MAHAN INDUSTRIES LIMITED

CIN: L91110GJ1995PLC024053

Regd. Office: B-107, Sankalp Iconic Tower, Opposite Vikram Nagar Iscon Temple Cross Road, S.G Highway,Bodakdev, Ahmedabad, Ahmadabad City, Gujarat, India, 380054
Email: cs@mahan.co.in, **Ph.:** 6355895061, **Website:** www.mahan.co.in

UN-AUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED ON 30TH SEPTEMBER, 2026

Based on the recommendations of the Audit Committee, the Board of Directors of Mahan Industries Limited ("the Company") at its meeting held on Thursday, 22nd October, 2026, approved the un-audited standalone financial results of the company for the Quarter and half year ended on September 30, 2026 which have been subject to a limited review by SDPM & Co., Chartered Accountants, Statutory Auditors of the Company in terms of Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

The aforementioned financial results along with the Auditor reports thereon are available on the company's website at: https://www.mahan.co.in/assets/pdf/BDM%2022-10-2026.pdf You can also access the results by scanning the Quick Response Code provided below:

Scan the QR Code to view the results on the website of the Company.

Scan the QR Code to view the results on the website of BSE Limited.

In case there are any questions on the above disclosure, please reach out to us at: cs@mahan.co.in.

For **Mahan Industries Limited**
Sd/-
Nishil Shah
Director
DIN: 09165405

Date: 22/10/2026
Place : Ahmedabad

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kotak
Kotak Mahindra Bank

DEMAND NOTICE

KOTAK MAHINDRA BANK LIMITED

Registered Office : 27BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400051. **Regional Office:** Kotak Mahindra Bank Ltd. 9th Floor, B-Wing, Vivaan Square, Jodhpur Cross Road, Satellite, Ahmedabad, Gujarat – 380015, Contact No : +91 9429919818, Email ID – punit.makhecha@kotak.com

STATUTORY NOTICE UNDER SECTION 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.

The undersigned, being the Authorized Officer of KOTAK MAHINDRA BANK LIMITED, a banking company within the meaning of the Banking Regulation Act, 1949 having it's Registered Office at 27BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400051, and having Regional Office situated at: Ahmedabad also branch office situated at Rajkot and Admas Plaza,166/16, CST Road,Kolivery Village, KunchiKurve Nagar,Kalina Santacruz (E), Mumbai – 400098, (hereinafter referred to as "the Bank / KMBL"), appointed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, hereby issues to you the following notice :-

1) Name of Customer (Borrower(s) / Co-Borrower(s) & Guarantor(s)) Along Loan A/c. Nos.

LOAN ACCOUNT NUMBER : HF39965350 & HF39965347 & Hf40007070
(1) Mr. Christian Emanuel (Borrower), **(2) Mrs. Christion Rubina Emanuel** (Co Borrower/Mortgagor)
Above No. 1 & 2 Address are at: Flat No. A/103, Gokul Platinum, Opp- Pushpdeep Tenament, Jasoda Nagar Circle, Ahmedabad, Gujarat-382445.

AMOUNT OF OUTSTANDING AS PER DEMAND NOTICE

DEMAND NOTICE DATE : 13.10.2026 NPA DATE : 10.09.2026
Rs. 14,40,724.56/- (Rupees Fourteen Lakh Forty Thousand Seven Hundred Twenty Four and Fifty Six Paisa Only) as on **13-10-2026** together with further interest / penal interest and other charges.

DETAILED DESCRIPTION OF THE IMMOVABLE PROPERTIES MORTGAGED TO KMBL:-

All the piece and Parcel of immovable property beingFlat No. 103, on the 1st floor, in Block-A having built up area admeasuring 54.88 Sq. Mtrs i.e Super Built up area admeasuring 78 Sq. Yards along with undivided share admeasuring 21.50 SQ. Mtrs in the land of the scheme known as "GOKUL PLATINUM" constructed and situated on the non agricultural land being F.P No. 138, 139 of Survey No. 138 paiki and 139 paiki in Town Planning scheme No.45 at Mouje Ghodasar taluka Maninagar in the Registration District of Ahmedabad and Sub District Ahemedaabd-05 (Narol).

2) Name of Customer (Borrower(s) / Co-Borrower(s) & Guarantor(s)) Along Loan A/c. Nos.

LOAN ACCOUNT NUMBER : LAP18316187 & LAP18326083
(1) Shree Harshiddhi Enterprise through its Deceased Proprietor **Mr. Dipaksinh Dolatsinh Dodia** (Borrower), **(2) Shree Harshiddhi Logstics** through its Proprietor **Mr. Hemendrasinh Kiritsinh Dodia** (Co Borrower), **(3) Mr. Hemendrasinh Kiritsinh Dodia** Legal Heir Of Deceased Co Borrower & Mortgagor **Mr. Kiritsinh Dolatsinh Dodia** (Co Borrower/Proprietor)
Above No. 1 Address are at: Sidiwari Sheri, Dhebar Road, Under R.R Hotel, Nr- Bhabha, Rajkot, Gujarat-360004.
Above No. 2 Address are at: Nr. Hospital, Jeevan Apartment, Jayant Society, Mavdi Plot, Rajkot, Gujarat-360004.
Above No. 3 Address are at: 1st & 3rdFloor, Jeevan Apartment, Jayant K.G. Society, Street No. 1, B/h- Nagrik Bank, Mavdi Main Road, Rajkot, Gujarat-360002.
Above No. 1 & 2 Address are also at: 1st & 3rdFloor, Jeevan Apartment, Jayant K.G. Society, Street No. 1, B/h- Nagrik Bank, Mavdi Main Road, Rajkot, Gujarat-360002.

AMOUNT OF OUTSTANDING AS PER DEMAND NOTICE

DEMAND NOTICE DATE : 13.10.2026 NPA DATE : 08.10.2026
Rs. 73,18,168.63/- (Rupees Seventy Three Lakh Eighteen Thousand One Hundred Sixty Eight and Sixty Three Paisa Only) as on **13-10-2026** together with further interest / penal interest and other charges.

DETAILED DESCRIPTION OF THE IMMOVABLE PROPERTIES MORTGAGED TO KMBL:-

All that piece and parcel of the Immovable property of a Residential Flat on 1st Floor having a build up area 116-38 Sq. Mtrs & a Residential Flat on 3rd Floor having a buil up area 116-38 Sq. Mtrs in the building namely "JEEVAN APARTMENT" constructed on the NA land area 403-2-0 Sq. Yards of Plot No. 1-A situated at Rajkot revenue Survey No. 374/p, TPS No.4, FP No. 306/p, City Survey Ward No.7, Cisty Survey No. 4659 in Sub-District & Regi. District Rajkot.

3) Name of Customer (Borrower(s) / Co-Borrower(s) & Guarantor(s)) Along Loan A/c. Nos.

LOAN ACCOUNT NUMBER : HF40364748 & RHB1914207
(1) Mr. Dhruv Shivkumar Verma (Borrower/Mortgagor), **(2) Mrs. Karuna Dhruvkumar Verma** (Co Borrower)
Above No. 1 & 2 Address are at: Flat No. 302, Building No.15, Priyanka Intercity, Magod, Surat, Gujarat-395003.

AMOUNT OF OUTSTANDING AS PER DEMAND NOTICE

DEMAND NOTICE DATE : 13.10.2026 NPA DATE : 08.10.2026
Rs. 12,36,692.17/- (Rupees Twelve Lakh Thirty Six Thousand Six Hundred Ninety Twoand Seventeen Paisa Only) as on **13-10-2026** together with further interest / penal interest and other charges.

DETAILED DESCRIPTION OF THE IMMOVABLE PROPERTIES MORTGAGED TO KMBL:-

All the piece and Parcel of immovable property Flat No. 302admeasuring built up area about 47.84 Sq. Mtrs on 3rd Floor of "PRIYANKA INTERCITY" apartment type of building No.15, situated & constructed land bearing at Revenue Survey No. 34/7, Block No. 53/1, T.P.S No.64 (Dumbhal-Magob), F.P No. 68 of Village- Magob, Sub-Dist(Surat City), Distict-Surat. Together with undivided proportionate share in underneath land.

4) Name of Customer (Borrower(s) / Co-Borrower(s) & Guarantor(s)) Along Loan A/c. Nos.

LOAN ACCOUNT NUMBER : 2511808724 (CRN 92558218)
(1) M/S Pandav Construction (Borrower), **(2) Jeegar Girdharbhai Prajapati** (Proprietor/Guarantor/Mortgagor), **(3) Girdharbhai Dayabhai Prajapati** (Guarantor), **(4) Nirav Girdharbhai Prajapati** (Guarantor), **(5) Sonal Jigarbhai Prajapati** (Guarantor/Mortgagor), **(6) M/S Pranjal Enterprise** (Guarantor)
Above No. 1 & 6 Address are at: Opp- Mangalam Hall, Nadiad-Dakor Road, Nadiad, Gujarat-387001.
Above No. 2 Address are at: 2- Rajnagar Society, Nr- Sheetal Cimena, Nadiad-Dakor Road, Nadiad, Gujarat-387001.
Above No. 3 to 5 Address are at: 2- Rajnagar Society, Nr- Sheetal Cimena, Nadiad-Dakor Road, Nadiad, Gujarat-387001.
Above No. 6 Address are at: 2- Rajnagar Society, Nr- Sheetal Cimena, Nadiad-Dakor Road, Nadiad, Gujarat-387001.
Above No. 2 to 5 Address are also at: Flat No. P/602, 6th Floor, Purple Castle Apartment, Santram Dairy Road, Nadiad, Gujarat-387001.

AMOUNT OF OUTSTANDING AS PER DEMAND NOTICE

DEMAND NOTICE DATE : 13.10.2026 NPA DATE : 15.09.2026
Rs. 9,92,430.56/- (Rupees Nine Lakh Ninety Two Thousand Four Hundred Thirty and Fifty Six paisa Only) as on **19-01-2024** together with further interest / penal interest and other charges.

DETAILED DESCRIPTION OF THE IMMOVABLE PROPERTIES MORTGAGED TO KMBL:-

Property No.1: All that piece and parcel of constructed together with superstructure constructed thereon both present and future immovable property bearing R.S No. 141/6+141/3+141/4+141/5, total Adm. Hec. 0-07-00 are paiki southern side land area Hec. 0-03-50 are, its Survey No. 278, Total Adm, 692.12 Sq. Mtr paiki southern side land area 350.00 Sq. Mtr, T.P Scheme No. 4, F.P. No. 6/2, Adm 282-00 Sq. Mtr and as per revised plan Sub Plot No.2, Adm 84.47 Sq. Mtr as on constructed Residential Building of Village Nadiad (Chaklasi Party) Ta- NAdiad, Dist-Kheda, owned by Jigar Girdharbhai Prajapati and bounded as: North: After Margin F.P No 6/3, South: After Margin 7.50 Mtr Road, East: Plot No.3, West: Plot No.1. **Property No.2:** All that pieces and parcel of constructed together with super structure constructed thereon both present and future immovable property bearing revenue Survey No. 779+779 Paiki +779 Paiki, Total Adm, Hec. 1-41-64 are paiki T.P Scheme No.5 Final Plot No. 73/1, 73/2 paiki Final Plot No. 73/1, Adm. 6076.50 Sq. Mtr N.A land paiki Sub Plot No.1 Adm. 787.49 Sq. Mtr + Sub Plot No.2 Adm. 762.27 Sq. Mtr + Sub Plot No.3 Adm. 760.51 Sq. Mtr as on organized "PURPLE CASTEL" Apartment paiki Sixth Floor, Flat No. P-602, Adm. 95.26 Sq. Mtr along with undivided share land of Mouje Nadiad, Ta-Nadiad, Dist- Kheda, owned by Sonal Jigarbhai Prajapati and bounded as: North: After Margin Open Space, South: Flat No.P-602, East: Flat No.P-604, West: After Margin Open Space.

5) Name of Customer (Borrower(s) / Co-Borrower(s) & Guarantor(s)) Along Loan A/c. Nos.

LOAN ACCOUNT NUMBER : 575044010601 (CRN 35109124)
(1) Sitaram Tea Company Through Its Proprietor **Mr. Shyamkumar Damomal Ghumnani** (Borrower) **(2) Mr. Shyamkumar Damomal Ghumnani** (Guarantor/Proprietor) **(3) Mr. Jawaharbhai Damamal Ghumnani** (Guarantor/Mortgagor)
Above No. 1 Address are at: Kandoi Bazar, Ghee Kanta Road, Rajkot, Gujarat-360002.
Above No. 2 & 3 Address are at: Shri Govind Krupa, Plot No.28/2, Street No.5, Parsana Nagar, Nr- Sandhiya Pool, Jamnagar Road, Rajkot, Gujarat-360001.

AMOUNT OF OUTSTANDING AS PER DEMAND NOTICE

DEMAND NOTICE DATE : 16.10.2026 NPA DATE : 29.09.2026
Rs.10,81,964.30/- (Rupees Ten Lakh Eighty One Thousand Nine Hundred Sixty Four and Thirty Paisa Only) as on **12-10-2026** together with further interest / penal interest and other charges.

DETAILED DESCRIPTION OF THE IMMOVABLE PROPERTIES MORTGAGED TO KMBL:-

All that Piece and Parcel of the immovable property being House constructed on land area adm. 78.00 Sq. Yards of Plot No. 28/2 paikee and land area adm. 12.2 Sq. Yards of Private lane (Total land area Adm 90.2 Sq. Yards) forming part of Revenue Survey No. 575 paikee of Mouje Rajkot City in the Registration District and Sub District of Rajkot andand bounded as under: North: Others Property, South: Others Property, East:Others Property, West: Private land and other Property.

LOAN ACCOUNT NUMBER : Hf38770971
(1) Mr. Teli Kishanlal Nathulal (Borrower) **(2) Mrs.Bhagawati Teli** (Co-Borrower/Mortgagor)
Above No. 1 & 2 Address are at: 02- Siddi Vinayak Society, Punagam, Surat, Gujarat-395010.
Above No. 1 & 2 Address are also at: Flat No.C-603, 6thFloor, Shree Krishna Dreams, B/s. S.M.C. Garden, Surat, Gujarat-395011.

AMOUNT OF OUTSTANDING AS PER DEMAND NOTICE

DEMAND NOTICE DATE : 13.10.2026 NPA DATE : 17.09.2026
Rs. 28,63,010.36/- (Rupees Twenty Eight Lakh Sixty Three Thousand Ten and Thirty Six Paisa only) as on **10-10-2026** together with further interest / penal interest and other charges.

It is to be noted that your common UCIC CRN number is 72550574, Due to your BL OD account No. 0511391406 which has been classified as NPA on 17th Sep 2026, hence your home loan account Nos. HF38770971 are also classified as NPA on 17th Sep 2026 in the bank's book of account which is in consonance to the RBI Master Circular bearing reference No. RBI/2015-14/25 UBD.BPD. (PCB) MC No.3/09.14.000/2014-2015 date 1st July 2014. Clause 2.2.2 (i) read as: "In respect of the borrower having more than one facility with a bank, all the facilities granted by the bank will have to be treated as NPA and not the particular facility or part thereof which has become irregular."

DETAILED DESCRIPTION OF THE IMMOVABLE PROPERTIES MORTGAGED TO KMBL:-

All the piece and parcel of premises being Flat No.C-603,Adm. 84.96 Sq. Mtrs Built up area on 6th Floor of Building No.C known as "SHRI KRISHNA DREAMS" along with undivided proportionate share in land underneath the said building. Situated on land bearing Revenue Survey No. 24/2, 25 paikee, Block No. 33, 34/2, T.P Scheme No.61 (parvat-Godadara), Final Plot No. 83, Adm. 11340.00 Sq. Mtrs N.A Land paikee Sub Plot No. 83/B, Adm. 5313.00 Sq. Mtrs of Village: Godadara, Sub District: City & District: Surat.

LOAN ACCOUNT NUMBER : HF40880827 & Hf40929571
(1) Mr. Ajaykumar Jayantibhai Zatakiya (Borrower/Mortgagor) **(2) Mr. Jayantibhai Ramjibhai Zatakiya** (Co Borrower/Mortgagor) **(3) Concept Mold Solution** (Co Borrower)
Above No. 1 & 2 Address are at: Flat No. 403, Wing B-1, Pushti Vihar, Gondal Road, Kangashiyali, Lodhika, Rajkot, Gujarat-360022.
Above No. 3 Address are at: R.S No. 248, Shed No. 12-1, Swastik Industrial Park, Shapar Veraval, Rajkot, Gujarat-360024.
Above No. 3 Address are also at: Flat No. 403, Wing B-1, Pushti Vihar, Gondal Road, Kangashiyali, Lodhika, Rajkot, Gujarat-360022.

AMOUNT OF OUTSTANDING AS PER DEMAND NOTICE

DEMAND NOTICE DATE : 16.10.2026 NPA DATE : 29.09.2026
Rs. 22,66,781.29/- (Rupees Twenty Two Lakh Sixty Six Thousand Seven Hundred Eighty One and Twenty NinePaisa only) as on **13-10-2026** together with further interest / penal interest and other charges.

It is to be noted that your common CRN number is 363145048, Due to your CSG account No. CSG155972299 which has been classified as NPA on 29th Sep 2026, hence your home loan account Nos. HF40880827 & HF40929571 are also classified as NPA on 29th Sep 2026 in the bank's book of account which is in consonance to the RBI Master Circular bearing reference No. RBI/2015-14/25 UBD.BPD. (PCB) MC No.3/09.14.000/2014-2015 date 1st July 2014. Clause 2.2.2 (i) read as: "In respect of the borrower having more than one facility with a bank, all the facilities granted by the bank will have to be treated as NPA and not the particular facility or part thereof which has become irregular."

DETAILED DESCRIPTION OF THE IMMOVABLE PROPERTIES MORTGAGED TO KMBL:-

Description of a Residential Flat No. 403 pn 4th Floor having a built up area 54.24 Sq. Mtrs (Carpet Area 47.78 Sq. Mtrs, Wash area 1.42 Sq. Mtrs) in division-B/1 of the high rise building namely "PUSHTIVIHAR" constructed on the NA land area adm. 757.64 Sq. Mtrs of Sub plot No. 1 to 9/1 to 7 +10 to 22+23/1 to 23/5/1 situated at Kanagashiyali revenue Survey No. 71/p2 in Sub District Loshika, Registration District Rajkot. and bounded as under:- North: Open to sky- Margim Space then Others Property, South: Flat No. 404, East: Open to sky- Margin space then Div-A/2, West: Lift, Passage & Flat No. 402.

Borrowers/ Co-Borrowers/ Guarantors/ Mortgagors are advised to collect the Original Notice issued under Section 13 (2) from the undersigned on any working day by discharging valid receipt.

In case of any Objection / Representation, kindly address the same at below address :-
The Authorized Officer, Kotak Mahindra Bank Limited
Regional Office: Kotak Mahindra Bank Ltd. 9th Floor, B-Wing, Vivaan Square, Jodhpur Cross Road, Satellite, Ahmedabad, Gujarat – 380015,
Date : 24.10.2026, Place : Ahmedabad **Sd/- Authorised Officer, Kotak Mahindra Bank Ltd.**

TATA

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 Securitisation 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 Authorised Officer of TCHFL, will be sold **on 26-11-2026 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 **26-11-2026.** The sealed envelope containing Demand Draft of EMD for participating in E- Auction shall be submitted to the Authorised Officer of the TCHFL on or before **25-11-2026** 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	TCHHL0642000100388064 & TCHIN0642000100388275	**BECHARA RAM** **SAWITA RAM**	Rs. 45,81,406/- 03-12-2025	**Flat No 504 - Rs. 43,72,900/- And Flat No 505 - Rs. 43,72,900/-** **Earnest Money Deposit (EMD) :- Flat No 504 - 4,37,290/- And Flat No 505 - 4,37,290/-** **Type of possession: -** Physical	Rs. 5227228/- 13-10-2026
Description of the Immovable Property : Property 1 - All that piece and parcel of Flat No. A-504, Fifth Floor, having carpet area of 85.35 sq. mtrs., (Super Builtup 96.99 sq. Mtrs.) along with Common Parking Space (as per the approved plans) in the the scheme know as "ASTHA VIHAR", together with the undivided proportionate share 37.57 sq.meters in the land underneath the said project and also proportionate share in the common amenities and facilities in the said project, constructed on the Residential use Non Agricultural land bearing Survay No.240/5, 240/6 & 240/7, Final Plot No.240+5+6+7 of Town Planning Scheme No. 1 (Barejdi- Nandej-Devdi) situated, living and being at Moje-Barejdi, Taluka-Daskroi, in the Registration District of Ahmedabad, Sub-District of Ahmedabad-11 (Aslali) **Bounded as follows: - East :-** Society Road, **West :-** Flat No. A-505, **North :-** Flat No. A-503, **South :-** Scheme's Open space between Block-D & Road and Flat No.D-503. **Property 2 -** All that piece and parcel of Flat No. A-505, Fifth Floor, having carpet area of 105.30 sq. mtrs., (Super Builtup 112.87 sq. Mtrs.) along with Common Parking Space (as per the approved plans) in the the scheme know as "ASTHA VIHAR", together with the undivided proportionate share 37.57 sq. Mtrs in the land underneath the said project and also proportionate share in the common amenities and facilities in the said project, constructed on the Residential use Non Agricultural land bearing Survay No.240/5, 240/6 & 240/7, Final Plot No.240+5+6+7 of Town Planning Scheme No. 1 (Barejdi- Nandej-Devdi) situated, living and being at Moje- Barejdi, Taluka-Daskroi, in the Registration District of Ahmedabad, Sub- District of Ahmedabad-11 (Aslali) **Bounded as follows: - East :-** Flat No. A-504, **West :-** Flat No. A-506, **North :-** Flat No. A-502. **South :-** Scheme's Open space between Block-D & Road and Flat No. D-502.					
2	TCHHL0274000100333182 & TCHIN0274000100335161	**BHAGIRATH SABHUNATH BISWAS** **SAURABH BHAGIRATHBHAI VISWAS** **PRATIMA BHAGIRATH VISHWAS**	Rs. 39,71,227/- 02-01-2026	**Rs. 46,62,700/-** **Earnest Money Deposit (EMD): - Rs. 4,66,270/-** **Type of possession: -** Physical	Rs. 4347467/- 13-10-2026
Description of the Immovable Property : All The Piece & Parcel of Immovable Property bearing Unit/Plot No.192 Type-B, admeasuring 86.66 sq mtrs Built up area (57.81 sq. mtrs plot area) in the scheme known as "GAJ GANESH" Situated in land bearing (old R S No. 58/1 Block No. 29) and (Old R S No. 58/2 Block No. 30) and after Promulgation Survey/Block No. 63 (old Survey No. 29) and Block No. 64 (old Survey No. 30) land admeasuring 16224 sq. mtrs and 14880 sq. mtrs respectively total admeasuring 31104 sq. mtrs non agriculture land of the sim of Village Hanumanpura, Regi Dist Vadodara and Sub Dist Waghodia. **Bounded as follows: - North :-** Unit No. B-191, **South :-** 7.50 Mts Society Road, **East :-** Unit No. B-193, **West :-** 7.50 Mts Society 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:
NOTE : The E-auction of the properties will take place through portal http://bankauctions.in/ on 26-11-2026 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 Authorised Officer. **2.** The Immovable Property shall not 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 Authorised 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 Authorised 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 Authorised Officer to adjourn/discontinue the sale. **7.** Inspection of the Immovable Property can be done on **18-11-2026** 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 Authorised 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 Authorised Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office 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 inquiries regarding encumbrances on the property including statutory liabilities arears 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. 4Closure, Block No.605 A, 6th Floor, Maitrivanam Commercial Complex, Ameerpet, Hyderabad – 500038 Email : info@bankauctions.in or Manish Bansal, Email id Manish.Bansal@tatacapital.com Authorised Officer Mobile No 8588983696. Please send your query on WhatsApp Number - 9999078669 **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 www.https://surl.li/wdhuxr 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 Authorised officer for all queries and enquiry in this matter.

PLACE :- AHMEDABAD
DATE :- 24-10-2026
SD/- AUTHORISED OFFICER,
TATA CAPITAL HOUSING FINANCE LTD.

AAVAS FINANCIERS LIMITED

(CIN:L65922RJ2011PLCO34297) **Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020**

Aavas
SAPNE AAPKE, SAATH HAMAARA

APPENDIX-IV-A [See proviso to rule 8(6)] Sale notice for sale of immovable properties

E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.
Notice is hereby given to the public in general and in particular to the Borrower (s)/ Co-Borrower (s)/Mortgagor (s) and Guarantor (s) that the below described immovable properties mortgaged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorised Officer of **AAVAS FINANCIERS LIMITED**, the same shall be referred herein after as **AFL**. The Secured Assets will be sold on **"As is where is", "As is what is", and "Whatever there is"** basis through E-Auction for recovery of amount mentioned in the table below along with further interest, cost, charges and expenses being due to **AFL** viz. Secured Creditor.
It is hereby informed you that we are going to conduct public E-Auction through website **https://sarfaesi.auctiontiger.net**

Loan A/c Number / Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagers	Dues As on	Date & Amount of 13(2) Demand Notice	Date of Posse-ssion	Description of Property	Reserve Price For Property	Earnest Money For Property	Date & Time of E-Auction	Date of Bid Sub-mission	E-Auction Place of Tender Submission	Contact Person, Property Visit Date & Time
(AC NO.) 191201501300244 & 231201503075508 Chintan Bhagvatiprasad Vayeda, Hetal Chintan Vayeda Guarantor : Mayur Bhagvatiprasad Vayda	Rs. 597690/- & Rs. 517571/- Dues As On 19 Oct 26	11 Dec 25 Rs. 700249/- & Rs. 409870/- Dues As On 10 Dec 25	21 Jun 26	The Residential Property Bearing Flat No. B/503 On 5th Floor, In Scheme Known As "Panchratna Residency", On Land Bearing F.P. No. 114 Of T.P. Scheme No. 95, Block/Survey No. 248, Geratpur, Daskroi, Ahmedabad, Gujarat **Admeasuring 33.54 Sq. Mtrs.**	Rs. 843000/-	Rs. 84300/-	11.00 Am To 01.00 Pm 28 Nov 26	On Or Before 27 Nov 26	3rd Floor, Amola Complex, Opp. Girish Cold Drink, C. G. Road, Ahemdabad-380009, Gujarat-India	Ramesh Jat – 9376045878, Property Visit Date 26 Nov 26 9:00 am TO 5:00 pm
(AC NO.) 161208300443295 & 191208301128913 Dhirajben Kishorbhairupareliya, Prashantbhai Kishorbhai Rupareliya, Pankaj Kishorbhai Rupareliya Guarantor : Bharatbhai Jivrajbhai Kyada	Rs. 885771/- & Rs. 354733/- Dues As On 19 Oct 26	06 Jan 26 Rs. 1015107/- & Rs. 274375/- Dues As On 05 Jan 26	28 Jun 26	Flat No. 203, Building Known As "The Palace" Land Bearing On Rs No 164/1 P-1 A. 1-36 G. Situated At Jagdish Show-Room, Navagadh Jetpur, Rajkot, Gujarat **Admeasuring 61.70 Sq.Mtr.**	Rs. 1100320/-	Rs. 110032/-	11.00 Am To 01.00 Pm 28 Nov 26	On Or Before 27 Nov 26	Shop No -3 ,Tin Batti Chowk, Opp Garden Park, Pgvcl Street, Jetpur-360370,Gujarat -India	Ramesh Jat – 9376045878, Property Visit Date 26 Nov 26 9:00 am TO 5:00 pm
(AC NO.) 221208202346929 Manishaben Bakulbhai Padhiyar, Bakulbhai Popatbhai Padhiyar Guarantor : Bhima Arjanbhai Khambhalya	Rs. 464624/- Dues As On 19 Oct 26	05 Feb 26 Rs. 319135 /- Dues As On 04 Feb 26	07 Jun 26	House No. 162, Kumbhan Situated In Village -Vkumbhan Tal.- Palitana, Dist.- Bhavnagar, Gujarat 364250 **Admeasuring 600 Sq.Ft.**	Rs. 461304/-	Rs. 46130/-	11.00 Am To 01.00 Pm 28 Nov 26	On Or Before 27 Nov 26	Office No :- 202 , 2nd Floor, Siddhivinayaka Complex, Waghawadi Rd, Opp. Dominoz Pizza, Vidhyanagar, Bhavnagar, Gujarat 364001-India	Ramesh Jat – 9376045878, Property Visit Date 26 Nov 26 9:00 am TO 5:00 pm
(AC NO.) 221219902364203 Sharma Aravind Guarantor : Bhanupratap H Shingh	Rs. 763628/- Dues As On 19 Oct 26	09 Jul 25 Rs. 551228 /- Dues As On 04 Jul 25	10 Jun 26	Flat No - 204 2nd Floor Shiv Residency Plot No. 85 & 86, R.S.No. 60/3, Block No - 59, Situated At Sainath Society Moje Pali, Tal.- Choriyashi, Dist.- Surat Gujarat 394230 **Admeasuring 50.83 Sq.Mtr.**	Rs. 537600/-	Rs. 53760/-	11.00 Am To 01.00 Pm 28 Nov 26	On Or Before 27 Nov 26	404 & 405, 4th Floor, Milestone Vibrant,Behind Reliance Mall,Udhana Darwaja, Udhana-395001,Gujarat -India	Ramesh Jat – 9376045878, Property Visit Date 26 Nov 26 9:00 am TO 5:00 pm
(AC NO.) LNBDL17623-240299632 Shanabhai Tadvi, Lilaben Tadvi	Rs. 619188/- Dues As On 19 Oct 26	09 Apr 25 Rs. 373232 /- Dues As On 07 Apr 25	21 Jun 26	House No. 560, At Jambughoda. Tal.- Jambughoda, Dist.- Panchmahal , Gujarat **Admeasuring 66.91 Sq.Mtr.**	Rs. 547200/-	Rs. 54720/-	11.00 Am To 01.00 Pm 28 Nov 26	On Or Before 27 Nov 26	Shop No :- 21 & 22,Ground Floor, Jindal Complex, Alipura, Bodeli-391135,Gujarat -India	Ramesh Jat – 9376045878, Property Visit Date 26 Nov 26 9:00 am TO 5:00 pm
(AC NO.) 251208204900171 Dhaval Vashrambhai Mer, Vashram Bhai Dhanjibhai Mer, Harshaben Vashrambhai Mer	Rs. 1275911/- Dues As On 19 Oct 26	05 Feb 26 Rs. 1101635 /- Dues As On 04 Feb 26	07 Jun 26	Flat No.1, First Floor, R.S. No.112 Paiki, Plot No.37 & 38, Diamond Apartment, At & Ta: Palitana, Dist: Bhavnagar, Gujarat, 364270. **Admeasuring 73.16 Sq.Mtrs.**	Rs. 1068320/-	Rs. 106832/-	11.00 Am To 01.00 Pm 28 Nov 26	On Or Before 27 Nov 26	Office No :- 202 , 2nd Floor, Siddhivinayaka Complex, Waghawadi Rd, Opp. Dominoz Pizza, Vidhyanagar, Bhavnagar, Gujarat 364001-India	Ramesh Jat – 9376045878, Property Visit Date 26 Nov 26 9:00 am TO 5:00 pm

The terms and conditions of e-auction sale:-
(1.) The E-Auction sale of Secured Asset is on "as is where is" , "as is what is" , "whatever there is" and "no recourse" basis for and on behalf of the Secured Creditor viz. AUSFB and there is no known encumbrance which exists on the said property. **(2.)** For participating in online e-auction sale, Bid document, copies of PAN Card, Board Resolution in case of Company and photo ID, address proof are required to be submitted along with EMD, which is payable by way of **RTGS/NEFT/DD in the name of AAVAS FINANCIERS LIMITED, Current account No.00548470000107** AAVAS FINANCIERS LIMITED, Regd. & Corp Office : 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur 302020 **IFSC Code: HDFC0000054,** Once an Online Bid is submitted, same cannot be withdrawn. Further any EMD submitted by bidder will be required to send the **UTR/Ref no/DD No of the RTGS/NEFT/DD** with a copy of cancelled cheque on the following **email IDs i.e. auction@aavas.in (3.)** All Interested participants / bidders are requested to visit the **website https://sarfaesi.auctiontiger.net & https://aavas.in/sarfaesi-sale-notices** for further details help procedure & online training on E-Auction prospective bidder may contact including Terms & Conditions, to take part in e-auction sale proceeding and are also advised to contact **e-mail of auction@aavas.in & ramprasad@auctiontiger.net, Contact No. 8000023297 (Aavas Contact Person : Ramesh Jat - 9376045878, Mohd. Kalim - 7849821425)**
Please Note: - This is also a 30 days notice Under Rule 8(6) read with Rule 9(1) to the Borrowers/Co Borrowers/Mortgagors of the above said loan account about sale through tender / inter se bidding on the above-mentioned date. The property will be sold, if their outstanding dues are not repaid in full by the borrower in the given notice period.

Place : Gujarat Date : 24-10-2026 **Authorised Officer Aavas Financiers Limited**