

IDFC FIRST Bank Limited
(erstwhile Capital First Limited and amalgamated with IDFC Bank Limited)
CIN : L65110TN2014PLC097792
Registered Office: KRM Towers, 8th Floor, Harrington Road, Chetpet, Chennai-600031. TEL: +91 44 4564 4000 | FAX: +91 44 4564 4022.

APPENDIX IV (Rule 8(1))
POSSESSION NOTICE (For Immovable Property)

Whereas the undersigned being the Authorised Officer of the IDFC FIRST Bank Limited (erstwhile Capital First Limited and amalgamated with IDFC Bank Limited) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 18.06.2025 calling upon the borrower, co-borrowers and guarantors 1. VAGHELA ZAVERSANG HEMATAJI, 2. VAGHELA GANGABEN JAVARSING, to repay the amount mentioned in the notice being INR 4,61,92,93/- (Rupees Four Lac Sixty One Thousand Nine Hundred Seventy Two And Ninety Three Paise Only) as on 18.06.2025 within 60 days from the date of receipt of the said Demand notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken **Physical Possession** of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 21st day of DEC 2025.

The borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of THE IDFC FIRST Bank Limited (erstwhile Capital First Limited and amalgamated with IDFC Bank Limited) for an amount of INR 4,61,92,93/- (Rupees Four Lac Sixty One Thousand Nine Hundred Seventy Two And Ninety Three Paise Only) and interest thereon.

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

Description of the Immovable properties.

All That Piece And Parcel Of Land Bearing Situated At Consolidated At Panchot, R.s.no. 1565/2 Paiki, Constructed House On Plot No. 53 Paiki Constructed House On Plot No. 53/a, Admeasuring Built Up Area On Ground Floor 33.34 Sq. Mtr., Built Up Area On First Floor 20.94 Sq. Mtr. Total Built Up Area 54.28 Sq. Mtr., Margin Land 17.91 Sq. Mtr., Plot Area 51.25 Sq. Mtr. With Undivided Share On Road & Common Plot 68.96 Sq. Mtr., Taluka & District: Mehansa, Gujarat-384002, And Bounded As: East: Plot No. 53 Paiki, West: Plot No. 52/B, North: After Margin Of Said Plot, Internal Road, South: After Margin Land Of Said Plot, Naliya

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

Date: 21-12-2025
Place: GUJARAT
Loan Account No: 23985941

HERO HOUSING FINANCE LIMITED
Registered Office: 09, Community Centre, Basant Lok, Vasant Vihar, New Delhi-110057.
Branch Office: Office no 412, Fourth Floor, Seven Seaz, Plot No. 1 in Revenue Survey No. 270B-3, above Tanish Showroom, Junagadh Gujarat, Pin Code - 362001.

PUBLIC NOTICE (E-AUCTION FOR SALE OF IMMOVABLE PROPERTY)

(UNDER RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002)

NOTICE FOR SALE OF IMMOVABLE PROPERTY MORTGAGED WITH HERO HOUSING FINANCE LIMITED (SECURED CREDITOR) UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

Notice is hereby given to the public in general and in particular to the borrower(s) and guarantor(s) or their legal heirs/representatives that the below described immovable properties mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of Hero Housing Finance Limited (secured creditor), will be sold on 19-January-2026 (E-Auction Date) on "AS IS WHERE IS", "AS IS WHAT IS" and "WHAT-EVER THERE IS" basis for recovery of outstanding dues from the mentioned Borrowers, Co-Borrowers or Guarantors. The Reserve Price and the Earnest Money Deposit is mentioned below. The EMD should be made through Demand Draft/RTGS/NEFT for participating in the Public E-Auction along with the Bid Form which shall be submitted to the Authorized Officer of the Hero Housing Finance Ltd On or before 17-January-2026 till 5 PM at Branch Office: Office no 412, Fourth Floor, Seven Seaz, Plot No. 1 in Revenue Survey No. 270B-3, above Tanish Showroom, Junagadh Gujarat, Pin Code - 362001.

Loan Account No.	Name of Borrower(s) / Co-Borrower(s) / Guarantor(s) / Legal Heir(s) / Legal Rep.	Date of Demand Notice	Type of Possession (Under Constructive / Physical)	Reserve Price	Earnest Money
HHFJNGH02	Chudasma	23/11/2023,	Physical	Rs. 10,54,967/- as on 26/12/2025	Rs. 3,00,000/-
HHFJNGJPL230	Jagdishkumar Ramniklal, Chudasma Kanchanben	26/12/2025	Physical	30,00,000/-	Rs. 3,00,000/-

Description of property: All that piece and parcels of immovable property comprising of Residential Flat No A-6 having built-up area 54.95 Sq. Mts. on 3rd floor of the building known as "AMIZARA APARTMENT" Constructed on Land area 162.5 Sq. Mtr. of Plot No. 89 of RSN 1/3p Situated at Jodhpura in Sub District & Register District Junagadh. Boundary of the captioned property: Property Bounded By North: Flat No. B-6, Common wall, South: Open Land of Plot No. 90, East: Flat No. A-7, Common wall, West: Main Road of Mundlari Society.

Terms and condition: The E-Auction will take place through portal <https://bankauctions.com> on 19-January-2026 (E-Auction Date) 11:00AM onwards with limited extension of 10 minutes each. The intending Purchasers/Bidders are required to deposit EMD amount either through RTGS/NEFT or by way of Demand Draft/RTGS/NEFT favouring the HERO HOUSING FINANCE LTD. The EMD amount will be returned to the unsuccessful bidders after conclusion of the E-Auction.

Terms and Conditions of the E-Auction: 1. E-Auction is being held on "As is where is Basis" & "As is what is Basis" & "whatever there is Basis" & "Without recourse Basis" and will be conducted "online". 2. Bid increment amount shall be Rs.15,000/- (Rupees Fifteen Thousand Only). 3. The E-Auction will be conducted through M/s. C1 India Pvt Ltd through Mr. Dharami Krishna- 9948182222 (Helpline No.) Support Line: +91 124 4302020 (2021/2022/2023/2024) | Support Mobile Nos.: +91 291981124 /25 /26 and E-mail on support@bankauctions.com / andhra@c1india.com | at their web portal <https://bankauctions.com>. 4. There is no encumbrance on the property which is in the knowledge of Secured Creditors. However, the intending bidders should make their own independent enquires regarding the encumbrances, title of property put on auction and claims/rights due affecting the property, prior to submitting their bids. In this regard, the E-Auction advertisement does not constitute and will not be deemed to constitute an commitment or any representation of Hero Housing Finance Limited. 5. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues. The sale shall be subject to rules/ conditions/ prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The other terms and conditions of the E-Auction are published in the following website: www.herohousingfinance.com & For property details and visit to property contact to Mr. Jignesh Savjibhai Solanki/9841786637/jignesh.solanki@hero.hf.com & Shekhar Singh/971522275/shksharsingh@hero.hf.com. 7. The prospective bidders can inspect the property on 31-January-2026 between 11.00 A.M to 2.00 P.M with prior appointment.

15 DAYS SALE NOTICE TO THE BORROWER/GUARANTOR/MORTGAGOR

The above-mentioned Borrower/Mortgagor/guarantors are hereby notified to pay the sum as mentioned in Demand Notice under section 13(2) with as on date interest and expenses before the date of Auction failing which the property shall be auctioned and balance dues, if any, will be recovered with interest and cost from you.

For detailed terms and conditions of the sale, please refer to the link provided in https://url.herohousingfinance.in/hero_housing/other-notice on Hero Housing Finance Limited (Secured Creditor's) website i.e., www.herohousingfinance.com

Date: 31/12/2025
Place: Junagadh/Gujarat

For Hero Housing Finance Ltd. Authorised officer
Mr. Jignesh Savjibhai Solanki, Mob- 9841786637
Email Id: jignesh.solanki@hero.hf.com

HERO HOUSING FINANCE LIMITED
Registered Office: 09, Community Centre, Basant Lok, Vasant Vihar, New Delhi-110057.
Branch Office: Hero Housing Finance Ltd 5th floor, Chandan House, Opposite Pantaloons Store, Near Meethakali Six Road, Navrangpura, Ahmedabad, Gujarat-380006.

PUBLIC NOTICE (E-AUCTION FOR SALE OF IMMOVABLE PROPERTY)

(UNDER RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002)

NOTICE FOR SALE OF IMMOVABLE PROPERTY MORTGAGED WITH HERO HOUSING FINANCE LIMITED (SECURED CREDITOR) UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

Notice is hereby given to the public in general and in particular to the borrower(s) and guarantor(s) or their legal heirs/representatives that the below described immovable properties mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of Hero Housing Finance Limited (secured creditor), will be sold on 06-February-2026 (E-Auction Date) on "AS IS WHERE IS", "AS IS WHAT IS" and "WHAT-EVER THERE IS" basis for recovery of outstanding dues from below mentioned Borrowers, Co-Borrowers or Guarantors. The Reserve Price and the Earnest Money Deposit is mentioned below. The EMD should be made through Demand Draft/RTGS/NEFT for participating in the Public E-Auction along with the Bid Form which shall be submitted to the Authorized Officer of the Hero Housing Finance Ltd On or before 05-February-2026 till 5 PM at Branch Office: Hero Housing Finance Ltd 5th floor, Chandan House, Opposite Pantaloons Store, Near Meethakali Six Road, Navrangpura, Ahmedabad, Gujarat-380006.

Loan Account No.	Name of Borrower(s) / Co-Borrower(s) / Guarantor(s) / Legal Heir(s) / Legal Rep.	Date of Demand Notice	Type of Possession (Under Constructive / Physical)	Reserve Price	Earnest Money
HHFAHMLP1	Garish Shankarlal Varjani	20/12/2022,	Physical	Rs. 63,58,650/- as on 29/12/2025	Rs. 1,60,000/-

Description of property: All that piece and parcel of Office/Shop Being Second Floor (Shop 170 & 171) of Municipal census No. 170, (Muni. Tenament No. 0115-23-0636-0005-V), S.S.D. Tower, Having Area Admeasuring 458 Sq. Ft. i.e. 42.25 Sq. Mtrs in Dandigra N Pole of City Survey No. 3984 of City Survey Ward Kalupur-1, in The Registration District & Sub District of Ahmedabad-1, Gujarat-380001, along with all common amenities written in Title Document. Bounded By: North-Common open Space, East: House of Survey No. 169 Alongwith Common wall, West: House of Muni. Census No. 171 Along with Common wall, South: House of Rabaraj Along With Common wall.

Terms and condition: The E-Auction will take place through portal <https://bankauctions.com> on 06-February-2026 (E-Auction Date). After 11:00AM onwards with limited extension of 10 minutes each. The intending Purchasers/Bidders are required to deposit EMD amount either through RTGS/NEFT or by way of Demand Draft/RTGS/NEFT favouring the HERO HOUSING FINANCE LTD. The EMD amount will be returned to the unsuccessful bidders after conclusion of the E-Auction.

Terms and Conditions of the E-Auction: 1. E-Auction is being held on "As is where is Basis" & "As is what is Basis" & "whatever there is Basis" & "Without recourse Basis" and will be conducted "online". 2. Bid increment amount shall be Rs.15,000/- (Rupees Fifteen Thousand Only). 3. The E-Auction will be conducted through M/s. C1 India Pvt Ltd through Mr. Dharami Krishna- 9948182222 (Helpline No.) Support Line: +91 124 4302020 (2021/2022/2023/2024) | Support Mobile Nos.: +91 291981124 /25 /26 and E-mail on support@bankauctions.com / andhra@c1india.com | at their web portal <https://bankauctions.com>. 4. There is no encumbrance on the property which is in the knowledge of Secured Creditors. However, the intending bidders should make their own independent enquires regarding the encumbrances, title of property put on auction and claims/rights due affecting the property, prior to submitting their bids. In this regard, the E-Auction advertisement does not constitute and will not be deemed to constitute an commitment or any representation of Hero Housing Finance Limited. 5. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues. The sale shall be subject to rules/ conditions/ prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The other terms and conditions of the E-Auction are published in the following website: www.herohousingfinance.com & For property details and visit to property contact to Mr. Hari Singh Rajawat / 9828677772 / hari.rajawat@hero.hf.com & Shekhar Singh/971522275/shksharsingh@hero.hf.com. 7. The prospective bidders can inspect the property on 31-January-2026 between 11.00 A.M to 2.00 P.M with prior appointment.

30 DAYS SALE NOTICE TO THE BORROWER/GUARANTOR/MORTGAGOR

The above-mentioned Borrower/Mortgagor/guarantors are hereby notified to pay the sum as mentioned in Demand Notice under section 13(2) with as on date interest and expenses before the date of Auction failing which the property shall be auctioned and balance dues, if any, will be recovered with interest and cost from you.

For detailed terms and conditions of the sale, please refer to the link provided in https://url.herohousingfinance.in/hero_housing/other-notice on Hero Housing Finance Limited (Secured Creditor's) website i.e., www.herohousingfinance.com

Date: 31/12/2025
Place: Ahmedabad/Gujarat

For Hero Housing Finance Ltd. Authorised officer
Mr. Hari Singh Rajawat, Mob. 9828677772
Email: hari.rajawat@hero.hf.com

DCB Bank Limited
Regional Office: 8th Floor, Pariseema Complex, Bodilney Cross Road, Opp. IFCI Bhavan, C.G. Road, Ahmedabad-380006.

DCB BANK

POSSESSION NOTICE

The undersigned being the authorized officer of the DCB Bank Ltd., under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (54 of 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 on below mentioned dates calling upon the borrowers (Borrower's and Co-Borrower's) to repay the amount mentioned in the notice as detailed below in tabular form with further interest thereon from within 60 days from the date of receipt of the said notice.

The borrower and Co-Borrower having failed to repay the amount, notice is hereby given to the borrower, Co-Borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 also n/w section 14(1) of the Security Interest Rules 2002 on 27th December, 2025.

The borrower, Co-Borrower in particular and the public in general is hereby cautioned not to deal with the property (Description of the immovable Property) and any dealings with the property will be subject to the charge of the DCB Bank Ltd., for respective amount as mentioned here below. The Borrower's attention is invited to provisions of Sub-section (8) of Section 13 of the act, in respect of time available, to redeem the secured assets.

1) Demand Notice Dated	26-08-2025
Name of Borrower(s) and (Co-borrower(s)	LATE. MR. ILIYAS SHEKH REPRESENTED BY HIS KNOWN AND UNKNOWN LEGAL HEIRS INCLUDING MRS. JAMILABIBI SHEKH AND MRS. JAMILABIBI SHEKH
Loan Account Number	DAHLRAN00568621
Total Outstanding Amount	Rs.4,22,065/- (Rupees Four Lakh Twenty-Two Thousand Sixty-Five Only) as on 26th August 2025
Description of The Immovable Property	ALL PIECE AND PARCEL OF IMMOVABLE PROPERTY BEING R.S.NO.200+226/N.A.LAND PAIKI PLOT NO.47 ADMEASURING 41.81 SQ. MTR AYAT RESIDENCY, KALI TALAVDI ROAD AT VILLAGE KANSARI, TA. KHAMBHAT DIST. ANAND WHICH IS BOUNDED BY: EAST: PLOT NO.48, WEST: PLOT NO.46, NORTH: SOCIETY ROAD, SOUTH: PLOT NO.31 (The Secured Assets)
Date: 31/12/2025 Place: Anand (Gujarat)	Sd/- Authorized Officer For DCB Bank Limited.

TATA CAPITAL HOUSING FINANCE LIMITED
Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013.
Branch Address: TATA CAPITAL HOUSING FINANCE LIMITED, 4th Floor, Capital One Building, Between HDFC House & HDFC Bank, Near Mithakhali 6 Road, Navrangpura, Ahmedabad, Gujarat -380009.

NOTICE FOR SALE OF IMMOVABLE PROPERTY
(Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

E-Auction Notice of 30 days for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the below mentioned Borrower and Co-Borrower, or their legal heirs/representatives (Borrowers) that the below described immovable property mortgaged to Tata Capital Housing Finance Ltd. (TCHFL), the Possession of which has been taken by the Authorized Officer of TCHFL, will be sold on 04-02-2026 on "As is where is" & "As is what is" and "Whatever there is" and without any recourse basis" for recovery of outstanding dues from below mentioned Borrower and Co-Borrowers. The Reserve Price and the Earnest Money Deposit is mentioned below. Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said secured asset / property shall be sold by E-Auction at 2.00 P.M. on the said 04-02-2026. The sealed envelope containing Demand Draft of EMD for participating in E-Auction shall be submitted to the Authorized Officer of the TCHFL on or before 03-02-2026 till 5.00 PM at Branch address TATA CAPITAL HOUSING FINANCE LIMITED, 4th Floor, Capital One Building, Between HDFC House & HDFC Bank, Near Mithakhali 6 Road, Navrangpura, Ahmedabad, Gujarat -380009. The sale of the Secured Asset/ Immovable Property will be on "as is where condition is" as per brief particulars described herein below:

Sr. No.	Loan A/c No.	Name of Borrower(s) / Co-borrower(s) / Legal Heir(s) / Legal Representative/ Guarantor(s)	Date of Demand Notice	Reserve Price	Outstanding as on
1.	TCHHL06 28000100 128119 & TCHHL062 80001001 29270 & TCHHL062 80001002 28558 & TCHHL062 80001002 41761	Sunilkumar Sunilbhai Harvani, Vidhyaben Govindbhai Harvani, Govindbhai Ramchand Harvani	Rs. 47,84,118/- is due and payable by you under Agreement No. TCHHL0628000100128119 and an amount of Rs. 2,87,958/- is due and payable by you under Agreement No. TCHHL0628000100129270 and an amount of Rs. 4,55,643/- is due and payable by you under Agreement No. TCHHL0628000100228558 and an amount of Rs. 4,63,861/- is due and payable by you under Agreement No. TCHHL0628000100241761 totalling to Rs. 59,91,580/- 05-02-2025	Rs. 56,95,400/- Earnest Money Deposit (EMD) :- Rs.5,69,540/- Type of possession :- Physical	Rs. 54,20,455/- is due and payable by you under Agreement No. TCHHL0628000100128119 and an amount of Rs. 335,367/- is due and payable by you under Agreement No. TCHHL0628000100129270 and an amount of Rs. 529,117/- is due and payable by you under Agreement No. TCHHL0628000100228558 and an amount of Rs. 542,734/- is due and payable by you under Agreement No. TCHHL0628000100241761 totalling to Rs. 68,27,673/- 22-12-2025
2.	TCHJN0227 40001000 90590 & TCHHL02 74000100 090568 & TCHJN027 40001001 73424	Mrs. Vimalaben Puvur Mr. Sureshkumar Prabhatsinh Puvur Mr. Jayeshkumar Prabhatsinh Puvur	Rs. 61,863/- is due and payable by you under loan account No. TCHJN0274000100090590 and an amount of Rs. 11,00,165/- is due and payable by you under loan account No. TCHHL0274000100090568, and an amount of Rs. 1,33,420/- is due and payable by you under loan account No. TCHJN027400010073424, totalling to Rs. 12,95,448/- 08-04-2025	Rs. 14,62,500/- Earnest Money Deposit (EMD) :- Rs. 1,46,250/- Type of possession :- Physical	Rs. 73883/- is due and payable by you under Agreement No. TCHJN0274000100090590 and an amount of Rs. 12,30,423/- is due and payable by you under Agreement No. TCHHL0274000100090568 and an amount of Rs. 147,666/- is due and payable by you under Agreement No. TCHJN027400010073424 totalling to Rs.1451972/- 22-12-2025

Description of the Immovable Property: All the rights, piece & parcel of Immovable residential property bearing Plot No. 139-A admeasuring 48 Sq. Mtrs. i.e. 516.48 Sq. Ft. and built up area 28 Sq. Mtrs. i.e. 301.28 Sq. Ft. located in the Premises known as "VRISHTI RESIDENCY" bearing Revenue Survey number 1638, Moque: Kanjar, Taluka: Halol, Sub District: Halol, District: panchmahal, Gujarat. Bounded as Follows: - East: By 6 Mtr. Wide Road, West: By the land of house number 124 B, North: By the land of house no. 138 B, South: By the land of house no. 139 B.

Sr.	Loan A/c No.	Name of Borrower(s) / Co-borrower(s) / Legal Heir(s) / Legal Representative/ Guarantor(s)	Date of Demand Notice	Reserve Price	Outstanding as on
3.	TCHHF02 74000100 187581 & TCHJN027 40001001 88738 & TCHJN027 40001002 09150 & TCHHL02 74000100 207432 & TCHHF02 74000100 215893	Omprakash Sharma Pooja Omprakash Sharma	Rs. 37,890,161/- is due and payable by you under loan account No. TCHHF0274000100187581 and an amount of Rs. 13,06,991/- is due and payable by you under loan account No. TCHJN0274000100188738 and an amount of Rs. 128,761/- is due and payable by you under loan account No. TCHJN0274000100209150 and an amount of Rs. 27,454,112/- is due and payable by you under loan account No. TCHHL0274000100207432 and an amount of Rs. 81,885/- is due and payable by you under loan account No. TCHHF0274000100215893 totalling to Rs.76,12,452/- 05-06-2025	HOUSE NO C 41 & 42. Rs. 57,73,700/- Earnest Money Deposit (EMD) :- HOUSE NO C 41 & 42. Rs. 5,77,370/- And HOUSE NO A 254. Rs. - 40,85,800/- Earnest Money Deposit (EMD) :- HOUSE NO A 254. Rs. - 4,08,580/- Type of possession :- Physical	Rs. 40,85,933/- is due and payable by you under Agreement No. TCHHF0274000100187581 and an amount of Rs. 14,35,75/- is due and payable by you under Agreement No. TCHJN0274000100188738 and an amount of Rs. 14,05,79/- is due and payable by you under Agreement No. TCHJN0274000100209150 and an amount of Rs. 29,02,364/- is due and payable by you under Agreement No. TCHHL0274000100207432 and an amount of Rs. 88,3780/- is due and payable by you under Agreement No. TCHHF0274000100215893 totalling to Rs. 81,55,971/- 22-12-2025

Description of the Immovable Property: All that piece and parcel of the PROPERTY 1:- All the piece and parcel of An immovable Residential Property bearing Plot No. A-254, area admeasuring 595.00 Sq. Fts. (55.28 Sq. Mtrs.) and undivided share of land area admeasuring 327.16 Sq. Fts. (30.39 Sq. Mts.), total area admeasuring 922.16 Sq. Fts. (85.67 Sq. Mtrs.), Ground Floor Built up area admeasuring 33.44 Sq. Mtrs., First Floor Built up area admeasuring 40.26 Sq. Mtrs., Stair Cabin Built up area admeasuring 6.64 Sq. Mtrs., Constructed in Society known as "ANANTA SHUBH LABH" situated at Old Revenue Survey No. 295, Block No. 215/A, 215/B, 215/C Paiki Block No. 215/C land area admeasuring 9-11-07 Hec- Are-Sq. Mtrs., After Block Partition, Block No. 215/C Paiki 1, Block No. 215/C Paiki 2, Block No. 215/C Paiki 3, Paiki Block No. 215/C Paiki 4 land area admeasuring 3-21-57 Hec-Are-Sq. Mtrs. i.e. 32.157 Sq. Mtrs. (3,46,138 Sq. Fts.) at Moje: Khatamba, Registration Sub- District: Vadodara, District - Vadodara. Bounded As Follows:- East:- Plot No. A-255, West:- Plot No. A-253, North:- Plot No. A-200 & A-201, South:- Society's Internal Road, PROPERTY 2:- All the piece and parcel of An immovable Residential Property bearing House/Block No. C-41 and C-42 having land admeasuring 45.22 Sq. Mtrs and 45.22 Sq. Mtrs out of which Constructed area is 30.15 sq. mtr. and 30.15 sq. mtrs in "Shanti Sagar Society" situated in land bearing Revenue Survey No. 5111, C. No. 1604 in the sim of Vadodara Kasba, District & Sub District Vadodara. Boundaries of captioned property, Plot No. C-41: - East: Plot No. C-42, West: Plot No. C-40, North: R.s. No. 49 Property, South: Internal Road. Plot No. C-42: - East: Plot No. C-43, West: Plot No. C-41, North: R.s. No. 49 Property, South: Internal Road.

Note :- The bidders are advised to conduct due diligence before submitting the bid. The auction shall be subject to the outcome of the litigation, Dispute if any.

At the Auction, the public generally is invited to submit their bid(s) personally. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid, for acquire or attempt to acquire any interest in the Immovable Property sold. The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions:

The E-auction of the properties will take place through portal <http://bankauctions.in/> on 04-02-2026 between 2.00 PM to 3.00 PM with limited extension of 5 minutes each.

Terms and Condition:

1. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall at once again be put up to auction subject to the discretion of the Authorized Officer. 2. The Immovable Property shall be sold below the Reserve Price. 3. Bid Increment Amount will be: Rs.10,000/- (Rupees Ten Thousand Only). 4. All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA CAPITAL HOUSING FINANCE LTD." payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorized Officer. 5. The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorized Officer to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. 6. For reasons recorded, it shall be in the discretion of the Authorized Officer to adjourn/discontinue the sale. 7. Inspection of the Immovable Property can be done on 21-01-2026 between 11 AM to 5.00 PM. with prior appointment. 8. The person declared as a successful bidder shall, immediately after such declaration, deposit twenty-five per cent of the amount of purchase money/bid which would include EMD amount to the Authorized Officer within 24hrs and in default of such deposit, the property shall forthwith be put to fresh auction/Sale by private treaty. 9. In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the purchaser to the Authorized Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or of the 15th day be a Sunday or other holiday, then on the first free day after the 15th day. 10. In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/Sale by private treaty. The deposit including EMD shall stand forfeited by TATA CAPITAL HOUSING FINANCE LTD and the defaulting purchaser shall lose all claims to the property. 11. Details of any encumbrances, Litigations known to the TATA CAPITAL HOUSING FINANCE LTD. to which the property is liable: as per table above. The Intending Bidder is advised to make their own independent enquires regarding encumbrances on the property including statutory liabilities areas of property tax, electricity etc. before submitting the bid. 12. For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, M/s. C4closure, Block No.805 A, 6th Floor, Matrivanam Commercial Complex, Amerpet, Hyderabad - 500038 Email: info@bankauctions.in or Manish Bansal, Email Id: Manish.Bansal@tatacapital.com Authorized Officer Mobile No. 858883696. Please send your query on WhatsApp Number - 9990978699. 13. TDS of 1% will be applicable and payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by highest bidder in the PAN of the owner/ borrower(s) and the copy of the challan shall be submitted to our company. 14. Please refer to the below link provided in secured creditor's website <https://url.linkhxae> for the above details. 15. Kindly also visit the link: <https://www.tatacapital.com/property-disposal.html>

Please Note - TCHFL has not engaged any broker/agent apart from the mentioned auctioning partner for sale/auction of this property. Interested parties should only contact the undersigned or the Authorized officer for all queries and enquiry in this matter.

**Place : Ahmedabad
Date : 31-12-2025**

Sd/-, Authorised Officer,
Tata Capital Housing Finance Ltd.

ASSET RECONSTRUCTION COMPANY (INDIA) LTD. (ARCIL)
(Trustee of ARCIL-Trust-2025-011)
CIN No.: U65999MH2002PLC134884 Website: www.arcil.co
Registered Office: The Ruby, 10th Floor, 29 Senapati Bagat Marg, Dadar (West), Mumbai-400028.
Tel: +91 226581300
Branch Office: Office No. 1008, 11th Floor, Westend Mall, Janakpuri District Centre, Janakpuri, New Delhi P.O.: 110058 Ph: +91 011 4177 5206.

POSSESSION NOTICE APPENDIX IV [RULE 8(1)]

Customer Name	Description of the Immovable Property	13(2) Notice Date : 30.06.2025
NITABEN KAUSHIK KUMAR JOSHI, BANSIBHAI RAMJIBHAI JOSHI, CHAMPABEN RAMJIBHAI JOSHI, Loan Account No.106887	ALL THAT PIECE AND PARCEL OF THE MILKAT NO 219, VASNA, MEGHRAJ/ARVALLI,ADMEASURING 1080.00 SQ.FT. BOUNDED BY: ON OR TOWARDS THE EAST BY: PLOT NO 24, ON OR TOWARDS THE WEST BY: ROAD, ON OR TOWARDS THE NORTH BY: ROAD ON SURVEY NO 39, ON OR TOWARDS THE SOUTH BY: OPEN SPACE.	Notice Amt.: Rs. 1144471.05/- Possession Date: 26-Dec-2025 Location: Gujarat Possession Type: Symbolic
LAXMANBHAI NAGJIBHAI RABARI S/O W/O D/O NAGJIBHAI RABARI, GITABEN LAXMANBHAI RABARI S/O W/O D/O LAXMANBHAI NAGJIBHAI RABARI, Loan Account No.112517	ALL THAT PIECE AND PARCEL OF THE MILKAT NO 1/16/2/1 RABARIVAS, BALVA, TA- SARASWATI, DIST - PATAN, GUJARAT ADMEASURING -625 SQ.FEET (58.08 SQ.MTRS) BOUNDED BY:- ON OR TOWARDS THE EAST BY: ROAD, ON OR TOWARDS THE WEST BY: HOUSE OF MAVINBHAI VIRABHAI, ON OR TOWARDS THE NORTH BY: HOUSE OF AMRATBHAI LILABHAI CHAVDA, ON OR TOWARDS THE SOUTH BY: HOUSE OF BHIKHABHAI RAMABHAI.	13(2) Notice Date : 12.06.2025 Notice Amt.: Rs. 1431723.01/- Possession Date: 25-Dec-2025 Location: Gujarat Possession Type: Symbolic

The borrower(s) having failed to repay the amount, notice is hereby given to the borrower(s) and the public in general that the undersigned has taken possession of the property described herein above in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the said Rules, on above mentioned dates. The borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to charge of the **ASSET RECONSTRUCTION COMPANY (INDIA) LTD. (ARCIL)** (Trustee of ARCIL-Trust-2025-011) for an amount of notices mentioned above and interest thereon together with expenses and charges etc. less amount paid, if any. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Date: 30-12-2025 Authorised Officer, Asset Reconstruction Company (India) Ltd. (Arcil)

PIRAMAL FINANCE LTD. CIN: L65910MH1984PLC032639
Registered Office: Unit No. 601, 6th Floor, Piramal Amit Building, Piramal Agastya Corporate Park, Kaman Junction, Opp. Fire Station, LBS Marg, Kurla (west), Mumbai-400070. (T) +91 22 3802 4000.
Branch Office: 208-212, 2nd Floor, Turquoise, Panchvati Cross Road, C G Road, Ahmedabad-380009.
Contact Person: (1). Dharmesh Rathod - 9687619755, (2). Dharmesh Varia - 9925821726, (3). Naveen Kumar - 9654225188

E-AUCTION SALE NOTICE - SUBSEQUENT SALE

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Piramal Finance Ltd (Formerly Piramal Capital & Housing Finance Ltd.) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the recovery of amount due from borrower(s), offers are invited by the undersigned for purchase of immovable property, as described hereunder, which is in the possession, on "As Is Where Is Basis", "As Is What Is Basis" and "Whatever Is There Is Basis", Particulars of