

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 15.02.2025 calling upon the borrower, co-borrowers and guarantors 1. HAMEDA NARESHBHAI KANTIBAI 2. HAMEDA ASHABEN NARESHBHAI to repay the amount mentioned in the notice being INR 6,53,255.66/- (Rupees Six Lac Fifty Three Thousand Two Hundred Fifty Five and Sixty Six Paise Only) as on 14.02.2025 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 29th 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 16,26,970.88/- (Rupees One Lakh Twenty Six Thousand Nine Hundred Seventy and Eighty Eight 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 Along With Structure Standing There On Being The Residential Property Out. Of Bhagadriya Gram Panchayat Property No. 892 And Assessment Serial No. 892 In Old Gamlai, Total Admeasuring 675.00 Sq. Ft., Situated In The Sim Of Raval Hameda Vas, At Bhagadriya, Ta: Vadgam, District: Banaskantha, State: Gujarat-385410, And Bounded As: -East : Open Road West: Public Road North: Plot Of Bharatbhai Malaihali South : Plot Of Revabhai Virabhai

Sd/-

Authorised Officer
IDFC FIRST Bank Limited
(erstwhile Capital First Limited and amalgamated with IDFC Bank Limited)

Date : 26-12-2025
Place : GUJARAT
Loan Account No : 99762058

IDFC FIRST Bank Limited

(erstwhile Capital First Limited and amalgamated with IDFC Bank Limited)
CIN : L65110TN2014PLC097792

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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 27.09.2025 calling upon the borrower, co-borrowers and guarantors 1. Pravinbhai Navghanbhai Vaghari, 2. Kanchanbhai Pravinbhai Vaghari, 3. Navghanbhai Virsangbhai Pasula, to repay the amount mentioned in the notice being INR 1,96,70.88/- (Rupees One Lakh Twenty Six Thousand Nine Hundred Seventy and Eighty Eight Paise Only) as on 26.09.2025 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 **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 29th 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 16,26,970.88/- (Rupees One Lakh Twenty Six Thousand Nine Hundred Seventy and Eighty Eight 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 The Piece And Parcel Of Immovable Property Being A Gamtal Property No. 973, Having Area Admeasuring 20*40 Sq. Ft., Area Known As Bharwad Vas, Situated On The Land Of Mouje Village, Kauka, Taluka: Dholka, District: Ahmedabad, Gujarat-382265, And Bounded As: East : House Of Hatimbhai, West : House Of Laghrabhai, North : Public Road, South : Foot Road.

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

Date : 29-12-2025
Place : GUJARAT
Loan Account No : 56708706

AAVAS FINANCIERS LIMITED

(CIN:LG5922RJ2011PLC034297)

Regd. & Corp. Office: 201-202, 2nd Floor,

South End Square, Mansarovar Industrial Area, Jaipur-302020

POSSESSION NOTICE

Whereas, The undersigned being the Authorised Officer of AAVAS FINANCIERS LIMITED, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred upon the borrowers mentioned herein below to repay the amount mentioned in the respective notice within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, undersigned has taken possession of the properties described herein below in exercise of powers conferred on me under Section 13(4) of the said Act read with Rule 9 of the said rules on the dates mentioned as below. The borrower and Guarantor in particular and the public in general is hereby cautioned not to deal with the properties and any dealings with the property will be subject to the charge of the AAVAS FINANCIERS LIMITED for an amount mentioned as below and further interest thereon.

Name of the Borrower Date & Amount of Demand Notice Description of Property Date & Type of Possession

DASHRATHBHAI THAKOR, 9 JUL 25, Rs. 412689/-, SHOP NO. 13 GROUND FLOOR PATEL, TIKKA NO. 10 OF CITY SURVEY NO. 46/B, CHEMBERS SITUATED AT MOUJE VIRAMGAM, TAL-VIRAMGAM, DIST-AHMEDABAD, GUJARAT 382150 ADMEASURING 29.70 SQ.YARDS.

Place : GUJARAT Date: 31-12-2025 Authorised Officer Aavas Financiers Limited

HERO HOUSING FINANCE LIMITED

Regd. Office: 09, Community Centre, Basant Lok, Vasant Vihar, New Delhi-110057.

Branch Office: Hero Housing finc. Ltd, First Floor, shop No.144, Mega Mall, Near Milan Cinema, St. Road, Surendranagar-363001.

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

(UNDER RULE 9(1) 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 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 Authorised Officer of Hero Housing Finance Limited (secured creditor), will be sold on 19-January-2026 (AUCTION Date) on "AS IS WHERE IS" - AS IS WHAT IS" and "WHATEVER THERE IS" basis for recovery of outstanding dues from below mentioned Borrowers, Co-Borrowers or Guarantors. The Reserve Price and the Earliest Money Deposit is Rs. 10,00,000/- (Rupees Ten Lakh Only) and Draft/RTGS/NEFT for participating in the Public E-Auction along with the Bid Form which shall be submitted to the Authorised Officer of the Hero Housing Finance Ltd on or before 17-January-2026 till 5 PM at Branch Office: Office No 201, Anjaneya Prime, Waghawadi Road, Bhavnagar, Gujarat-364001.

2. The borrowers and co-borrowers despite being served with the said notice and having failed to repay the entire notice amount together with further interest and other charges, notice is hereby given to the borrowers, co-borrowers and the public in general that the undersigned has taken **Symbolic Possession** of the property described herein below in exercise of powers conferred on him/her under section 13(4) of the Security Interest (Enforcement) Rules, 2002 on 31.12.2025.

3. The borrowers and co-borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of the ORIX Leasing and Financial Services India Limited for an amount of INR 56,34,555.40/- (Rupees Fifty Six Lac Thirty Four Thousand Five Hundred and Fifty Five and Forty Paise Only), within 60 days from the date of receipt of the said notice together with further interest and other charges till the date of payment/realization.

2. The borrowers and co-borrowers despite being served with the said notice and having failed to repay the entire notice amount together with further interest and other charges, notice is hereby given to the borrowers, co-borrowers and the public in general that the undersigned has taken **Symbolic Possession** of the property described herein below in exercise of powers conferred on him/her under section 13(4) of the Security Interest (Enforcement) Rules, 2002 on 31.12.2025.

3. The borrowers and co-borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of the ORIX Leasing and Financial Services India Limited for an amount of INR 56,34,555.40/- (Rupees Fifty Six Lac Thirty Four Thousand Five Hundred and Fifty Five and Forty Paise Only), within 60 days from the date of receipt of the said notice together with further interest and other charges till the date of payment/realization.

4. The borrowers and co-borrowers 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 PROPERTY

ITEM 1: All That Piece And Parcel Of The Property Bearing Flat No. 92, On The 9th Floor, Admeasuring 140 Sq. Yards, Member Of Gopal Krishna Members Association Known As "dwarkeshwari", Situated At Land Bearing Survey No. 2872, Palki Ips No. 1/b Of Final Plot No. 43, Palki Sub Plot No. 1, At Mouja Bodakdev, Taluka Ghatotkachi, In The Registration District Of Ahmedabad, Gujarat, And Bounded On The North: Open Space; South: Passage; East: Adj. Flat; West: Cutout & Flat No.91

ITEM 2: All That Piece And Parcel Of The Property Bearing No. B/335, Situated On 3rd Floor, Block No. B, Admeasuring Super Built Up Area Around About 439 Sq. Ft., In "sumel-7" Scheme, Along With Undivided Proprietary Share Of Final Plot No. 121 Paiki Of Draft Town Planning Scheme No 11 (bapunagar), Situate, Lying And Being At Mouje Rakhyaal, In The Registration District Of Ahmedabad And Sub District Of Ahmedabad-7 (Dhad), Along With Right To Use And Enjoy Common Amenities And All Other Common Rights Including Road, Common Plots, Etc Of The Said Scheme, And Bounded On The North: Passage; South: Office No. 317, East: Office No. 336, West: Office No. 334

DATE: 31-12-2025

PLACE: Ahmedabad

Loan Account No: LN00000000020103.

AUTHORISED OFFICER
ORIX LEASING & FINANCIAL SERVICES INDIA LIMITED

Ahmedabad Zone

1st Floor, Baleshwar Square, Sarkej - Gandhinagar Highway, Opp. ISCON Temple Ahmedabad - 380015

Gujarat, Ph: 079-25008076

Email : dzm@ahmedabad.mahabank.co.in

Head Office: LOKMANGLI, 1501, SHIVAJINAGAR, PUNE-5

APPENDIX-IV (See Rule 8(1))**PHYSICAL POSSESSION NOTICE (For immovable property)**

WHEREAS, The undersigned being the Authorised Officer of the Bank of Maharashtra under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued demand notices dated 05.02.2025 calling upon the Mr. Miteshbhai Jagdishbhai Panchal [Borrower & Mortgagor], Mrs. Anuradaben M Panchal [Co-Borrower & Guarantor], M/s. Om Namah Shivay Fabrication [Prop. Mr. Miteshbhai Jagdishbhai Panchal - Borrower] to repay the amount mentioned in the notice being aggregate amount of Total Dues of loans as on to 05.02.2025 - Rs. 3,89,375.88/- i.e. (1) (Lender Balance for Term Loan of Rs. 1,46,788.08/-plus unapplied interest is Rs. 17,182.00/- up to 05.02.2025 plus interest on Lender Balance of Term Loan @ 8.85% p.a. on monthly rest from 06.02.2025 plus Penal Interest on Ledger Balance of WCTL Loan @ 2% p.a. from 06.02.2025 and (2) (Lender Balance for WCTL Loan of Rs. 1,76,653.80/-plus unapplied interest is Rs. 48,752.00/- up to 05.02.2025 plus interest on Ledger Balance of WCTL Loan @ 10.10% p.a. on monthly rest from 06.02.2025 plus Penal Interest on Ledger Balance of WCTL Loan @ 2% p.a. from 06.02.2025 with further interest thereon as mentioned in the notice less recovery made after issuance of the said demand notice], within 60 days from the date of receipt of the said notice.

The borrower/ Guarantor secured debtor having failed to repay the amount, the undersigned took **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 and in compliance of Hon'ble 4th Additional Chief Judicial Magistrate, Court No. 05, Ahmedabad Order No.: CRMA J 11263/2025, DATED: 18/11/2025 under Section 14 of the said Act on this 27 day of December of the year 2025.

The borrower 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 Bank of Maharashtra for an aggregate amount of Total Dues of loans as on to 05.02.2025 - Rs. 3,89,375.88/- i.e. (1) (Lender Balance for Term Loan of Rs. 1,46,788.08/-plus unapplied interest is Rs. 17,182.00/- up to 05.02.2025 plus interest on Ledger Balance of Term Loan @ 8.85% p.a. on monthly rest from 06.02.2025 and (2) (Lender Balance for WCTL Loan @ 2% p.a. from 06.02.2025 and (3) (Lender Balance for WCTL Loan of Rs. 1,76,653.80/-plus unapplied interest is Rs. 48,752.00/- up to 05.02.2025 plus interest on Ledger Balance of WCTL Loan @ 10.10% p.a. on monthly rest from 06.02.2025 plus Penal Interest on Ledger Balance of WCTL Loan @ 2% p.a. from 06.02.2025 with further interest thereon as mentioned in the notice less recovery made after issuance of the said demand notice).

"The Borrower's attention is invited to provision 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

All those pieces & parcel of property with construction & fixture, there being & lying at Flat No. E-405 situated on the Fourth Floor in Block-E admeasuring about 28.42 sq. mtrs. construction area in the Scheme known as "UMANG NAROL-1" situated on the land bearing Sub Plot No.2 of Final Plot No.69 of T.P. Scheme No.60 (Narol South-2) of Block/ Survey no.153/1 of Mouje Village: Narol: 5 (Narol) in the Registration Sub District and District of Ahmedabad -5 (Narol).

CERSAID ID: 200016674154 & Bounded by as follows : On or towards North by: Flat No. E-408, On or towards South by: Flat No. E-404, On or towards East by: Flat No. E-410, On or towards West by: Flat No. E-406

[Together with the buildings and structures / residential block constructed / to be constructed thereon along with all the fixtures and furniture]

Date : 27.12.2025

Chief Manager & Authorized Officer

Place : Ahmedabad

Bank of Maharashtra

Note : In case of any controversy English version will be considered.

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