ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

ACRE MAKING ASSETS WORK

Registered Office : 14th Floor, Eros Corporate Tower, Nehru Place, New Delhi-110019 Tel : 91-11-43115600 Fax : 91-11-43115618
Corporate Office : Unit No. : 502, C Wing, One BKC, Radius Developers, Plot No. : C-66, G-Block, Bandra Kurla Complex, Mumbai – 400051 Tel.: 022 68643101. E-mail : acre.arc@acreindia.in Website : www.acreindia.in CIN : U65993DL2002PLC115769

APPENDIX IV-A
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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) & 9(1) of The Security Interest (Enforcement) Rules, 2002.
Notice is hereby given to the public in general and in particular to the Borrower(s), Co-Borrower(s), Mortgagor(s) and Guarantor(s) that the below-described immovable properties, which were mortgaged/charged to the **Original lender/Assignor Bank,** and in respect of which **physical possession had already been taken by the Authorised Officer of the Assignor Bank prior to assignment,** have since been assigned to **Assets Care & Reconstruction Enterprise Ltd. [CIN: U65993DL2002PLC115769] ("Secured Creditor").** Accordingly, the Secured Creditor shall now conduct the sale of the said properties on an "as is where is", "as is what is" and "whatever there is" basis for the recovery of the amounts due to the Secured Creditor from the Borrower(s), Co-Borrower(s), Mortgagor(s) and Guarantor(s), together with the Reserve Price and Earnest Money Deposit mentioned below for each property:

DETAILS OF SECURED ASSET

Sr. No	Loan Account No. & ACRE TRUST Name	Name of Borrower(s)/Co-Borrower(s)/Mortgagor (s)/ Guarantors	Total Outstanding Dues	Reserve Price (in Rs.)	Earnest Money Deposit (InRs.)	Bank account details for EMD payment through demand draft/RTGS/NEFT	Auction Date & Time	EMD Date & Time
1	20259049 ACRE 158 TRUST	Divyesh C Rajbhoi (Borrower) Divyaben Divyesh Rajbhoi (Co-Borrower)	Rs. 25,32,953.32/-(Rupees Twenty Five Lakh Thirty Two Thousand Nine Hundred Fifty Threeand Thirty Two Paise) as on 09.02.2026 along with applicable interest, charges and expenses till the date of payment and realization	Rs.13,00,000/- (Rupees Thirteen Lakhs Only)	Rs. 1,30,000/- (Rupees One Lakh Thirty Thousand Only)	Account Name : ACRE-158-TRUST Account Number : 0901102000041876 Bank : IDBI Bank IFSC : IBKL0000901	27th February 2026 2:30 PM to 3:30 PM	26th February 2026 till 4:00 PM
DESCRIPTION OF THE SECURED ASSET: All That Piece And Parcel Plot No. 50, Admeasuring 96.61 Sq. Mtrs. I.e., 115.55 Sq. Yds., Along With Proportionate Undivided Share In Road & Cop Admeasuring 42 Sq. Mtrs., Totally Admeasuring 138.61 Sq. Mtrs., "shiv Shakti Estate Part-2", Developed Upon Land Situated In State: Gujrat, District: Surat, Sub-district & Taluka: Olpad, Moje: Village Ishanpor, Bearing Block No. 234, Gujrat-394540, And Bounded As:- East: Block No. 235 , West: 6 M. Internal Road, North: Plot No. 49, South: Plot No. 51								
2	H428HLT1328498 /H428HLD1321312 ACRE 178 TRUST	Vimalkumar Shantilal Mehta (Borrower) Mehta Shantaben Vimalkumar (Co-Borrower)	Rs.24,45,095.06/- (Rupees Twenty Four Lakhs Forty Five Thousand Ninety Five and Six Paise Only) as on 09.02.2026 along with applicable interest, charges and expenses till the date of payment and realization.	Rs. 8,90,000/- (Rupees Eight Lakhs Ninety Thousand Only)	Rs. 89,000/- (Rupees Eighty Nine Thousand Only)	Account Name : ACRE-178-TRUST Account Number : 0901102000042617 Bank : IDBI Bank IFSC : IBKL0000901	18th March 2026 2:30 PM to 3:30 PM	17th March 2026 till 4:00 PM
DESCRIPTION OF THE SECURED ASSET : All That Piece And Parcel Of Residential Flat No. A/404, Situated On The Fourth Floor, In The Society Known As "samruddhi Park", Constructed On Land Bearing Revenue Survey No. 458 And 596, Block No. 428/b, Admeasuring 18,204.00 Sq. Mtrs. Of Uncultivated Land, Situated At Moje Village Kamrej, Sub-district Kamrej, District Surat, Together With Super Built-up Area Admeasuring 1068 Sq. Ft. And Built-up Area Admeasuring 697 Sq. Ft. (64.75 Sq. Mtrs.), Along With All Internal And External Rights And Privileges Appurtenant Thereto, Including Undivided Share In The Land And Common Plots Bearing Sukoto Plot Nos. 6 To 12 Admeasuring 800.15 Sq. Mtrs., And Forming Part Of The Buildings Of Type 'a' And 'b' Known As "deep Avenue", And Bounded As Under: On The East By Samruddhi Park Society; On The West By Patel Park Society; On The North By Road; And On The South By Samruddhi Park Society.								
3	18684600000288 ACRE 166 TRUST	Safe Express Sona Inc (Borrower) Shankar P. Shrivastava (Co-Borrower) Narayanprakash B. Shrivastava (Co-Borrower)	Rs.1,35,70,305.32/- (Rupees One Crore Thirty Five Lakhs Seventy Thousand Three Hundred Five and Thirty Two Paise Only) as on 09.02.2026 along with applicable interest, charges and expenses till the date of payment and realization.	Rs. 2825000/- (Rupees Twenty Eight Lakhs Twenty Five Thousand Only)	Rs. 282500/- (Rupees Two Lakhs Eighty Two Thousand Five Hundred Only)	Account Name : ACRE-166-TRUST Account Number : 0901102000042112 Bank : IDBI Bank IFSC : IBKL0000901	27th February 2026 2:30 PM to 3:30 PM	26th February 2026 till 4:00 PM
DESCRIPTION OF THE SECURED ASSET: All That Piece And Parcel Of Residential Flat No. 501, Situated On The Fifth Floor (being The Fourth Floor On Hollow Plinth As Per Guda Approved Plan) Of Block No. A-1, In The Residential Scheme Known As "kesar Angan", Constructed On Block No. 12/a, Forming Part Of Village Moje Chandesan, Taluka Gandhinagar, Within Registration District And Sub-district Gandhinagar, Included In Draft Town Planning Scheme No. 05 (kudasan–sandesan–dholakuva–indroda) And Allotted Final Plot No. 20 Admeasuring 3426.00 Sq. Mtrs., Together With Net Built-up Area Admeasuring Approximately 67.365 Sq. Mtrs., Undivided Share In The Land And Common Plot Admeasuring Approximately 38.180 Sq. Mtrs., Ownership Rights In Common Areas Admeasuring 23.775 Sq. Mtrs., And Proportionate Undivided Rights, Interest And Share In Roads, Amenities And Appurtenances Attached Thereto, And Bounded As Under: On The East By Flat No. A-1/502; On The West By Inner Path Of The Society; On The North By Block No. B-1; And On The South By Flat No. A-1/504.								

The above Loan Account(s) along with all right(s), title(s), interest(s), underlying security(ies), pledge(s) and/ or guarantee(s), including the Immovable Properties, mentioned hereinabove had been assigned to Assets Care & Reconstruction Enterprise Ltd., acting as a trustee of various trust mentioned clearly in column provided above.

IMPORTANT INFORMATION REGARDING AUCTION PROCESS

1	EMD payment through demand draft/RTGS/NEFT shall be drawn/paid in favor of the bank accounts mentioned above	
2	Web Site for Auction	www.bankeauctions.com
3	Contact Details	Rohan Sawant - 9833143013, Akshay Hassija - 8080239611, Jitesh Sawant - 9082522455, Hari Nair - 9846098098
4	Inspection of the Property on prior appointment basis only	
5	For detailed terms and condition of the sale, please visit the website www.acreindia.in .in / www.bankeauctions.com	

Date : 13.02.2026
Place : Gujarat

Sd/-
Authorized Officer
Assets Care & Reconstruction Enterprise Ltd.

Asset Reconstruction Company (India) Ltd. (Arcil)

Arcil

Acting in its capacity as Trustee of various Arcil Trusts, Arcil office: The Ruby, 10th floor, 29, Senapati Bapat Marg, Dadar (West) Mumbai-400 028
Website: https://auction.arcil.co.in; CIN-U65999MH2002PLC134884

PUBLIC NOTICE FOR SALE THROUGH ONLINE E-AUCTION IN EXERCISE OF THE POWERS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (SARFAESI ACT) READ WITH RULES 6, 8 & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Notice is hereby given to the public in general and to the Borrower (s) / Guarantor (s) / Mortgagor (s), in particular, that the below described immovable property/ies mortgaged/charged to the Asset Reconstruction Company (India) Limited, acting in its capacity as Trustee of various Arcil Trusts **("ARCIL")** (pursuant to the assignment of financial asset vide registered Assignment Agreements), will be sold on "As is where is", "As is what is", "Whatever there is" and "Without recourse basis" by way of online e-auction, for recovery of outstanding dues of together with further interest, charges and costs etc., as detailed below in terms of the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") read with Rules 6, 8 and 9 of the Security Interest (Enforcement) Rules, 2002 ("Rules").

Sl No	Name of the Borrower / Co-Borrower/s / Guarantor/s / Mortgager/s	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice	Possession type and date	Date of Inspection	Type of Property and Area	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
1	Borrower: 1. LALAJIBHAI DHANAJIBHAI KHATRA 2. MANJUBEN LALAJIBHAI KHATRA	16100006367 SELLING BANK – Muthoot Housing Finance Company Limited (MHFCL)	ARCIL-Retail Loan Portfolio-086-A-TRUST	Rs.3,83,863.52/- (Rupees Three Lakhs Eighty Three Thousand Eight Hundred Sixty Three and Paise Fifty Two Only) on 24th MAR 2021 further Interest thereon + Legal Expenses Dated 24-03-2021	Physical on 22nd JUN 2025	As per request	FLAT 20.56 sq.mtrs	Rs.40,200/- (Rupees Forty Thousand Two Hundred Only)	Rs.4,02,000/- (Rupees Four Lakhs Two Thousand Only)	On 30-03-2026 at 04:30 PM
	Description of the Secured Asset being auctioned: FLAT NO 302 3RD FLOOR, BLDG NO I/1 BHAKTI DHARA, RESIDENCY, NR SARDAR INDUSTRIAL AND UMRA RAILWAY, CROSSING POINT, GOTHAN SAYAN ROAD, SAYAN SURAT, GUJARAT, Surat, 394130									
2	Borrower: 1.MUKESHBHAI KESHAVLAL PATEL 2. BHARTIBEN MUKESHBHAI PATEL	16100077863 SELLING BANK – Muthoot Housing Finance Company Limited (MHFCL)	ARCIL-Retail Loan Portfolio-086-A-TRUST	Rs.8,80,457.37/- (Rupees Eight Lakhs Eighty Thousand Four Hundred Fifty Seven and Paise Thirty Seven Only) on 26th MAR 2021 further Interest thereon + Legal Expenses Dated 27-03-2021	Physical on 10th MAY 2025	As per request	FLAT 45.75 sq.mtrs	Rs.77,500/- (Rupees Seventy Seven Thousand Five Hundred Only)	Rs.7,75,000/- (Rupees Seven Lakhs Seventy Five Thousand Only)	On 31-03-2026 at 02:30 PM
	Description of the Secured Asset being auctioned: 504, SHREE SAI RESIDENCY, SHREE SAI RESIDENCY, NR SWAMINARAYAN TEMPLE, KANSAD SACHIN, GUJARAT, Surat, 394230, INDIA									
3	Borrower: 1.AKSHAYKUMAR BIPINBHAI BHUTAIYA 2. BHANUMATI BIPINBHAI BHUTAIYA	16100086050 SELLING BANK – Muthoot Housing Finance Company Limited (MHFCL)	ARCIL-Retail Loan Portfolio-086-A-TRUST	Rs.6,54,546.54/- (Rupees Six Lakhs Fifty Four Thousand Five Hundred Forty Six and Paise Fifty Four Only) on 26th MAR 2021 further Interest thereon + Legal Expenses Dated 27-03-2021	Physical on 18th MAY 2024	As per request	FLAT 24.34 sq.mtrs	Rs.26,700/- (Rupees Twenty Six Thousand Seven Hundred Only)	Rs.2,67,000/- (Rupees Two Lakhs Sixty Seven Thousand Only)	On 31-03-2026 at 03:00 PM
	Description of the Secured Asset being auctioned: 204, SHIVAM RESIDENCY, BS SWAPNA VILLA, KAMREJ, SURAT, GUJARAT, Surat, 394180, INDIA									
4	Borrower: 1. VIMAL AMRUTBHAI LAKHTARIYA 2. PAYALBEN VIMALKUMAR LAKHTARIYA	16100080249 SELLING BANK – Muthoot Housing Finance Company Limited (MHFCL)	ARCIL-Retail Loan Portfolio-086-A-TRUST	Rs.13,37,669.84/- (Rupees Thirteen Lakhs Thirty Seven Thousand Six Hundred Sixty Nine and Paise Eighty Four Only) on 16th APR 2021 further Interest thereon + Legal Expenses Dated 20-04-2021	Physical on 22th JUN 2025	As per request	Row House 50.23 sq.mtrs	Rs.75,300/- (Rupees Seventy Five Thousand Three Hundred Only)	Rs.7,53,000/- (Rupees Seven Lakhs Fifty Three Thousand Only)	On 31-03-2026 at 03:30 PM
	Description of the Secured Asset being auctioned: 184, BLOCK 198, DATTAR ROW HOUSE, MOUJE SYADALA, OLPAD, GUJARAT, Surat, 394110, INDIA									
5	Borrower: 1.HIMMATSINGH RATAN SINGH CHARAN 2. KUSHAL KANVAR HIMMAT SINGH CHARAN	16100011138 SELLING BANK – Muthoot Housing Finance Company Limited (MHFCL)	ARCIL-Retail Loan Portfolio-086-A-TRUST	Rs.3,90,482.1/- (Rupees Three Lakhs Ninety Thousand Four Hundred Eighty Two and Paise Ten Only) on 12th NOV 2021 further Interest thereon + Legal Expenses Dated 12-11-2021	Physical on 14th JUN 2022	As per request	FLAT 37.17 sq.mtrs	Rs.56,200/- (Rupees Fifty Six Thousand Two Hundred Only)	Rs.5,62,000/- (Rupees Five Lakhs Sixty Two Thousand Only)	On 01-04-2026 at 02:30 PM
	Description of the Secured Asset being auctioned: FLAT NO G 5, GROUND FLOOR, 51, KRISHNA RESIDENCY, MEGHA PLAZA SOC, NR PALSANA CHAR RASTA, PLASANA, GUJARAT, Surat, 394315, INDIA									
6	Borrower: 1.SHIVSHANKAR HURO SHARMA 2. SUMITRA DEVI SHIV SANKAR RANA	16100121842 SELLING BANK – Muthoot Housing Finance Company Limited (MHFCL)	ARCIL-Retail Loan Portfolio-086-A-TRUST	Rs.6,36,468.36/- (Rupees Six Lakhs Thirty Six Thousand Four Hundred Sixty Eight and Paise Thirty Six Only) on 30th NOV 2021 further Interest thereon + Legal Expenses Dated 10-12-2021	Physical on 19th MAY 2022	As per request	FLAT 52.04 sq.mtrs	Rs.44,500/- (Rupees Forty Four Thousand Five Hundred Only)	Rs.4,45,000/- (Rupees Four Lakhs Forty Five Thousand Only)	On 01-04-2026 at 03:30 PM
	Description of the Secured Asset being auctioned: 503, 43 TO 58, 249, SHIV PALACE, SHIV PALACE, JOLWA, GUJARAT, Surat, 394310, INDIA									

Pending Litigations known to ARCIL	Nil	Encumbrances/Dues known to ARCIL	Nil
Last Date for submission of Bid	Same day 2 hours before Auction	Bid Increment amount:	As mentioned in the BID document
Demand Draft to be made in name of:	ARCIL-Retail Loan Portfolio-086-A-TRUST	Payable at Par	
RTGS details	ARCIL-Retail Loan Portfolio-086-A-TRUST, Trust account number 57500001224960, HDFC Bank Limited, Branch: Kamla Mill, Mumbai, IFSC Code- HDFC0000542		
Name of Contact person & number	Vimal R Gandhi - 9924141996 (authorised.officer@muthoot.com), Vipul Kalola – 9924113421 (authorised.officer@muthoot.com)		

Terms and Conditions: 1) The Auction Sale is being conducted through e-auction through the website https://auction.arcil.co.in and as per the Terms and Conditions of the Bid Document, and as per the procedure set out therein. 2) The Authorised Officer ("AO")/ ARCIL shall not be held responsible for internet connectivity, network problems, system crash down, power failure etc. 3) At any stage of the auction, the AO may accept/reject/modify/cancel the bid/offer or post-pone the Auction without assigning any reason thereof and without any prior notice. 4) The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. that is required to be paid in order to get the secured asset conveyed/delivered in his/her/its favour as per the applicable law. 5) The intending bidders should make their own independent enquiries/ due diligence regarding encumbrances, title of secured asset and claims/rights/dues affecting the secured assets, including statutory dues, etc., prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of ARCIL. The Authorized Officer of ARCIL shall not be responsible in any way for any third-party claims/rights/dues. 6) The particulars specified in the auction notice published in the newspaper have been stated to the best of the information of the undersigned; however undersigned shall not be responsible / liable for any error, misstatement or omission. 7) The Borrower/ Guarantors/ Mortgagors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rules 8 and 9 of the Security Interest (Enforcement) Rules, about the holding of the above mentioned auction sale. 8) In the event, the auction scheduled hereinabove fails for any reason whatsoever, ARCIL has the right to sell the secured asset by any other methods under the provisions of Rule 8(5) of the Rules and the Act.

Place: GUJARAT
Date: 13-02-2026

Sd/-, Authorized Officer, Asset Reconstruction Company (India) Ltd.
(In capacity as Trustee) Trustee of ARCIL-Retail Loan Portfolio-086-A-TRUST

The Co-Operative Bank of Rajkot Ltd.

Raj Bank
Multi State Co-Operative Bank

Possession Notice

Appendix IV [Rule 8 (1)] (for Immovable Property)

Whereas the undersigned being the Authorized Officer of the The Co-operative Bank of Rajkot 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 06.09.2021 calling upon the borrower

(1) M/s. Maa Oil Mill and Guarantor(s) and/or Mortgager(s) **Shri Rajesh Somabhai Bariya, Shri Ramnikbhai Vithhalbhai Bhut, Smt. Hinaben Ramnikbhai Bhut, Smt. Kantaben Chandulal Bhut, Smt. Josanaben Vithhal Bhut and Shri Nikhil Ramnikbhai Bhut** to repay the amount mentioned in the notice being **Rs. 6,18,58,535.80** (Rupees Six Crore Eighteen Lac Fifty Eight Thousand Five Hundred Thirty Five and Eighty paisa)** along with within 60 days from the date of receipt of the said notice.

The Borrower & Guarantor(s) 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 Co-operative Bank of Rajkot Ltd.** for an amount **Rs. 6,18,58,535.80** (Rupees Six Crore Eighteen Lac Fifty Eight Thousand Five Hundred Thirty Five and Eighty paisa)** along with interest as on 30.08.2021, cost and incidental charges thereon.

(2) M/s. Bhut Oil Mill Propriter and Guarantor(s) and/or Mortgager(s) **Shri Nikhil Ramnikbhai Bhut, Shri Ramnikbhai Vithhalbhai Bhut, Smt. Kantaben Chandulal Bhut and Smt. Josnaben Vithhal Bhut** to repay the amount mentioned in the notice being **Rs. 5,04,90,513.80** (Rupees Five Crore Four Lakh Ninety Thousand Five Hundred Thirteen and Eighty Paisa Only)** along with within 60 days from the date of receipt of the said notice.

The Borrower & Guarantor(s) 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 Co-operative Bank of Rajkot Ltd.** for an amount **Rs. 5,04,90,513.80** (Rupees Five Crore Four Lakh Ninety Thousand Five Hundred Thirteen and Eighty Paisa)** along with interest as on 30.08.2021, cost and incidental charges thereon.

(3) M/s. Panthraj Refinery and Propriter / Guarantor(s) and/or Mortgager(s) **Shri Lalabhai Raichandbhai Bariya, Shri Ramnikbhai Vithhalbhai Bhut, Smt. Kantaben Chandulal Bhut, Smt. Josanaben Vithhal Bhut and Smt. Hinaben Ramnikbhai Bhut** to repay the amount mentioned in the notice being **Rs. 7,91,35,950.60** (Rupees Seven Crore Ninety One Lacs Thirty Five Thousand Nine Hundred Fifty and Sixty Paisa)** along with within 60 days from the date of receipt of the said notice.

The Borrower & Guarantor(s) 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 Co-operative Bank of Rajkot Ltd.** for an amount **Rs. 7,91,35,950.60** (Rupees Seven Crore Ninety One Lacs Thirty Five Thousand Nine Hundred Fifty and Sixty Paisa)** along with interest as on 30.08.2021, cost and incidental charges thereon.

(4) M/s. Nikhil Oil Mill and Propriter/Guarantor(s) and/or Mortgager(s) **Shri Nikhil Ramnikbhai Bhut, Shri Ramnikbhai Vithhalbhai Bhut, Smt. Kantaben Chandulal Bhut and Smt. Josanaben Vithhal Bhut** to repay the amount mentioned in the notice being **Rs. 78,15,378.00** (Rupees Seventy Eight Lac Fifteen Thousand Three Hundred and Seventy Eight Only)** along with within 60 days from the date of receipt of the said notice.

The Borrower & Guarantor(s) 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 Co-operative Bank of Rajkot Ltd.** for an amount **Rs. 78,15,378.00** (Rupees Seventy Eight Lac Fifteen Thousand Three Hundred and Seventy Eight Only)** along with interest as on 30.08.2021, cost and incidental charges thereon.

The Borrower & Guarantor(s) having failed to repay the amount, notice is hereby given to the Borrower & Guarantor(s) and the public in general that the undersigned has taken **physical possession of the property** as 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 the **31th day of January of the year 2026** for immovable property.

The Borrower & Guarantor(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 property (ies)

1. Property of **Josnaben Vithalbhai Bhut**, Gujarat State, Dist. Rajkot, Taluka-Gondal, Village Gondal, Gondal Nagarpalika area, Gondal, City Survey Ward No. 2, Sheet No. 125, City Survey No. 28 paikee N.A. Plots paikee Plot No. 21 Total land area 135-00 sq. mt. equal to 161-4 Sq. Yd, upper constructed residential building

   Bounded as under : East : Plot No. 20, measurement is 15-00 Sq. Mt., **West:** Plot No. 22, measurement is 15-00 Sq. Mt., **North :** Lagu Road, measurement is 9-00 Sq. Mt., **South :** Plot no. 28, measurement is 9-00 Sq. Mt.

'Sahakar Sarita', Panchnath Road, Rajkot - 360 001 (Gujarat)
0281 - 2234454 / 2224120 Fax: 0281 - 2236682 info@tcbrl.com tcbrl.bank.in

Date : 06.02.2026
Place : Rajkot

SD/- Authorized Officer
The Co-operative Bank of Rajkot Ltd.

Ujjivan Small Finance Bank

UJJIVAN

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 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.

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	4483310130000008 4483-SHASTRI MAIDAN	**1. Rathod Ghoghabhai Bachubhai, 2. Rathod Shobhanaben Ghoghabhai** **Both Add.:** Avantika Avenue-B, Room No. 3, Gundasara, Padavala Road, Rajkot, Gujarat-360024 **Also At Sr. 1 :** Shapar Veraval, Rajkot, Gujarat-360024, **Also At:** Sunrise Fasteners, Plot No. 29/30/66, S. No. 38, Balaji Industrial, Gundasara Main Road, Rajkot, Gujarat-360311, **Sr. No. 2 Also at :** Korat School, Veraval (Shapar), Tal.- Kotda, Sangani, Veraval, Rajkot, Gujarat-360024	19.05.2025 / Rs. 24,72,420.17 as on 17.05.2025	08.02.2026	Rs.21,78,000/- / Rs.2,17,800/-
Description of the Immovable Property: All that piece and parcel of the immovable residential property being a Property of Land admeasuring 54.64 Sq. Mtrs., of Plot No. 92 known as "Karm Residency", together with construction thereon, constructed on land bearing Survey No. 775/Paiki 2 (Old Survey No. 102/1 Paiki 1), of Village-Shapar of Taluka-Kotda Sangani of Rajkot, Gujarat. Property **bounded as under;** East: 7.50 mtrs, Road, West: RSN 774, North: Plot No. 93, South: Plot No. 91, **owned by Shobhanaben Ghoghabhai Rathod**				
2	4518210130 000139 / 4518-PRAHALAD NAGAR	**1. Shah Vanitaben, 2. Harshadkumar Shah** **Both Add.:** 211/44, Parsi Chawl, Shahibag, Near Girdharnagar, Ahmedabad, Gujarat-380004. **Both Also at:** K-214-4, Parsi Chawl, Shahibag, Near Girdharnagar, Ahmedabad, Gujarat-380004. **Sl. No. 1 Also at:** Shrid 5 Sarabhai Foundation, Shahibag, Ahmedabad, Gujarat-380004, **Sl. No. 2 Also at:** Sunny Sewing Machine Dealers, Shop No. B/46, Yogi Complex, Navjivan Mill Road, Kalol, Gujarat-382721.	18.06.2025 / Rs. 16,46,467.79 as on 28.05.2025	10.10.2025	Rs.14,02,000/- / Rs.1,40,200/-
Description of the Immovable Property: All that piece and parcel of the property bearing Tenement No. 1022/2/47, area admeasuring about 22.5 Sq. Mtrs., i.e., 242 Sq. fts., land area, Ground floor property admeasuring about 75.22 Sq. Mtrs., i.e., 810 Sq. Fts., area constructed on land bearing City Survey No. 3186 Paiki, situated in the Village- Kalol (Kalol-1), Taluka- Kalol, District- Gandhinagar in the District of Kalol and Registration Sub-District of Kalol, Gujarat. Property **Bounded as under;** East: Internal Road, West: City Mall, North: Margin Space & Road, South: Other Property , **owned by Vanitaben Shah & Harshadkumar Shah**				
3	4465210050 000011 / 4465-NAVA VADAJ	**1. Shariq Mukhtar Ansari, 2. Gulnaz Shariq Ansari** **Sr. No. 1 Add.:** 406 - D/2, Hill Park Residency, Narol Vatva Road, Ahmedabad, Guj. - 382440, **Sr. No. 1 Also at:** E1/204, 2nd Floor, Hill Park Residency, Vatva - Narol Road, Vatva, Ahmedabad, Gujarat . **Sr. No. 1 Add.:** 401, Makhdumnagar, Saiyedwadi, Vatva, Ahmedabad, Gujarat - 382440, **Also At:** 97-224, Talaq Mohal, Kanpur Nagar, Kanpur, UP - 208001, **Sl.No. 2 Add. :** 88/103 Eram Building, Prem Nagar, Kanpur, Kanpur Nagar, UP - 208001	24.07.2025/ Rs. 16,08,740.17 as on 16.07.2025	09.10.2025	Rs.18,80,000/- / Rs.1,88,000/-
Description of the Immovable Property: All that right, title and interest of property bearing Flat No. E-204 in Block-E on 2nd Floor, admeasuring about 117 Sq. Yards, i.e. 97.82 Sq. Mtrs. Construction Area and Undivided Share 48.13 Sq. Yards. i.e. 40.2025 Sq. Mtrs., in the scheme known as "Hill Park Residency", situated at Mouje Ishanpur, Taluka Maninagar, Dist. Ahmedabad on the land bearing Final Plot No. 116 of T.P. Scheme No. 54 of Survey No. 599/2 Paiki in Resistration Sub-District and District of Ahmedabad -05 (Narol). & **Boundaries of the said property:-** East: Road, West: Flat No. E-203, North: Flat No. E-201, South: Flat No. E-205. **Property owned by Gulnaz Sharik Mukhtar Ansari**				
4	4428210180 000009/ 4428-UDHANA	**1. Saiyed Taherali Munavarali , 2. Saiyed Rehama Begam** **Sr. No. 1 Add.:** Plot No. 8, survey no. 33 block - 14 Munvvar Manzil, Pratap Nagar, Limbayat, Surat City, Surat, Gujarat - 394210. **Sr. No. 2 Add.:** 14/7-8 33, Munvvar Manzil, Pratap Nagar, Limbayat, Surat City, Surat, Udhna, Gujarat - 394210	18.08.2022/ Rs. 17,07,689.72 as on 08.08.2022	09.12.2022	Rs.73,81,000/- / Rs.7,38,100/-
Description of the Immovable Property: Plot No. A & B admeasuring 167.23 sq. meters paikki (construction admeasuring 90.37 sq meters) & (open land admeasuring 76.86 sq meters) situated at Revenue Survey No. 6 (old Revenue Survey No. 246) Unit No. 19, T.P. Scheme No. 40, F.P. No. 15/A situated at Village: Dindoli, Tal. Choryasi, Dist. Surat, Gujarat. **Bounded as:** East - Road, West - Between Unit No. 19 & 13 Road, North - Unit No. 19's Plot No. C, South - Between Unit No. 19 & 18 Road				
5	4428210130 000680/ 4428-UDHANA	**1. Manish Thapa , 2. Sushil Hastbahadur Thapa, 3.Durga Manbahadur Thapa** **All Add.:** 272, on 1st floor, Near ONGC Colony, Surat, Dumas Road, New Magdalla, Surat, Gujarat-395007. **Sr. No. 1 Add.:** Decent Manpower (Brisam Retail Pvt. Ltd.), Plot No. A/10/7, Chapor, MIDC Estate, Nagdalla Road, Surat, Gujarat, **All Also At:** 85, 5, Dummas Road, New Magadalla, Surat, Gujarat-395007 **Sr. No. 2 Add:** ERRA Shop for Her, 135, on 1st floor, Rahul Raj Mall Dumas, Nagdalla Road, Surat, Gujarat **Sr. No. 3 Add:** 11, Khedavaya Street, Magadalla, Tal.- Choryasi, Dist.-Surat-395007	08.04.2025/ Rs. 11,99,013.22 as on 08.04.2025	09.10.2025	Rs.11,64,000/- / Rs.1,16,400/-
Description of the Immovable Property: All that piece and parcel of land bearing Plot No. 344 (after KPJ New Block No. 25/344), area admeasuring about 66.80 Sq. Mtrs., together with undivided proportionate share in Road and COP area admeasuring about 35.98 Sq. Mtrs., of "Green Park Part-II", together with structure thereon organized on land bearing Revenue Survey No. 499 Old Block No. 23 and New Block No. 25 Revenue Survey No. 500/1 and 500/2, Old Block No. 24 and New Block No. 26 and Revenue Survey No. 501 and 502, Old Block No. 28 and New Block No. 30 of after consolidation it was given new Block No. 25 of Village-Haldharu, Sub-District-Kamrej, District-Surat, Gujarat. Property **bounded as under**; East: Adjoining Society Road, West: Adjoining Plot No. 385, North: Adjoining COP, South: Adjoining Plot No. 345, **owned by Durga Thapa, Manish Hastbahadur Thapa & Sushil Hastbahadur Thapa**				

Date & Time of Inspection of the property(ies)	::	**18-02-2026 & 18-03-2026 Between 11AM to 4PM**
Date for Submission of Bid & EMD	::	**23.03.2026 Between 11:00 AM to 5:00 PM**
Date and Time of Auction	::	**24.03.2026 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 : Ujjivan Small Finance Bank Ltd., The Imperia Subhash road Opposite of Shastri Maidan, Near Limda Chowk Rajkot, Gujarat-360001 (**Contact : Rajendra Marawar - 9898026143, Suryadevsinh Zala - 7567500008**)
For Sr. No. 2 & 3 : Ujjivan Small Finance Bank Ltd., Lilamani Corporate Heights, Opp Ramapir Tekra BRTS, Nava Vadaj, Gujarat - 380013 (**Contact: Dipak Maheriya - 7487901090**)
For Sr. No. 4 & 5 : Ujjivan Small Finance Bank Ltd., Shop No. B-604, 6th Floor, B-Building, ICC Building, Near Majura Gate, Opp. Surat Civil Hospital, Ring Road, Sangrampura, Surat, Gujarat - 395002 (**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".**
1. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ ies put on auction and claims/rights/ dues/ 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.
2. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property/ies put on auction will be permitted to interested bidders at sites as mentioned against each property description.
3. The Interested Bidders shall submit their Bid before the Authorised officer undersigned one day before the auction date as mentioned above