**

Terms & Conditions:- The e-Auction is being held on "AS IS WHERE IS", "AS IS WHAT IS" and "whatever there is" BASIS".

- 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/