

Protium PROTUM FINANCE LIMITED
(ERSTWHILE GROWTH SOURCE FINANCIAL TECHNOLOGIES LIMITED)
Registered & Corporate Office
Address: 7th Floor, Block B2, Phase - I Nirion Knowledge Park, Pahadi Village, Off. Western Express Highway, Camba Industrial Estate, Geraon(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 GS0566EL1491153" & Name of borrower is Ramdev Roadlines Through Its Proprietor Kapil Kumar Jethabhai Sandapa. It 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 Lakh Eighty Thousand Only) & Earnest Money Deposit is Rs. 1,16,000/- (Rupees One Lakh Eighty Thousand Only)." This corrigendum should be read in 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



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BAJAJ HOUSING FINANCE LIMITED

Corporate Office: Cerebrum It Park B2 Building, 5th Floor, Kalyani Nagar, Pune, Maharashtra-411014, Branch Add. C4 Plot no. 4th Floor, Aurum Avenue, Opp. Mayer Bungalow, Nr. Lawgarden, Elsbridge, Ahmedabad - 380008 AUTHORIZED OFFICER'S DETAILS: NAME: Neera Sharma / EMAIL ID: neera.sharma@bajajhousing.co.in MOB NO. 8669189048 & 9778336633

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 the Rules made thereunder to Securitised Assets (E-Auction) Rules, 2018
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/ GUARANTOR(S) AND LOAN DETAILS		DETAILS OF E AUCTION
LAN- : H418LHP0845758		E-AUCTION DATE: 19/11/2025 BETWEEN 11:00 AM TO 12:00 PM WITH UNLIMITED AUTO EXTENSION OF 5 MINUTES
1. MAYUR AMRUTBHAI CHUNARA (Borrower)		LAST DATE OF SUBMISSION OF EARNEST MONEY DEPOSIT (EMD) WITH KYC IS - 20/11/2025 UP TO 5:00PM (IST)
2. CHUNARA SHARMLABEN MAYURBHAI (Co-Borrower)		DATE OF INSPECTION: - 19/11/2025 BETWEEN 11:00 AM TO 4:00 PM (IST)
Both are 1274, Devayani Nagar, Opp. Sambhaji Dargah, Bhavnagar - 362440		RESERVE PRICE: For Immovable property Rs. 32,00,000/- (Rupees Thirty Two Lakhs Only)
Outstanding amount - Rs. 40,1007/- (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		THE EARNEST MONEY DEPOSIT WILL BE Rs. 3,20,000/- (Rupees Three Lakhs Twenty Thousand Only) 10% of Reserve Price.
		BID INCREMENT - Rs. 25,000/- (RUPEES TWENTY FIVE THOUSAND ONLY) & IN SUCH MULTIPLES.

DESCRIPTION OF THE IMMOVABLE PROPERTY
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 Known As Sangani Square Situated At New Amalgamated Survey No.641/1 - Old Survey No.641/1 - 642/1, 651/1 & 652/1 Final Plot No.78/2 & 92 Of T.p.schme No 57 Of Mouje Narol Taluka Manigar In The Registration District Of Ahmedabad, Butted & Bounded On East - office No.304, West - office No.306 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 Known As Sangani Square Situated At New Amalgamated Survey No.641/1 - Old Survey No.641/1 - 642/1, 651/1 & 652/1 Final Plot No.78/2 & 92 Of T.p.schme No 57 Of Mouje Narol Taluka Manigar 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://bankeauctions.in> on 22/11/2025 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 (Neera Sharma) Bajaj Housing Finance Limited

Ujjivan Small Finance Bank

Registered Office : Gape 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 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 BASIS" on the date as prescribed as hereunder.

Sl. No.	Loan A/c No/J 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	1. 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 Road, 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, South: Plot No. 333. Owned by Phulsa Ramchandra & Ankit Ramchandra.

2	442821013 0000305 / 4428- Udhana	1. Shailendra Swaminath Sharma, 2. Reena Shailendra Sharma Both Add.: 31, Ranchod Nagar, Near Kalias Chowkdi, Bamroll Road, Pandesara, Bamroll, Surat, Gujarat-394221 Sr. No. 1 Also at: Yug Hair Art & Gents Parlour, Ground floor, Plot No. 31, Ranchod Nagar, Near Kalias Chowkdi, Near Ashupura Medical, Bamroll Road, Pandesara, Surat, Gujarat-394221 Sr. No. 2 Also at: Semraha, Maharajan, Siyakandagh, Uttarapradesh-273157	08.10.2024 / Rs. 8,78,039.6 as on 03.10.2024	22.06.2025	Rs. 7,44,000/- Rs. 74,400/-
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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. 187, North: Adjoining Society Internal Road, South: Adjoining Plot No. 177. Owned by Reena Shailendra Sharma & Shailendra Swaminath.

3	45182103000012 / 4518-Prahlad Nagar	1. Narendrakumar Madhubhai Vaghela, 2. Pushpaben Narendrakumar Vaghela Both Add.: 4/16, Vankar Vas, Bhelawada Transad, Dholka, Ahmedabad, Gujarat-387810 Sr. No. 1 Also At: 3-43, Nav Vas, Bhetwada, Rajkot, Ahmedabad, Gujarat-387810	08.10.2024 / Rs. 9,20,586/- as on 03.10.2024	22.06.2025	Rs. 17,63,000/- Rs. 1,76,300/-
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Description of the Immovable Property: All that piece and parcel of the property bearing Gram Panchayat Property No. 4/16, admeasuring about 8000 sq. ft., Construction area in the area known as "Vankar Vas", along with construction thereon, situated at Village-Bhetwada, 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 Arunhai Laljihai, North: Farm of Ishwarbhai Manlibhai, South: Public Road. Owned by Narendrakumar Madhubhai Vaghela

4	4467210900 000038 / 4467-Naroda Patiya	1. Goral Engineering through it Propreitor Ridham Chandrakant Patel, 2. Ridham Chandrakant Patel, 3. Nayaben Chandrakant Patel All Add.: Near Umiya Nagar Society, Umiya Nagar common plot, near Vaishnividevi Mandir, situated at post Khoraj, Tal & Dist - Gandhinagar, Gujarat-382421 Sr. No. 2 Also At: E-501, Ralnadeep Tower, near Arjun Tower, C.P. Nagar, Ghatotkanya Ahmedabad, Gujarat-380061 Sr. No. 3 Also At: E-501, Ralnadeep Tower, near Arjun Tower, C.P. Nagar, Ghatotkanya Ahmedabad, Gujarat-380061	06.09.2024 / Rs. 3,25,732.41/- as on 29.08.2024	07.07.2025	Rs. 41,89,000/- Rs. 4,18,900/-
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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. 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. 641/1, 641/2, 651/1 & 652/1, 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 000100 / 4468-CTM	1. Kanubhai Ramanbai Vaghela, 2. Payalben Kanubhai Vaghela All Add.: B/204, Shalya Apartment, Near Punit Nagar, Cadila Railway Crossing, Ghodasra, 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, Ghodasra, Ahmedabad City, Ahmedabad, Gujarat-380050	13.11.2024 / Rs. 7,10,735.85 as on 07.11.2024	07.07.2025	
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