



SUBJECT TO HIMMATNAGAR JURISDICTION ONLY

**NALIN LEASE FINANCE LTD.**  
CIN : L65910GJ1990PLC014516

Date: 13<sup>th</sup> March, 2025

To,  
**BSE Ltd.**  
Phiroze Jeejeebhoy Towers  
25th Floor, Dalal Street  
Mumbai - 400 001  
**Company code: 531212**

**Subject: Notice of Postal Ballot**

Dear Sir(s),

Pursuant to Regulation 47 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed copies of the newspaper advertisements published on 13<sup>th</sup> March, 2025 in *Business Standard* (English language) and *Loksatta Jansatta* (Gujarati language), confirming dispatch of notice of postal ballot and providing other information.

Kindly take the same on record.

Thanking you,

Yours faithfully,

**For, Nalin Lease Finance Limited**

  
**Nikul Patel**  
**Chief Financial Officer**



**Enclosure:** As above

**HINDUJA HOUSING FINANCE**

Corporate Office : No. 167-169, 2nd Floor, Anna Salai, Saidapet, Chennai-600015  
 Branch Office : 3rd, Floor, IFFCO Bhavan, B/h. Maruti Complex, B/h. Pintoo Garment, Nr. Shivranjani Cross Road, Satellite, Ahmedabad-380015.

Saurabhkumar Napat Mo.7874828789, Vikas Savariya Mo. 7994982904, Hitesh Kumar Patel Mo.7048336601, Sushil Chaudhary Mo. 8118818160, Nitin Samudre M. 8128310678, Shivam Mishra M. 9033015277, Rajesh Dangar M. 777900058, E-mail auction@hindujahousingfinance.com

**Physical Possession Notice - As per Appendix IV**

Whereas, The undersigned being the Authorized Officer of Hinduja Housing Finance Limited (HHFL) 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 the Demand Notice under section 13(2) calling upon the borrowers to repay the amount mentioned in the notice alongwith further charges, interest etc. within 60 days from the date of the said notice. The borrowers having failed to repay the amount, notice is hereby given to the borrowers 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 the said Act read with Rule 8 of the Security interest Enforcement Rules, 2002.

Name of Borrower(s)/ Co-Borrower(s)/ Guarantor(s)	Demand Notice Date & Amount Loan Account No	Date & Type of Possession	SCHEDULE OF THE PROPERTY
29 BORROWER: MR. VIKRAMBHAI THAKOR CO-BORROWER: MRS. BAYABEN THAKOR	Dt. 20/11/2023 & Rs. 12,71,022/- A/C No. GJ/RJK/GND/A000000055	09-03-2025 Physical Possession	All that pieces & parcels of immovable property comprising of Constructed Block No.C-9 over the land admeasuring 46-25 Sq. Mt. of Plot No.6 paiki of Pipali Revenue Survey No.8/1, situate at 'Manas Dham-2', Tal. & Dist. Morbi. Boundary of the aforesaid property:- North Adj. Block No.C-8, South Adj. Block No.C-10. East: NA Road. West: NA land of Adj. Survey No.8/4.

THE PHYSICAL POSSESSION HAS BEEN TAKEN AS PER COURT ORDER DATED 06/01/2025, ISSUED BY THE COURT OF 3RD ADDITIONAL CHIEF JUDICIAL MAGISTRATE, MORBI.

30 BORROWER: MR. PARTH CHAUHAN CO-BORROWER: MRS. JAGRUTIBEN CHAUHAN	Dt. 24/05/2024 & Rs. 8,19,998/- A/C No. GJ/MRB/MHD/NA000000025	09-03-2025 Physical Possession	All that piece and parcel of the immovable Survey No.157, 158 P.1, 158 P.2, New Survey No.157, Known As "Gajanan Park", Plot No.51 P, Area Ad-Measuring 454'-22" Sq. Ft. i.e. 42-21 Sq. Mt. Situated At Village-Pipali, Ta. Morbi, Owned and possessed by With Boundaries as under :- East - N. A. Road Is Situated West-Land of Plot No.51 P, & Plot No.52 P, (Sr. No.6) Is Situated North - Land of Plot No.51 P. (Sr. No.5) Is Situated South-Land of Plot No.51 P, & Plot No.52 P, (Sr. No.3) Is Situated
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THE PHYSICAL POSSESSION HAS BEEN TAKEN AS PER COURT ORDER DATED 30/12/2024, ISSUED BY THE COURT OF 2ND ADDITIONAL CHIEF JUDICIAL MAGISTRATE, MORBI.

31 BORROWER: MR. SANJAYBHAI VIDJA CO-BORROWER: MRS. KOMAL VIDJA	Dt. 24/05/2024 & Rs. 9,66,828/- A/C No. GJ/MRB/DV/R/A000000034	09-03-2025 Physical Possession	All that pieces & parcels of immovable property comprising of Constructed House over the NA land of Plot No. 26 paiki (Part No.10) adm. 44-48 Sqr. Mts. of Pipali Revenue Survey No. 269 paiki 1, situated at "Vrundavan Park" - C, Pipali, Tal. & Dist. Morbi. Owned and Possessed by Mrs. Komal Sanjaybhai Vidja, with boundaries as under: North: Property of Plot No.26 paiki Part No.9. South:Property of Plot No.34 paiki Part No.11. East:NA land Road. West: Property of Plot No.26 paiki Part No.2 & 3.
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THE PHYSICAL POSSESSION HAS BEEN TAKEN AS PER COURT ORDER DATED 31/12/2024, ISSUED BY THE COURT OF 2ND ADDITIONAL CHIEF JUDICIAL MAGISTRATE, MORBI.

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. The borrowers in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of HHFL.

Place : GUJARAT Date : 13-03-2025 Authorized Officer : For Hinduja Housing Finance Limited

**HDFC Bank Ltd.** POSSESSION NOTICE

201-204 Riddhi Shoppers, Opp. Imperial Square, Adajan-Hazira Road, Adajan, Surat-395 009 Ph.No.0261-4141212

Whereas The Authorised Officer of HDFC Bank Limited (erstwhile HDFC Limited having amalgamated with HDFC Bank Limited by virtue of a Scheme of Amalgamation approved by Hon'ble NCLT-Mumbai vide order dated 17th March 2023) (HDFC), under the Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("said Act") and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notices under Section 13 (2) of the said Act, calling upon the following borrower(s) / Legal Heir(s) and Legal Representative(s) to pay the amounts mentioned against their respective names together with interest thereon at the applicable rates as mentioned in the said notices, within 60 days from the date of the said Notice's, incidental expenses, costs, charges etc till the date of payment and/or realisation.

Sr. No.	Name of Borrower (s) / Legal Heir(s) and Legal Representative(s)	Outstanding Dues Rs. as on Dt.	Date of Demand Notice	Date of Possession/ Physical/Symbolic	Description of Immovable Property (ies) / Secured Asset (s)
1.	Mr Magatrapa Rameshbhai Hirabhai (Borrower), Mrs Magatrapa Manjulaben Rameshbhai (Co-Borrower), Mr Magatrapa Yogeshbhai Rameshbhai (Co-Borrower) 180752-655618040, 683693813, 6566078399	Rs.15,72,296/- Rs.21,789/- Rs.5,00,507/- as on 31-JUL-24	11-SEP-2024	11-MAR-2025 SYMBOLIC	Flat-G-401, Floor-4, Sankalp Residency Wing - G, S.No. 284-1, Block 460, FP 78, TP 66, B/S Shrushti Row House, Opp Sai Row House, Amroli Sayan Road, Kosad, Surat-394107.
2.	Mr Sutaraya Vishal Bharatbhai (Borrower), Mrs Sutaraya Jasuben Bharatbhai (Co-Borrower) 184226- 617031624, 616365802	Rs.22,75,619/- Rs.52,940/- as on 30-SEP-24	06-NOV-2024	11-MAR-2025 SYMBOLIC	Flat-B-104, Floor-1, Sunday Avenue, Type B, S.No. 95, Nr. Sunday Heights, Opp. Ankur School, Nr. Samast Patidar Wadi, Aamba Talawadi, Katarga, Surat-395004.
3.	Mr Patel Ketan Baldevbhai (Borrower) Mrs Patel Nimishaben Ketanbhai (Co-Borrower) 17773-644588907, 670092728, 645372301, 668625178	Rs. 8,48,735/- Rs.63,856/- Rs.3,24,556/- Rs.14,902/- as on 31-AUG-24	20-SEP-2024	09-MAR-2025 PHYSICAL	Row House-18, Siddhi Vinayak Residency, Block 45, B/h. Shabridham, Nr. Aryan Villa, Baben, Bardoli, Surat-394601.

\*with further interest as applicable, incidental expenses, costs, charges etc incurred till the date of payment and/or realisation. However, since the borrower(s) / Legal Heir(s) and Legal Representative(s) mentioned hereinabove have failed to repay the amounts due, notice is hereby given to the borrower(s) / Legal Heir(s) and Legal Representative(s) mentioned hereinabove in particular and to the public in general that the Authorised Officer of HDFC Bank has taken physical possession of the immovable property (ies) / secured asset(s) described herein above in exercise of powers conferred on him/ them under Section 13 (4) of the said Act read with Rule 8 of the said Rules on the dates mentioned above. The borrower(s) / Legal Heir(s) and Legal Representative(s) mentioned hereinabove in particular and the public in general are hereby cautioned not to deal with the aforesaid immovable Property(ies) / Secured Asset(s) and any dealings with the said Immovable Property (ies) / Secured Asset(s) will be subject to the mortgage of HDFC. Borrower(s) / Legal Heir(s) / Legal Representative(s) attention is/are invited to the provisions of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured assets. Copies of the Panchama drawn and inventory made are available with the undersigned, and the said Borrower(s) / Legal Heir(s) / Legal Representative(s) is/are requested to collect the respective copy from the undersigned on any working day during normal office hours.

Date: 09/03/2025 & 11/03/2025 For HDFC Bank Ltd. Authorised Officer. Place : Surat

Regd. Office: HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400013.

**Indian Bank** Salabatpura (Nanpura Branch), Shop No. 4, Trade House, Ground Floor, Ring Road, Surat.

**POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)**

Whereas, The undersigned being the authorized officer of Indian Bank under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred to him under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 27/12/2024 calling upon the Borrower/Guarantor Mr. Sanjaybhai Kalubhai Dholiya (Borrower), Mr. Kalubhai Gemabhai Dholiya (Guarantor) and Mr. Parvinbhai Jagabhai Ghelani (Guarantor) to repay the amount mentioned in the notice Rs.14,04,120/- (Rupees Fourteen Lakhs Four Thousand One Hundred Twenty Only) together with interest and other charges as on 27/12/2024 within 60 days from the date of receipt of the said notice.

The Borrower/Guarantor/Mortgagor having failed to repay the amount, notice is hereby given to the Borrower/Guarantor/Mortgagor 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 said Act read with rule 8 of the said rules, on this 10th day of March of the year 2025.

The Borrower/Guarantor/Mortgagor in particular and the public in general is hereby cautioned not to deal with this property and any dealings with the property will be subject to the charge of the Indian Bank, Salabatpura Branch, Surat for an amount of Rs.14,45,657/- (Rupees Fourteen Lakhs, Forty Five Thousand, Six hundred Fifty Seven Only) as on 10/03/2025 in the said account together with costs and interest as aforesaid.

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

**DESCRIPTION OF THE IMMOVABLE PROPERTY**

All that piece and parcel of the immovable property bearing Plot No.158, of Withalagar Co-op Housing Society Ltd, admeasuring about 50.18 sq. mtrs and 133.42 sq. mtrs. Construction thereon, consisting of a part of revenue survey No.67, 68 & 69, T.P. Scheme No.17 P.F. No.52, City Survey, Ward - Fulpada, City Survey Nondh No.4434 of Village: Fulpada, Taluka: Surat City, Dist- Surat. The Said property is bounded by - North: Backside Adjoining Structure, South: Society Internal Road, East: Adjoining Gala type house No. D-157, West: Adjoining Gala type house No.D-159.

Date: 10/03/2025 Place: Surat

Authorised Officer, Indian Bank, Salabatpura, Surat.

**NALIN LEASE FINANCE LIMITED**  
CIN : L65910GJ1990PLC014516

Regd. Office : Gandhi Nursing Home Bldg, Dr. Nalin Kant Gandhi Road, Himatnagar-383001, Gujarat, India. Ph.: (0272) 241264, 242264. Email: info@nalinfin.co.in, Website: www.nalinfin.co.in

**POSTAL BALLOT NOTICE**

The members/shareholders of Nalin Lease Finance Limited ("the Company") are hereby informed pursuant to Section 110 read with Section 108 and other applicable provisions, if any, of the Companies Act, 2013, ("Act") (including any statutory modification or re-enactment thereof for the time being in force), read with Rule 20 and 22 of the Companies (Management and Administration) Rules, 2014, ("Rules"), Regulation 44 of the Securities and Exchange Board of India (Listing Obligations and Disclosures Requirements) Regulations, 2015 ("SEBI Listing Regulations") and in accordance with the requirements prescribed by the Ministry of Corporate Affairs ("MCA") for holding general meetings/conducting postal ballot process through e-Voting, vide General Circular Nos. 14/2020 dated April 8, 2020, 17/2020 dated April 13, 2020, 22/2020 dated June 15, 2020, 33/2020 dated September 28, 2020, 39/2020 dated December 31, 2020, 10/2021 dated June 23, 2021, 20/2021 dated December 8, 2021, 3/2022 dated May 5, 2022, 11/2022 dated December 28, 2022, 09/2023 dated September 25, 2023 and 09/2024 dated September 19, 2024 (collectively the "MCA Circulars"), Secretarial Standard on General Meetings ("SS-2") issued by the Institute of Company Secretaries of India and any other applicable laws, rules, and regulations (including any statutory modifications and re-enactments thereof, for the time being in force), the Company seeks approval of the Members for the special businesses as set out in the Postal Ballot Notice dated 12th March, 2025, along with an explanatory statement ("the Notice"), by way of electronic means (i.e., remote e-voting) only.

The dispatch of electronic copies of the Notice along with the explanatory statement has been completed on Wednesday, 12th March, 2025, to those Members whose names appear in the Register of Members/List of Beneficial Owners as received from the National Securities Depository Limited ("NSDL") and Central Depository Services (India) Limited ("CDSL") as on Friday, 07th March, 2025 (cut-off date) and who have registered their e-mail addresses with the Company/Depositories. Physical copies of the Postal Ballot Notice along with the Postal Ballot Forms and prepaid Business Reply Envelopes are not being sent to the Members for this Postal Ballot in line with the exemptions provided in the MCA Circulars.

The above-mentioned documents are also available on the website of the Company at <https://www.nalinfin.co.in> on the website of MUGF Intime India Private Limited at <https://instavote.linkintime.co.in> and on the website of BSE Limited at [www.bseindia.com](http://www.bseindia.com).

The Company has provided its Members the facility to exercise their right to vote by electronic means through e-voting services provided by MUGF Intime India Private Limited. The detailed instructions for e-voting are provided in the Notice.

The remote e-Voting is available during the following period:

Commencement of E-Voting	Saturday, 15th March, 2025 at 9:00 a.m. (IST)
Conclusion of E-Voting	Sunday, 13th April, 2025 at 5:00 p.m. (IST)

The remote e-voting module shall be disabled by MUGF Intime India Private Limited for voting thereafter.

During this period, the Members holding shares either in physical form or dematerialized form as on the Friday, 07th March, 2025 may cast their votes through e-voting. Once the vote on a resolution is cast by a Member, it cannot be changed subsequently. The voting rights of the Members shall be in proportion to their share in the paid-up equity share capital of the Company as on the Friday, 07th March, 2025. A person who is not a member as on the cut-off date should treat this Notice for information purpose only.

The Board of Directors of the Company has appointed Mr. Amrith N Gandhi (FCS: 8193), Proprietor of M/S Amrith Gandhi & Associates, Practicing Company Secretary, as the Scrutinizer for conducting the Postal Ballot in a fair and transparent manner.

The Scrutinizer will submit his report, after the completion of scrutiny, to the Chairman of the Company or any person authorized by him within 2 working days from the end of the remote e-voting period. The Scrutinizer's decision on the validity of the Votes cast shall be final. The result of the Postal Ballot will be announced by the Chairman of the Company, or any other person authorized by him not later than 2 working days from the conclusion of remote e-voting.

The result of Postal Ballot along with the Scrutinizer's Report will also be placed on the Company's Website at <https://www.nalinfin.co.in/> and also on website of MUGF Intime India Private Limited i.e. <https://instavote.linkintime.co.in/> and shall be communicated to the stock exchange where the Company's shares are listed.

Members having any queries, issues or requiring any clarifications on remote e-voting may contact MUGF Intime India Private Limited on number +91 79 26465179 or reach by Email [enotices@in.mnps.mugf.com](mailto:enotices@in.mnps.mugf.com) For and on behalf of the Board of Directors of Nalin Lease Finance Limited

sd/- Harsh Gandhi  
Whole-Time Director  
Place : Himatnagar  
Date : 12th March, 2025

**NORTHERN ARC CAPITAL LIMITED**  
NORTH ARC Regd. Office: 10<sup>th</sup> Floor, Phase-I, IIT-Madras Research Park, Kanagam Village, Taramani, Chennai - 600113, Tamil Nadu.

**ANNEXURE-V - E-AUCTION SALE NOTICE - (Under proviso to Rule 8(6))**  
**SALE OF IMMOVABLE ASSETS CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.**

The undersigned as Authorized Officer of Northern Arc Capital Ltd has taken over possession of the following property/ies u/s 13(4) of the SARFAESI Act. Public at large is informed that e-Auction of the charged property/ies under SARFAESI Act in the below mentioned cases for realisation of NORTHERN ARC's dues will be held on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and on the terms and conditions specified hereunder.

Name of Borrower(s)/ Guarantor(s)	Outstanding Dues for Recovery of which Property/ies is/are being Sold	Description of the property
1. M/s Patel Tiffin Services	Rs. 24,44,678/- and interest thereon w.e.f. 10/03/2024 plus other charges	All That Pieces and Parcels of Immovable of a Residential House on Land Adm. 55.59 Sq. Mtrs., of Western Road's Land of Southern Side of Sub Plot No. 61/C Paikee of Plot No. 61 of Rsn. 145/2 Paikee of Eyaia in Sub Dist & Regl. Dist. Rajkot in the State of Gujarat in the State of Gujarat. <b>Boundary Follows As East By: Others Property of Plot No. 60, North By: Others Property, South By: Others Property of Plot No. 62.</b>

Details of Sale are as below:-

Reserve Price	Last date for submission of bid and EMD (10% of the Reserve Price)	Bid increment amount	Date and time of E-Auction Sale
Rs. 32,19,030/- Rupees Thirty-Two Lakhs Nineteen Thousand Thirty Only	30-03-2025 Rs. 3,21,903/- Rupees Three Lakhs Twenty-One Thousand Nine Hundred Thirty Only	Rs. 50,000/-	31-03-2025

Date & Time of Inspection of the Property: 24<sup>th</sup> March, 2025 11:00 AM to 5:00 PM

Terms and Conditions of the E-auction are as under:

- E-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS" and will be conducted "Online". The auction will be conducted through Northern Arc Capital Limited's approved service provider M/s E-Procurement Technologies Ltd Auction Tiger Ahmadabad (Contact Person :- Mr. Ram Sharma Cell No. 800002397, Email ramprasad.auctiontiger.net & (Contact Person - Mr. Sunil Verma Cell 9987030148 Email sunil.verma@northernarc.com at the web portal (<http://sarfaesi.auctiontiger.net>)). E-Auction Tender Document containing online e-Auction bid form is available in websites, <http://sarfaesi.auctiontiger.net>.
- The intending purchasers / bidders are required to deposit EMD amount either through NEFT / RTGS in the Account No. 65252037994, Northern Arc Capital Limited : State Bank of India & IFSC Code: SBIN0009930 or by way of demand draft drawn in favour of Northern Arc Capital Limited, drawn on any Nationalized or Scheduled Bank.
- Bidders shall hold a valid email ID (e-mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID & password may be conveyed through email).
- The intending bidder should submit the evidence for EMD deposit like UTR number along with Request Letter for participation in the E-auction, self-attested copies of (i) Proof of Identification (KYC) viz. Voter ID Card/ Driving License/ Passport etc. (ii) Current Address-Proof for communication, (iii) PAN card of the bidder, (iv) valid e-mail ID, (v) contact number (Mobile/Landline) of the bidder etc. to Northern Arc Capital Limited by Date 30<sup>th</sup> March, 2025 Time 01:00PM to 02:00PM time. Scanned copies of the original of these documents can also be submitted to the e-mail ID of Northern Arc Capital Limited.
- Names of the Eligible Bidders will be identified by the Northern Arc Capital Limited to participate in online e-auction on the portal, <http://sarfaesi.auctiontiger.net> (Auction Tiger) will provide User ID & Password after due verification of PAN of the Eligible Bidders.
- It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.
- The e-Auction/bidding of above properties will be conducted exactly on the scheduled Date & Time. The bidder shall improve their offer in multiple of the amount mentioned under the column "Bid Increment Amount" against the property. In case bid is placed in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes. The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by Northern Arc Capital Limited /Secured Creditor.
- The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded.
- The Sale confirmation/Sale Certificate will be issued in the name of the purchaser(s) / applicant(s) only and will not be issued in any other name(s).

Dated: 11<sup>th</sup> March 2025  
Place: Rajkot  
Authorised Officer  
NORTHERN ARC CAPITAL LIMITED

**APPENDIX IV [Rule-8(1)]**  
**POSSESSION NOTICE (for immovable property)**

**EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED**  
Retail Central & Regd. Office: Edelweiss House, Off CST Road, Kalina, Mumbai 400098

Whereas, that the Original Lenders have assigned the below financial assets to Edelweiss Asset Reconstruction Company Limited which is acting in its capacity as various trustees mentioned below (EARC). Pursuant to the assignment agreements, under Sec.5 of SARFAESI Act, 2002, EARC has stepped into the shoes of the Assignor and all the rights, title and interests of Assignor with respect to the financial assets along with underlying security interests, guarantees, pledges have vested in EARC in respect of the financial assistance availed by the Borrowers and EARC exercises all its rights as a secured creditor.

The Authorized officer of the EARC, 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 as mentioned below calling upon the borrower(s) to repay the amounts mentioned in the notice within 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned being the Authorized Officer of Edelweiss Asset Reconstruction Company Limited has taken Possession of the properties 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 of the date mentioned against each property.

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. 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 Edelweiss Asset Reconstruction Company Limited for the amount mentioned below and interest thereon.

Name of Assignor	Name of Trust	Loan A/c Number	Borrower Name & Co-Borrower (s) Name	Amount & Date of Demand Notice	Date of Possession	Possession Status
HDB Financial Services Limited (HDBFSL)	EARC TRUST SC-483	2721617 & 14248755	1) Mr. Sandip M. Shah (Borrower), 2) Mr. Chintan M. Shah (Co-Borrower), 3) Mrs. Ranjanben M. Shah (Co-Borrower) & 4) Mrs. Vaishali S. Shah (Co-Borrower)	Rs. 24,61,337.79 (Rupees Twenty Four Lac Sixty One Thousand Three Hundred Thirty Seven paise Seventy Nine Only) as on 14.05.2024 & 15-05-2024	09-03-2025	Physical Possession

**Description of Secured Asset** - All the piece and parcel of the immovable Property bearing Block No.C-134, Ganga Jamma Society, Near Golden Silver Apartment, Subhanpura, Vadodara-390023 and said property situated at Block No.C-134 in Ganga Jamma Co. Op. Housing Society Ltd. situated in land bearing Revenue Survey No.502, 505, 534 being F.P. No.490/18 of T.P. Scheme No.2 situated in Village Subhanpura in Registration District Vadodara, Sub- District Vadodara & Bounded as: By North: Margin Area, By South : 6-00 Mtrs Road, By East: Road, By West: Block No. C-135

M/s Cholamandalam Investments & Finance Company Limited (CIFCL)	EARC TRUST SC-481	HL03BA 00000 12187	1) Mr. Rohan Anilrao Dhekane (Borrower) & 2) Mrs. Surekhaben Anilrao Dhekane (Co-Borrower)	Rs.18,12,523.18 (Rupees Eighteen Lac Twelve Thousand Five Hundred Twenty Three paise Eighteen Only) as on 08.12.2023 & 11.12.2023	09-03-2025	Physical Possession
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**Description of Secured Asset** - All the piece and parcel of the immovable Property bearing Flat No.301, Third Floor, Varsha Apartment No.2, Near Baranpura Chokadi, Tower Main Road, Wadi, Vadodara-390017 and said property situated at Vibhag-A, Tikka No.8/3 R.S. No.125/B Adm. Area 81.60 Sq. Mtrs. paikie in which it is constructed in the name and style of 'Varsha Apartment No.2' paikie third floor north side Flat No.301 Adm. Area 450 Sq. Ft. Super Built Area of Mouje, Wadi, Tal & Dist. Vadodara & Bounded as: By North : Road, By South : Common Stairs, Passage O.T.S. Flat No.302, By East : LS No.138/3 By West: LS No.136

HDB Financial Services Limited (HDBFSL)	EARC TRUST SC-483	4388 805	1) Mr. Nainesh Vipinchandra Darji (Borrower), 2) Mr. Vipinchandra Mangru Darji (Co-Borrower), 3) Mrs. Kalpanaben Vipinchandra Darji (Co-Borrower)	Rs.13,20,637.96 (Rupees Thirteen Lac Twenty Thousand Six Hundred Thirty Seven paise Ninety Eight Only) as on 19.07.2024 & 02.08.2024	09-03-2025	Physical Possession
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**Description of Secured Asset** - All the piece and parcel of the immovable commercial Property being Shop No.13, GF, Someshwar Complex, Nr. Sabri School, Vasna Road, Baroda-390007 and said property situated at Shop No.13 on Ground Floor, super built up area admeasuring 212.00 Sq. Ft., in "Someshwar Complex" situated at Revenue Survey No.304, T.P. Scheme No.15, Final Plot No.114 area admeasuring 1836.00 Sq. Mtrs., paiki West side area admeasuring 9755.00 Sq. Fts. of Mouje- Vasna Saiyed, Registration Sub- District Vadodara, District- Vadodara & Bounded as: By North : Shop No.06, By South: Shop No.15, By East: Shop No.12, By West: Shop No.14

Poonawala Housing Finance Ltd.	EARC TRUST SC-492	HM/019 0/H/18/1 00861	1) Mr. Bharatkumar Vaga Ram (Borrower) & 2) Mr. Prakashkumar V Mali, (Co-Borrower), 3) Mrs. Ranu Selvan (Co-Borrower)	Rs.15,07,113.53/- (Rupees Fifteen Lakh Seven Thousand One Hundred Thirteen and Fifty Three Paise Only) due as on 24/06/2024 & 26/06/2024	06-03-2025	Physical Possession
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**Description of Secured Asset** - All That Piece & Parcel of Immovable Property, Being Flat No. 204 Admeasuring About Super Built-Up Area 774 Sq. Feet L.E. 71.90 Sq. Meter And Built-Up Area 387 Sq. Feet L.E. 35.95 Sq. Meters On 2nd Floor Along With In The Scheme Known As "Kalash Complex In Harihantpark Society Vibhag-2", Forming Part of Land Bearing Revenue Survey No. 133, Block No. 137/A, Hissa No. 3 Paikie Plot No. 113, 114 And 115 of Mouje: Kadodara, Taluka: Palsana, District: Surat.  
**Boundary Follows As:** East : Adj. Open Plot 112, West : Adj. Passage & Flat No. 203, North : Adj. Road, South : Adj. Flat No. 201.

Poonawala Housing Finance Ltd.	EARC TRUST SC-492	HM/019 0/H/18/1 00408	1) Mrs. Varsha Gayakwad (Borrower) & 2) Mr. Vikram Gayakwad (Co-borrower)	Rs.13,62,966.35/- as 24/06/2024 & 26/06/2024	09-03-2025	Physical Possession
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**Description of Secured Asset** - All Part & Parcel of Immovable Residential property (secured assets) Situated on land area adm. 61.13 Sq. Mtrs. (As per site area adm. 60.82 Sq. Mtrs.) and Undivided share in land area adm. 36.80 Sq. Mtrs. of common land of Society of Plot no. 197 of area known as "Aradhna Ambevelly" of Block No. 109 of Revenue Survey No. 52/2 Located at Village: Mota, Sub. Dist.: Bardoli, Dist.: Surat in the State of Gujarat. **Boundaries of The Aforesaid Property:** North : Plot No. 196, South : Plot No. 198, East : Society Road, West Block

Date : 13.03.2025  
Place : Gujarat  
Authorised Officer  
Edelweiss Asset Reconstruction Company Limited

**Bank of Baroda** MEGA E-AUCTION SALE NOTICE

Regional Office, Hotel Skyline Building, College Road, Bharuch - 392002 (Gujarat)  
Ph. 91 2642 205034/35 E-mail : recovery.bharuch@bankofbaroda.com

**Auction Date 29.03.2025**  
**Time : 02:00 PM to 06:00 PM**  
**Inspection Date 24 to 28 March 2025**

**E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) for Immovable and Rule 6(2) for Movable, of the Security Interest (Enforcement) Rule, 2002.**

Notice is hereby given to the public in general and in particular to the Borrowers / Mortgagors and Guarantors that the below described immovable properties, Mortgaged / Charged to the secured creditor, the Possession of which has been taken by the Authorized Officers of the Bank of Baroda, Secured Creditor, will be sold on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" Basis for recovery of dues in below mentioned account/s. The details of Borrower(s), Mortgagor(s) and Guarantor(s) / secured Asset/s/Dues/ Reserve Price/e-Auction Date & Time, EMD and Bid Increase Amount are mentioned below. For more details, Terms & Conditions of the Sale, please refer to website [www.bankofbaroda.in/](http://www.bankofbaroda.in/) <https://www.ibapi.in/>

Sr. No.	Name of Branch	Name of Borrowers	Name of the Owner of the Property	Brief Description of the Property. (Detail)	Type of property (Row House/Flat/Res. Plot/Ind plnt/Ind Building)	Dues (In Lacs)	Reserve Price			Name and Contact Person No
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