Protium PROTIUM FINANCE LIMITED (ERSTWHILE GROWTH SOURCE FINANCIAL TECHNOLOGIES LIMITED)
Registered & Corporate Office
Address: 7th Floor, Block B2, Phase – I Nirlon
Knowledge Park, Pahadi Village, Off. Western
Express Highway, Cama Industrial Estate,
Goregaon(E), Mumbai- 400063, Maharashtra. CORRIGENDUM Please refer to our earlier advertisement of

"SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES" published in this newspaper on 13.09.2025. In the said publication, "Account Number is GS056EEL1491153" & Name of borrower is Ramdev Roadlines Through Its Proprietor Kapilkumar Jethabhai Sandapa. Is to be noted that at the time of printing the final version a typographical printing error has inadvertently happened wherein the details of Reserve Price & Earnest Money Deposit was published wrongly. Correct Reserve Price is "Rs. 11,80,000/- (Rupees Eleven Lac Eighteen Thousand Only) & Earnest Money Deposit is Rs.1,18,000/- (Rupees One Lakh Eighty Thousand Only). This corrigendum should be read continuation of the said publication and all the other items shall remain unchanged. Sd/-, For Protium Finance Limited

Authorised Officer Date: 19.11.2025, Place: RAJKOT, GUJARAT



BAJAJ HOUSING FINANCE LIMITED

Corporate Office: Cerebrum It Park B2 Building, 5th Floor, Kalyani Nagar, Pune, Maharashtra-411014, Branch Add. C/4 Plot no. 4th Floor, Aurum Avenue, Opp-Mayer Bungalow, Nr- Lawgarden, Elisbridge, Ahmedabad – 380006 AUTHORIZED OFFICER'S DETAILS: NAME Neeraj Sharma / EMAIL ID:

Rupees Three Lakh Twenty Thousand Only) 10% of Reserve

neeraj.sharma1@bajajhousing.co.in MOB NO. 8669189048 & 9978336633 APPENDIX IV -A [Rule 8(6)] SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of the 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) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken over by the Authorized Officer of the Bajaj Housing Finance Ltd (Secured Creditor), will be sold on "As is where is", "As is what is", "Whatever there is" and "Without Recourse Basis" for recovery of the loan dues, applicable interest, charges and costs etc., payable to Bajaj Housing Finance Ltd as detailed below.

DETAILS OF BORROWER/CO BORROWERS/ **DETAILS OF E AUCTION** E-AUCTION DATE :- 22/12/2025 BETWEEN 11:00 AM TO 12:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES **GUARANTOR(S) AND LOAN DETAILS** LAN:- H418HLP0845758 LAST DATE OF SUBMISSION OF EARNEST MONEY DEPOSIT MAYUR AMRUTBHAI CHUNARA (Borrower) (EMD) WITH KYC IS :- 20/12/2025 UP TO 5:00P.M. (IST.) 2. CHUNARA SHARMILABEN MAYURBHAI (Co-Borrower) DATE OF INSPECTION: - 19/11/2025 to 20/12/2025 BETWEEN Both At 1274, Devadiyapura, Opp Sankalp Residency, Nr. Bibimariyam Dargah, 11:00 AM TO 4:00 PM (IST). Vatva To S P Ring Road, Vatva, Ahmedabad, Gujarat-382440 RESERVE PRICE: For Immovable property Rs. 32,00,000/-Outstanding amount - Rs. 40,12,007 /- (Rupees Forty Lakhs Twelve Thousand Seven Only) as on 17/11/2025 along with future interest and charges accrued w.e.f. 17/11/2025 (Rupees Thirty Two Lakhs Only) THE EARNEST MONEY DEPOSIT WILL BE Rs. 3,20,000/-

DESCRIPTION OF THE IMMOVABLE PROPERTY BID INCREMENT - RS. 25,000/- (RUPEES TWENTY FIVE THOUSAND ONLY) & IN SUCH MULTIPLES. All That Piece And Parcel Of The Immovable Property Being Property 1- All That

Right, Title And Interest Of Commercial Property Bearing Office No 304 On Third Floor Adm 38.84 Sq Mtr Along With Undivided Share Of Land Adm 19.91 Sq Mtrs In The Scheme Knowns As Sangani Square Situated At New Amalgamated Survey No 64/1 (Old Survey No 64/1 , 64/2 , 65/1 & 65/2) Final Plot No 78/2 & 92 Of T.p. scheme No 57 Of Mouje Narol Taluka Maninagar In The Registration District Of Ahmedabad, Butted & Bounded On East:-stairs & Lift, West:- Office No 305 North:- Common Passage & South:- Office No 311, Property 2-All That Right, Title And Interest Of Commercial Property Bearing Office No 305 On Third Floor Adm 35.63 Sq Mtr Along With Undivided Share Of Land Adm 18.26 Sq Mtrs In The Scheme Knowns As Sargani Square Situated At New Amalgamated Survey No 64/1 (Old Survey No 64/1 , 64/2 , 65/1 & 65/2) Final Plot No 78/2 & 92 Of T.p. scheme No 57 Of Mouje Narol Taluka Maninagar In The Registration District Of Ahmedabad, Butted & Bounded On East:-office No 304, West:- Office No 306 North:- Common Passage & South:- Office No 310 & Property 3- All That Right; Title And Interest: Of Commercial Property Bearing Office No 306 On Third Floor Adm 35.63 Sq Mtr Along With Undivided Share Of Land Adm 18.26 Sq Mtrs In The Scheme Knowns As Sangani Square Situated At New Amalgamated Survey No 64/1 (Old Survey No 64/1 & 66/2 & 66/2) Final Plot No 78/2 & 92 Of T.p. scheme Knowns As Sangani Square Situated At New Amalgamated Survey No 64/1 (Old Survey No 64/1 & 66/2 & 66/2) Final Plot No 78/2 & 92 Of T.p. scheme Knowns As Sangani Square Situated At New Amalgamated Survey No 64/1 (Old Survey No 64/1 & 66/2 & 66/2) Final Plot No 78/2 & 92 Of T.p. scheme Knowns As Sangani Square Situated At New Amalgamated Survey No 64/1 (Old Survey No 64/1 & 66/2 & 66/2) Final Plot No 78/2 & 92 Of T.p. scheme Knowns As Sangani Square Situated At New Amalgamated Survey No 64/1 (Old Survey No 64/1 & 66/2 & 66/2) Final Plot No 78/2 & 92 Of T.p. scheme Knowns As Sangani Square Situated At New Amalgamated Survey No 64/1 (Old Survey No 64/1 & 66/2 & 66/2) Final Plot No 78/2 & 92 Of T.p. scheme Knowns As Sangani Square Situated At New Amalgamated Survey No 64/1 (Old Survey No 64/1 & 66/2 & 66/2) Final Plot No 78/2 & 92 Of T.p. scheme Knowns As Sangani Squ Amalgamated Survey No 64/1 (Old Survey No 64/1 , 64/2 , 65/1 & 65/2) Final Plot No 78/2 & 92 Of T.p.scheme No 57 Of Mouje Narol Taluka Maninagar In The Registration District Of Ahmedabad, Butted & Bounded On East-office No 305, West: Office No 307, North-Common Passage & South-Office No 309

Terms and Conditions of the Public Auction are as under: 1. The Secured asset will not be sold below the Reserve price. 2. The Auction Sale will be online through e-auction portal. 3. The e-Auction will take place through portal https://bankauctions.in.on 22/12/2025 from 11:00 AM to 12:00 PM with unlimited auto extension of 5 minutes each. 4. For detailed terms and conditions please refer company website URL https://www.bajajhousingfinance.in/auction-notices or for any clarification please connect with Authorized officer.

Date: 19-Nov-2025 Place: AHMEDABAD Authorized Officer (Neeral Sharma) Bajaj Housing Finance Limited

ujjivan

Ujjivan Small Finance Bank

Registered Office: Grape Garden, No.27, 3rd "A" Cross, 18th Main, 6th Block, Koramangala, Bengaluru-560095, Kamataka. 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 PROVISO 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

SI. 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	443121013 0000328 / 4431- Kapodra	Ankit Ramchandra Sahu, 2. Phulsa Ramchandra Sahu Both Add.: Plot No. 11, Patel Nagar, Navagam, Dindoli, Udhna, Surat, Gujarat-394210 Sr.No. 1 Also at: Plot No. 56, 2nd floor, Narayan Nagar-2, Near Dumbhal Fire Station Raod, Behind TTL Market, Surat, Gujarat-394210	08.10.2024 / Rs.7,89,778.53 as on 03.10.2024	22.06.2025	Rs. 6,64,000/- Rs. 66,400/-

Description of the Immovable Property: All that piece and parcel of Property bearing Plot No. 334, admeasuring 40.15 sq. mtrs, i.e. 48 sq. vara, open land known & identified as "Ramkrishna Residency-1", situated at Block No. 230, 231, 232, 233, 234, 235, 236, 238, 240, 245, 245 & 241 (after consolidation Block No. 230) admeasuring 27013 sq. mtrs., N.A. land along with construction thereon, situated at Village-Mota, Taluka-Bardoli, Dist. - Surat, Gujarat, Land Bounded as East: Plot No. 329, West: Society Internal Road, North: Plot No.

335, 50	outh: Plot No.	333. Owned by Phulsa Ramchandra & Ankit Ramchandra.			
100	442821013 0000305 / 4428- Udhana	 Shailendra Swaminath Sharma, 2. Reena Shailendra Sharma Both Add.: 31, Ranchod Nagar, Near Kailas Chowkdi, Bamroli Road, Pandesara, Bamroli, Surat, Gujarat-394221 Sr.No. 1 Also at: Yug Hair Art & Gents Parlour, Ground floor, Plot No. 31, Ranchod Nagar, Near Kailash Chowkdi, Near Ashapura Medical, Bamroli Road, Pandesara, Surat, Gujarat-394221 Sr.No. 2 Also at: Semrahna, Maharajganj, Siyakargadh, Uttarpradesh-273157 	08.10.2024 / Rs. 8,78,039.6 as on 03.10.2024	22.06.2025	Rs. 7,44,000/- Rs. 74,400/-

Description of the Immovable Property: All that piece and parcel of Property bearing Plot No. 186, area admeasuring about 40.15 sq. mtrs., of "Balaji Park", Organized on land bearing Revenue Survey No. 142 and its block No. 365, area admeasuring about 18221 sq. mtrs., of Village-Mota, Taluka-Bardoli, Dist.- Surat, Gujarat, **Bounded as** East: Adjoining PLot No. 185, West: Adjoining Plot No. 187, North: Adjoining Society Internal Road, South: Adjoining Plot No. 177. Owned by Reena Shailendra Sharma & Shailendra Swaminath

96		Narendrakumar Madhubhai Vaghela, 2. Pushpaben Narendrakumar Vaghela	08.10.2024 /	22.00.0000	Rs.17,63,000/-
0	4518-Prahalad	Both Add.: 4/16, Vankar Vas, Bhetawada Transad, Dholka, Ahmedabad, Gujarat-387810	Rs.9,20,586/-	22.06.2025	Rs.1,76,300/-
Ш	Nagar	Sr.No.1 Also At: 3-43, Navo Vas, Bhetwada, Rajkot, Ahmedabad, Gujarat-387810	as on 03.10.2024		1,000,000,000,000,000,000

Description of the Immovable Property: All that piece and parcel of the property bearing Gram Panchayat Property No. 4/16, admeasuring about 8000 sq. fts., Construction area in the area known as "Vankar Vas", along with construction thereon, situated at Village-Bhetawada, Tal.- Dholka, Dist.- Ahmedabad, in the Registration Sub- District of Dholka and District of Ahmedabad, Land Bounded as under East: Property of Madhubhai Khanabhai, West: Property of Arunbhai Laljibhai, North: Farm of Ishwarbhai Manibhai, South: Public Road Owned by Narendrabhai Madhubhai

4	44672100900 00038 / 4467-Naroda Patiya	Goral Engineering through it Propreitor Ridham Chandrakant Patel, 2. Ridham Chandrakant Patel, 3. Nayanaben Chandrakant Patel All Add.: Near Umiya Nagar Society, Umiya nagar common plot, near Vaishnidevi Mandir, situated at post Khoraj, Tal. & DistGandhinagar, Gujarat-382421 Sr.No.2 Also At: E-501, Ratnadeep Tower, near Arjun Tower, C.P Nagar, Ghatlodiya Ahmedabad, Gujarat-380061 Sr.No.3 Add. At: E-501, Ratnadeep Tower, near Arjun Tower, C.P Nagar, Ghatlodiya Ahmedabad, Gujarat-380061	06.09.2024 / Rs. 3,25,2732.41/- as on	07.07.2025	Rs.41,89,000/- Rs.4,18,900/-	1
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Description of the Immovable Property: All that piece and parcel of the property bearing Commercial Properties bearing 1) Shop No. 128 area adm. 22.05 sq. mtrs., BUA Undivided share of land adm. - 11.30 sq. mtrs., 2) Shop No. 129, area adm. - 22.05 sq. mtrs BUA + undivided share of land adm. 11.30 sq. mtrs., 3) Shop No. 130, area adm. - 59.72 sq. mtrs BUA + undivided share of land adm. - 30.61 sq. mtrs., (Total adm. - 103.82 sq. mtrs BUA + Undivided share of land adm. - 53.21 sq. mtrs), on 1st floor, in the scheme known as "Sangani Square", situated at Revenue Survey No. 64/1, 64/2, 65/1 & 65/2, TPS No. 57, Final Plot No. 78/2 & 92, of Village Narol, Tal. - Maninagar Dist. & Sub-Dist.-Ahmedabad, Gujarat. Shop No. 128 Bounded as East: Shop No. 129, West: Stair, North: Shop No. 119 South: Passage. Shop No. 129 Bounded as East: Shop No. 130, West: Shop No. 128 North: Shop No. 118 South: Passage. Shop No. 130 Bounded as East: Scheme Margin, West: Shop No. 129, North: Shop No. 117 & Common Toilet, South: Scheme Margin, owned by Ridham Chandrakant Patel.

5	44682101300 00180 / 4468-CTM	 Kanubhai Ramanbhai Vaghela, 2. Payalben Kanubhai Vaghela All Add.: B/204, Shalya Appartment, Near Punit Nagar, Cadila Railway Crossing, Ghodasar, Ahmedabad, Gujarat-380050 Sr.No.1 Also At: Ahmedabad Municipal Corporation Vatva Ward, Near Nigam Society, Near Nigam Bus Stand, Vatva, Ahmedabad, Gujarat-382445 & 9, Vaghela Vas, Ghodasar, Ahmedabad City, Ahmedabad, Gujarat-380050. Sr.No. 2 Also At: 66, Mukteshwar Chawl, Ghodasar, Ahmedabad City, Ahmedabad, Gujarat-380050 	13.11.2024 / Rs. 7,20,735.85 as on 07.11.2024	07.07.2025	Rs.6,36,000/- Rs.63,600/-
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Description of the Immovable Property: All that piece and parcel of the Residential Property bearing Flat No. B-204, on 2nd floor, area admeasuring about 45.50 sq. mtrs., in the scheme of "Shailya Flats", situated at land bearing Final Plot No. 60, Old survey No. 187, 188, 198, 200 and 305 paiki, T.P Scheme No. 1 (Narol), in the Village-Ghodasar, Taluka-Daskroi, in District of Ahmedabad and Registration Sub District Ahmedabad-5 (Narol) within the State of Gujarat, the said property Bounded as under East: Common Road after Margin, West: Road of Society, North: Block No. B and Passage, South: Block No. A and B's Road, Owned by Vaghela Payalben Kanubhai & Vaghela Kanubhai Ramanbhai

-	9.00		-	•		7665407
	c 44	428210130000222 /	Mr. Sudhirkumar Dhaneshwar Maharana, 2. Mrs. Lipina Sudhir Maharana All Residing at: 26, Laxmi Complex, Nr Navapara, B/H Federal Bank, Mota Borsara,	11.10.2021 / Rs.4.09.068/-	10.07.2025	Rs.2,88,000/-
ı	۰	4428-Udhana	Manorol Surat Guirat - 394110	as on 27 09 2021	10.07.2025	Rs.28,800/-

Description of the Immovable Property: All that piece and parcel of property being Flat no. 301, admeasuring about 19:79 sq. mtrs. situated on the 3rd Floor of Kailash Residency constructed on land bearing revenue S. No. 96 and 98 and its block no. 82 (after promulgation it was given new block no. 120) admeasuring about 45664 Sq.mtrs paikee plot no. 2 paikee, admeasuring 1818.74 Sq. mtrs. of Mota Borsara sub District Mangrol, Dist. Surat and Which is Bounded as follows: On or towards the East: Adjoining Flat No. 302, On or towards the South: Adjoining passage and Flat No.313, On or towards the West: Adjoining Society Road, On or towards the North: Adjoining Open Plot

7	4448210130000 111 / 4448-	Mr. Sanjay Tryambak Vagh, 2. Mrs. Gayatri Sanjay Wagh All Residing at: Residing at: Mukkam Hathur Post Salave Tal. Shindhkheda, Dist. Dhule - 425407 Both Also At: Flat No. 305, Shivam Complex, Kosamdi, Ankleshwar, Kosamdi, Bharuch, Gujrat -	11.10.2021 / Rs.12,09,069/- as on	11.07.2025	Rs.8,33,000/- Rs.83,300/-
	Ankaleshwar	393001	05.10.2021		

Description of the Immovable Property: All that piece and parcel of property being Plot No. 20 of Silver City Jitali Ankleshwar which is constructed upon and which is laid out upon land bearing R, S, No. 53 and New R,S, No. 709 of Village Jitali in the Registration Sub District, Ankleshwar and District Bharuch which is Office at Ankleshvar at Sr. Bounded as

folio	ws:- On or toward	s the East: Plot No. 19, On or towards the South: Society 6 mtr road, On or towards the West: Plot No. 21, O	n or towards the No	orth: Plot No. 3	1
8	0515 / 4448-	 Vikaskumar Bishram Tiwari, 2. Switi Devi @Switidevi Vikas Tiwari Both At: N-102, Yogi Darshan-1, near Sai Vatika, Ankleshvar, Kosamdi, Ankleshvar, Bharuch, Gujarat 393001 Sr.No. 1 Also At: Shri. Soham Services Pvt. Ltd., B-31, Muktidham Society, Near Shriram Society, Ankleshvar, Bharuch, Gujarat-393001 	AND DESCRIPTION OF THE PROPERTY OF THE PROPERT	11.07.2025	Rs.8,59,000/- Rs.85,900/-

Description of the Immovable Property: All that piece and parcel of Residential Property being Flat No. C/301 (TF) of Yogi Darshan Complex-2, area admeasuring 47.32 sq. mtrs. Built-up area along with undivided share in land area admeasuring 23.31 sq. mtrs., which is constructed upon and which is laid out upon land bearing R.S. No. 577 Paiki Plot No. 18 to 22, 49, 50, 70 of Village-Kosamdi in the Registration Sub District-Ankleshvar and District-Bharuch. Property Bounded as under East: Internal Road, West: Parking, North: Stair

ı	Pass	age, South: Internal Roa	d, Owned by Vikaskumar Hwari& Swittdevi				
l	9	VIOLENCE SELECTION OF THE SECURITY OF THE SECU	Mr.Sawailal Chhagan Lal, 2. Mrs.Rekha Devi Sawai Lal All Residing at: 106, Priyanka Mega City, Gadadara Naher Road, Surat, Gujrat-395010	11.10.2021 / Rs. 12,78,933/- as on	11.07.2025	Rs.6,45,000/- Rs.64,500/-	

Description of the Immovable Property: All that piece and parcel of property being Plot no. 54, admesuring about 40:15 sq.mt, together with undivided proportionate share in Road

and COP admeasuring about 22.01 sq.mt. of Ram Krishna Residency-1 organized on land bearing block no.230, 231, 232, 233, 234, 235, 236, 238, 240, 241, 245 and 246 and after consolidation it was given Block no. 230 admesuring about 27013 sq.mt. of Mota Sub District Bardoli District Surat 4431210130000219 / 1. Mrs. Hansaben Dhanjibhai Bodar, 2. Mr. Nikunji Dhanajibhai Bodar 11.10.2021 /

All Residing at: 270, Laxmi Nagar V-1, Nr. Gopinath Spc, Sathana Jaakatnaka, Surat. Rs. 12,21,299/- as on 11.07.2025 4431-Kapodra Rs.61,200/-Description of the Immovable Property: All that piece and parcel of property bearing Plot No. 14 admeasuring 49.44 sq. mtr. (as oer 7/12 admeasuring 58.18 sq. mtr.), Open Land known and identified as "Kavya Residency" Part - B Situared at Revenue Survey No. 232/1, 232/2, 233/1, 233/2, 234/1, 234/2: Block No. 302/B admeasuring 14265 sq. mtr. (as pe

KJP Block No. 302/B/14) N.A. land of Village-Mulad, Tal - Olpad, Dist. Surat, Gujarat. 4430210130000088 / 1. Mr. Krunalbhai Dineshbhaikaysth, 2. Mrs. Ankitaben Krunalbhai Kaysth 11.10.2021 / Rs.6,45,000/-Rs. 13,00,521/- as on 11.07.2025 11 4448-Ankaleshwar All Residing at : 401, Akhand Apartment Bordi Seri, Near Ubhi Sheri, Saiyedpura,

Surat, Gujrat - 395003

Description of the Immovable Property: All that piece and parcel of property being Plot No. 122 admeasuring 42.41 sq. mtrs. open land known as identified as "Shrungal Homes situated at Revenue Survey No. 76/Paikki, 95/Paikki, 96/1 Paikki, 75/Paiki, Block No. 343/A, 343/B admeasuring 468.42 Sq. mtrs. N.A. land of village Bharundi, Tal. Olpad, Dist Surat, Gujrat which is OLPADat Serial No. Bounded as follows: - On or towards the East: Plot No. 123, On or towards the South: Society Internal Road, On or towards the West: Plot No. 123, On or towards the South: No. 121, On or towards the North: Plot No. 149

12	00346 /	Arunbhai Bharatbhai Ponikar, 2. Pooja Arunbhai Paunikar @Ponikar All At: Plot No. A/246, 1st floor, Mahadev Nagar-3, Near Sai Baba Temple, Near Yogeshwar Park, Near Rani Park, Dindoli, Surat, Gujarat-394210 Sr.No. 1 Also At: Bharat Enterprise, Plot No. 55/56, Jay Narayan, Nagar, Opp. Maha Prabhu Nagar, Nandi Video Gall, Limbayat, Surat, Gujarat-394210 & 3, Gate No. 1, Someshwar Society, Jiav Road, Bhestan, Surat, Gujarat-395023 Sr.No. 2 Also At: 231, Mahadev Nagar-3, Dindoli, Surat City, Surat, Gujarat-394210	08.10.2024 / Rs. 8,81,644.13 as on 03.10.2024	12.07.2025	Rs.6,32,000/- Rs.63,200/-
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Description of the Immovable Property: All that piece and parcel of Property bearing Plot No. 101, admeasuring about 40.26, sq. mtrs., according to the KJP and on situ admeasuring about 40.13 sq. mtrs., together with undivided proportionate share in Road COP admeasuring about 31.02 sq. mtrs., of "Shri Villa Residency Part-1", organized on land bearing Revenue Survey No. 68/2, and its Block No. 115, admeasuring about 10926 sq. mtrs., of Village-Mota, Sub-District-Bardoli, Dist.- Surat, Gujarat, along with construction thereon, Land Bounded as East: Adjoining Plot No. 100, West: Adjoining Plot No. 102, North: Adjoining Plot No. 92, South: Adjoining Society Road. Owned by Pooja Arunbhai Ponikar and Arunbhai Bharatbhai Ponikar.

13	02/	Ashokkumar Somabhai Vankar, 2. Taraben Vankar All At: Mangal Murti Society Behind ITI Kalol, Panch Mahals, Gujarat-389330 Sr.No. 1 Also At: Ashokkumar Vankar, Mangal Murti Society Behind ITI, Kalol, Panch Mahals, Gujarat-389330. Sr.No. 2 Also At: Taraben Vankar, Mangal Murti Society Behind ITI, Kalol, Panch Mahals, Gujarat-389330	29.04.2024 / Rs. 13,13,866.7 as on 25.04,2024	13.07.2025	Rs.11,36,000/- Rs.1,13,600/-
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39, admeasuring 96 Sq.mtrs., at Registration Sub District Kalol & District Panchmahal And Bounded as North: By Plot no. 40, East: By Land of Plot no. 44, South: By Land of Plot no. 38, West: By Society Common Road, which is Owned by Ashokkumar Somabhai Vankar

SI. No.		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
14	448021004000 0013 / 4480- Himmatnagar	Naeembhai Hasbudeenm Ansari, 2. Imranaben Nareembhai Ansari Jaylunben Hasaludinbhai Ansari All At: 48, Masjid Vistar, Bhiloda Sabarkantha, Gujarat-383245 Sr.No. 1 Also At: Feshan Novelty Store, Ambil Bazar, Bhiloda, Aravalli, Sabarkantha, Gujarat-383245	09.01.2024 / Rs.10,74,527.58 as on 02.01.2024	20.07.2025	Rs.11,36,000/- Rs.1,13,600/-

Description of the Immovable Property: All that piece and parcel of land bearing Property no. 512, situated at Bhiloda Gram Panchayat, Mouje: Bhiloda, within the limits of Bhiloda Tal. Bhiloda, Dist. Aravalli, which is Bounded as follows: Towards East: Naveri is situated, Towards West: Road is situated, Towards North: Open land then Vaghu is situated, Towards South: House is Situated, which is Owned by Imranaben Naeembhai Ansari

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Description of the Immovable Property: All that piece and parcel of land bearing Property bearing Municipal Tenament no. 0612-05-0326-0001-F, Property No. 1179 admeasuring about 107.45 Sq.mtrs., construction area situated at Mouje Village: Kali, Taluka: Sabarmati, Dist. Ahmedabad in Registration District and Sub District Ahmedabad-2 (Vadaj) And Bounded as East: House of Chaturji Kaluji, West: Open Plot, North: Chali of Ramanbhai Vithalbhai Patel, South: Property of Nurbanu Mohanmadbhai Malik, which is Owned by Sunitaben Jashvantbhai Thakor

446721013000 0163 / 4467-Naroda Patiya	1. Arvind Motilal Prajapati, 2. Pushpakumari Arvind Prajapati All Residing At: 1075/1, Luhar Sheri, Saraspur, Ahmedabad, Gujarat - 380018 Sr.No. 1 Also At: 1477, Nani Vasan Sheri, Near Post Office, Saraspur, Ahmedabad City, Saraspur, Gujarat - 380018 & Freedom Best Choice, S.F. D/206, Arvind Mega Trade, Opp. Ashok Mill BRTS Bus Stop, Naroda Road, Ahmedabad, Gujarat - 380025 & Flat No. 303, 3rd floor, Centre Point, Nr. Jawahar Sindhi Dharamshala, Kubernagar, Ahmedabad, Ahmedabad, Gujarat - 382430 Sr.No. 2 Also At: Flat No. 303, 3rd floor, Centre Point, Nr. Jawahar Sindhi Dharamshala, Kubernagar, Ahmedabad, Ahmedabad, Gujarat - 382430	04.05.2023 / Rs.16,36,908.9 as on 02.05.2023	26.07.2025	Rs.9,83,000/- Rs.98,300/-
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Description of the Immovable Property; All that piece and parcel of land bearing Property bearing Flat No. 303 on 3rd floor, admeasuring about 43.51 sq. mts. Construction property in the scheme known as "CENTRE POINT", situated on the land bearing Consolidated City Survey No. 4435 of Sheet No. 82, in the sim of Mouje Village: Sardarnagar, Taluka: Asarva, District: Ahmedabad in the District of Ahmedabad and Registration Sub-District of Ahmedabad - 6 (Naroda). Boundary: East - Relevant Road; West - City Survey No. 4430; North- City Survey No. 4434; South - City Survey No. 4438.

17	444221014000 1. Anil Dineshbhai Panchal, 2. Hansaben Panchal At: C2, 199 Ghadiyali Pole, Vadodara, Gujarat-390001 4442-Harni Road Sr.No. 1 Also At: Mars Enterprise, 13, Aarnatrum Complex beside Riddhi Siddhi Hall, Ehha Naka, Vadodara, Gujarat-390024 & 122-K Hanuman Faliya-1, behind Ramji Mandir, New La Vadodara, Gujarat-390091 Sr.No. 2 At: Hanuman Faliyu, behind Nyay Mandir, Vadodara, 390001	henpura 11.02.2025	26.07.2025	Rs.10,87,000/- Rs.1,08,700/-	
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Description of the Immovable Property: All that piece and parcel of Flat No. 905, Tower-I, 9th Floor, Carpet area admeasuring 33.24 sq. mtrs., & Balcony admaesruing 1.76 sq. mtrs., Wash area admeasuring 1.84 sq. mtrs., total carpet area admeasuring 36.84 sq. mtrs., constructed in the building known as "Shree Siddheshwar Partheshwar", lying being non agricultural land bearing R.S no. 855/2, admeasuring 1619:00 Sq. mtrs., & R. S No. 855/4, admeasuring 7993:00 sq. mtrs., T.P Scheme, F.P no. 340, admeasuring 7993:00 sq. mtrs., along with undivided share of land admeaseuing 15.45 sq. mtrs., situated at Mauje Ksaba, Vadodara, at registration & sub district Vadodara & District Vadadara and same is Bounded as East: the applicable route is, West: the applicable route is, North: the applicable route is, South: FP no. 338 and 339 are available which is Owned by Anil Dineshbhai Panchal & Hansaben Panchal

Ankieshwar, Bharuch, Gujarat-393001 06.05.2024	_		 Joseph Rajendra Madarasi, 2. Vijayaben Ranjan Madrasi All At: B 207 Krishna Complex Near Dominoz, Ankleshwar, Kapodara Patiya Ankleshwar, Bharuch, Gujarat-393001 	10.05.2024 / Rs.10,42,433.62 as on 06.05.2024	26.07.2025	Rs.10,28,000/- Rs.1,02,800/-
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Description of the Immovable Property: All piece and parcel of property being Plot no. 88, in the scheme known as "Silver City", Jitali, Ankleshwar, which is consytructed upon and which is laid out upon R.S. no. 53 and New R. S. no. 709 of Village Jitali, in the Registration Sub-District, Ankleshwar and district, Bharuch. The Said residential property being Plot no. 88 of Silver City, admeasuring area of property is 60.22 Sq.mtrs, being constructed property And Bounded as East: Internal road, West: Plot no. 87, North: Internal Road, South: Plot no. 89, which is owned by Vijyaben Madrasi and Josaph Madrasi

19	286 /	 Harishchandra Shivrawat Prasad, 2. Devanti Devi All At: 233, Siddhi Residency, Canal Road, Kareli to Olpad Road, Sayan, Surat, Gujarat-394130 Sr.No. 1 Also At: Jay Om Textiles, 207, Sunshine-2, Sayan Road, Kareli, Surat, Gujarat 394130. 		02.08.2025	Rs.6,03,000/- Rs.60,300/-
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Description of the Immovable Property: All piece and parcel of property being Plot no. 61, admeasuring 45.29, sq. mtrs. along with construction thereon. Open land known & identified as "Siddhi Residency", land bearing revenue Survey No. 279/1, Block No. 222, Khata No. 42, area admeasuring 18211 sq. mtrs., paiki sitauted at Sector, 1, N.A land of Village-Kareli, Tal.- Olpad, Dist.- Surat, Gujarat, Bounded as East: Plot No. 60, West: Plot No. 62, North: Society Approch Road, South: Plot No. 82. Owned by Devantidevi Harishchandra Prasad and Harishchandra Shivrayat Prasad.

20	43303350	1. Hemantkumar Kulmani Mallik, 2. Mamina Hemantkumar Malik	27.03.2023 /	22.00.2025	Rs.6,69,000/-
20	320 / 4428-Udhana	All At: 189, Mahadev Residency, Tantithaiya, Kadodara, Surat, Gujarat, 394305	Rs.8,72,387.95 as on 21.02.2023	23.08.2025	Rs.66,900/-

Description of the Immovable Property: All piece and parcel of property being Plot No. 335 admeasuring about 48 Sq. yards i.e. 40.13 Sq. Mtrs. (According to K.J.P. block No. 74/335 admeasuring about 60.28 Sq.Mtrs.) together with undivided proportioantes share in Road and COP admeasuring about 23.70 Sq.Mtrs. Of Aradhana Platinum Part-1, organized on and bearing Block no. 74 and 75 and after consolidation it was given new Block no. 74 admeasuring about 28064 Sq. mtrs. of Village Kareli, Tal. Palsana, Dist. Surat. Bounded as: East-Adjoining Plot no. 324; West-Adjoining Society Internal Road; North-Adjoining Plot no. 336; South-Adjoining Plot No. 334

21	0000598 / 4431- Kapodra	Jitendra Brahmanand Giri, 2. Ajoradevi Brahmanand Giri, 3. Devendra Brahmanand Giri All At; Plot No. 35, Raghul Nagar, C.R., Limbayat Patil Road, Dindoli, Surat, Gujarat-394210 Sr.No. 1 Also At; Surya Technofab LLP, Plot No. 04, Hi-Tech Park, Bhestan, Canal Raod, Bhestan, Surat, Gujarat-395023 & 57, Radha Krishna Nagar, Dindoli, Surat City, Surat, Gujarat-394210 Sr.No. 283 Also At; House No. 123, of Village-Choraha, Post-Baraipar, Baraipar, Jaunpur, Uttar Pradesh-222144	08.10.2024 / Rs.10,73,295.17 as on 03.10.2024	23.08.2025	Rs.6,63,000/- Rs.66,300/-	
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Description of the Immovable Property: All piece and parcel of Property bearing Plot No. 95, admeasuring 40.15 sq. mtrs., along with undivided admeasuring 21.75 sq. mtrs., in whole open land known and identified as "Green Park Part-3", situated at Revenue Survey No. 38, 39, 40, Old Block No. 29, (After Re-Survey Block No. 31), (After KJP Block No. 31/95), admeasuring 58286 sq. mtrs., N.A.Land situated at Village-Haldharu, Tal.- Kamrej, Dist.- Surat, Gujarat, along with construction thereon, Land Bounded as East: Plot No. 98, West: Society Road, North: Plot No. 94, South: Plot No. 96, Owned by Ajora Devi Giri, Giri Jitedra Kumar & Devendra Giri,

22 0000409 / All At: Plot No. 245, 1st floor, Patel Nagar, Near Railway Fatak, Near Meera Nagar, Near Bharat Gas, Rs.8,20,975.63 24. 4428- Vadodara, Dindoli Road, Surat, Gujarat-395010 as on Sr.No. 1&2 Also At: Plot No. 239, Shop No. 3, Patel Nagar, Near Dindoli Godadra Railway Fatak, Near 03.10.2024 Bharat Gas Surat, Vadodara, Gujarat-395010	24.08.2025	Rs.6,82,000/- Rs.68,200/-
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Description of the Immovable Property: All piece and parcel of Property bearing Plot No. 197, (according to the KJP it is given Block No. 184/197), admeasuring about 41,28 sq. mtrs., together with undivided proportionate share in Road and COP admeasuring about 25.28 sq. mtrs., of Shree Vallabh Residency, organized on land bearing Revenue Survey No. 146/2 and 149 and its Block No. 170 after Re-Survey it was given new Block No. 184, admeasuring about 37723 sq. mt., along with construction thereon, of Village-Haldharu, Sub-District-Karnrej, Dist - Surat, Gujarat, Land Bounded as East; Adjoining Plot No. 174, West; Adjoining Society Internal Road, North; Adjoining Plot No. 198, South; Adjoining Plot No. 196. Owned by Minadevi Narendra Kumar and Pandey Narendra Kumar Radheyshyam

Date & Time of Inspection of the property(ies)	::	21-11-2025 & 05-12-2025 Between 11.00 AM to 4.00 PM	
Date for Submission of Bid & EMD	::	10.12.2025 Between 11.00 AM to 5.00 PM	
Date and Time of Auction	::	11.12.2025 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. 14) Ujjivan Small Finance Bank Ltd, Trimurti complex, Upper Ground floor, Shop No. G1, G2, G3 and G 59, Sahakari Gin cross Road, Himmatnagar - 383001 (Contact: Ankur Sonawane 9904174447, Aniruddhsinh Gadhavi 9824502290) & For Sr. No. 3, 4, 5 & 15, 16) Ujjivan Small Finance Bank Ltd., Lilamani Corporate Heights, Opp Ramapir Tekra BRTS, Nava Vadal - Ahmedabad, Gujarat-380013 (Contact: Ankur Sonawane 9904174447, Vijaykumar Parmar 8733894076) & For Sr. No. 1, 2, 6 to 12 & 18 to 22) Ujjivan Small Finance Bank Ltd., Shreenath Complex Opp Dream Honda Showroom Udhana Surat, Gujarat-394210 (Contact: Ankur Sonawane 9904174447, Ajaysinh Barad 6355402638) & For Sr. No. 1, 2, 6 to 12 & 18 to 22) Ujjivan Small Finance Bank Ltd. Signature Complex, Opp SRPF Camp, Near Akashwani, Manjalpur, Baroda-390009 (Contact: Ankur Sonawane 9904174447)

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/ ies put on auction and claims/rights/ dues/ effecting 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.

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/les put on auction will be permitted to interested bidders at sites as mentioned against each property description.

The Interested Bidders shall submit their Bid before the Authorised officer undersigned one day before the auction date as mentioned above.

 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.7418281709). The intending bidders are advised to visit https://www.bankeauctions.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.bankeauctions.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-7291918824, 25, 26 support email id:-support@bankeauctions.com, Auction portal - https://www.bankeauctions.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

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. 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/Mortgagors about public auction scheduled for sale of mortgaged properties.

Place: Gujarat Sd/- Authorized Officer Ujjivan Small Finance Bank Date: 19-11-2025

Ahmedabad

Rs.64,500/-

04.10.2021