



RAJ RADHE FINANCE LIMITED

Regd off: - 105 - 106 Tilakraaj Complex, Panchvati, Ambawadi, Ahmedabad - 380006.
CIN: - U67120GJ1985PLC007576; Email Id - info@rrfl.in; (O): - +91 7622020505

Terms and conditions of e auction

Property will be sold on “AS IS WHERE IS”, “AS IS WHAT IS”, “WHATEVER THERE IS” and “WITHOUT RECOURSE BASIS” basis.

1.	Name and address of the Borrower	Zenith Corporation Address at: 911, Time Square Arcade – 1, Opp. Rambaug, Thaltej, Daskroi, Ahmedabad – 380059.	
2.	Name and address of the Secured Creditor	Raj Radhe Finance Limited 105 – 106 Tilakraaj Complex, Nr. Surya – Rath, Panchvati First Lane, Ambawadi, Ahmedabad - 380006	
3.	Description of the immovable secured assets to be sold. E-auction Website QR Code: 	Sr. No	Details of property/ies
		1.	All the piece and parcel of property being shop bearing no. G-6, Admeasuring about 4450 sq. feet 413.42 sq mtr. On ground floor of building Baleshwar Square of hill Darshan Commercial Co. Operative society Ltd. Constructed on land of final plot no.192 of T. P scheme no.6 of village jodhpur revenue Survey no.418(old revenue survey no.1092 Moje, Vejalpur tal: Vejalpur Dist. Ahmedabad in the name of 1. Nandukumari Govindlal Dangi 2. Vaishali Manish Kumar Dangi 3. Seemaben Giris Goyal 4. Prem Vijendra Goyal 5. Manish Govind Dangi Symbolic Possession was taken by Authorised Officer of Raj Radhe Finance Limited.
4.	Details of the Encumbrances know to the secured creditor.	To the best of knowledge and information as available to the Authorised officer, there are no encumbrances advised to RRFL. However, the intending bidders should make their own independent inquiries regarding the encumbrances; title of property/ies put up on the auction and claims/rights/dues/litigations/affecting 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 on the part of the RRFL. The property is being sold with all existing and future encumbrances whether known or unknown to the RRFL. The Authorised officer/Secured Creditor shall not be responsible in any way for any third party /claims /rights /dues etc.	
5.	The secured debt for the recovery of which the property is to be sold.	Rs. 22,21,92,938.57/- (Rupees Twenty-Two Crore Twenty-One Lakhs Ninety-Two Thousand Nine Hundred Thirty-Eight and Fifty-Seven Paise only) as on 05.03.2026	



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6.	Deposit of earnest money	<table border="1"><thead><tr><th>Sr. No.</th><th>EMD (Rs.)</th></tr></thead><tbody><tr><td>1</td><td>1,06,25,000/-</td></tr></tbody></table>	Sr. No.	EMD (Rs.)	1	1,06,25,000/-
		Sr. No.	EMD (Rs.)			
1	1,06,25,000/-					
Being the 10% of Reserve Price to be remitted by RTGS/NEFT to Bank A/c. No. 50200060765775, Name of the Account: RAJ RADHE FIN LTD RECOVERY ACCOUNT, IFSC Code: HDFC0000006.						
7.	Reserve price of the immovable secured assets.	<table border="1"><thead><tr><th>Sr. No</th><th>Reserve Price (Rs)</th></tr></thead><tbody><tr><td>1</td><td>10,62,50,000/-</td></tr></tbody></table>	Sr. No	Reserve Price (Rs)	1	10,62,50,000/-
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1	10,62,50,000/-					
Bank account in which EMD to be remitted. Last Date within which EMD to be remitted.						
EMD to be remitted directly by RTGS / NEFT to the						
<ul style="list-style-type: none">• Bank Account Name: RAJ RADHE FIN LTD RECOVERY ACCOUNT• Bank Account No. 50200060765775• IFSC Code: HDFC0000006• 25.03.2026 upto 4:00 p.m.						
8.	Time and manner of payment.	The successful bidder shall deposit 25% of the sale price, after adjusting the EMD already paid, immediately, i.e. on the same day or not later than next working day, as the case may be, after the acceptance of the offer by the Authorised Officer, failing which the earnest money deposited by the bidder shall be forfeited. The Balance 75% of the sale price is payable on or before the 15 th day of confirmation of sale of secured asset or such extended period as may be agreed upon in writing between the Secured Creditor and the e-Auction purchaser not exceeding three months from the date of e-Auction.				
9.	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	Auction will be held online at the web portal of Auction Tiger on 27.03.2026 from 12:00 p.m. to 02:00 p.m. with unlimited extension of 5 minutes.				
10.	The e-Auction will be conducted through RRFL approved services provider. E-Auction tender documents containing e-Auction bid form, declaration etc., are available in the website of services provider as mention above.	<ul style="list-style-type: none">• Auction Tiger at the web portal: https://sarfaesi.auctiontiger.net/EPROC/z• Contact no. Mr. Ram Sharma, Contact number: 8000023297/079-618136803.• E-mail Address: ramprasad@auctiontiger.net, support@auctiontiger.net				
11.	(i) Bid increment amount:	<table border="1"><thead><tr><th>Sr. No</th><th>Bid Increase amount in multiple of (Rs)</th></tr></thead><tbody><tr><td>1</td><td>1,00,000/-</td></tr></tbody></table>	Sr. No	Bid Increase amount in multiple of (Rs)	1	1,00,000/-
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	<p>(ii) Auto extension:</p> <p>(iii) Bid currency & unit of measurement</p>	<ul style="list-style-type: none">Unlimited auto extension clause of 5 minutesINR (RTGS/NEFT/Demand Draft)				
12.	<p>Date and Time during which inspection of the movable and immovable assets to be sold and intending bidders should satisfy themselves about the assets and their specifications.</p> <p>Contact person with mobile number.</p>	<table border="1"><thead><tr><th>Sr. No</th><th>Date and time of public inspection</th></tr></thead><tbody><tr><td>1</td><td>23.03.2026 from 11:00 AM to 1:00 PM</td></tr></tbody></table> <p>Shri Meet F. Shah +91 6359893923</p>	Sr. No	Date and time of public inspection	1	23.03.2026 from 11:00 AM to 1:00 PM
Sr. No	Date and time of public inspection					
1	23.03.2026 from 11:00 AM to 1:00 PM					
13.	<p>Other Conditions.</p>	<p>a) 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 and Password by Auction Tiger may be conveyed through e-mail.</p> <p>b) The intending bidder should submit the evidence of 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. ID card/Driving License/Passport etc. (ii) Current Address –proof of communication, (iii) PAN card of the bidder (iv) valid e-mail ID, (v)contact number (mobile/Land Line) of the bidder etc., to be uploaded on Auction Tiger site by 25.03.2026 upto 4:00 p.m. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer virati.shah@rrfl.in</p> <p>c) Names of the Eligible Bidders will be identified by the Auction Tiger, to participate in online e-Auction on the portal https://sarfaesi.auctiontiger.net/EPROC/ (name of the portal). User ID and Password will be generated by bidder themselves through Auction Tiger portal.</p> <p>d) The successful bidder shall be required to submit the final price, quoted during the e-Auction as per the annexure after the completion of the e-Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of e-Auction.</p>				



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- e) During e-Auction, if no bid is received within the specified time, Raj Radhe Finance Limited at its discretion may decide to revise opening price/scrap the e-Auction process/proceed with conventional mode of tendering.
- f) The RRFL service provider for e-Auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes.
- g) The bidders are required to submit acceptance of the terms and conditions and modalities of e-Auction adopted by the service provider, before participating in the E-auction.
- h) The bid once submitted by the bidder, cannot be cancelled/withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on the part of bidder to comply with any of the terms and conditions of e-Auction, mentioned herein will result in forfeiture of the amount paid by the defaulting bidder.
- i) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.
- j) The Authorised officer shall be at liberty to adjourn, postpone or cancel the e-Auction process/tender at any time, before declaring the successful bidder, without assigning any reason.
- k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.
- l) The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.
- m) The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared with RRFL. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
- n) The Authorised officer has absolute right to accept or reject any or all offers(s) or adjourn/ postpone/ cancel the e-Auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.
- o) The Authorised officer has absolute right to stop the ongoing e-bidding process in the midway without assigning any reasons thereof.



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		<p>p) The Authorised officer is not bound to accept the highest offer.</p> <p>q) In case of forfeiture of the amount deposited by the defaulting bidder, he / she shall neither have claim on the property nor on any part of the sum for which may it be subsequently sold.</p> <p>r) The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty/ transfer charges, Registration expenses, fees etc. for transfer of the property in his/her name.</p> <p>s) In case of immovable property, it will be the responsibility of the successful bidder to deposit the TDS being 1% (one percent) of the sale consideration in the Government account before making final payment of bid amount and submit proof to the Authorised officer of the RRFL.</p> <p>t) The intending bidders should carry out due diligence and independent enquiries about the encumbrances, Title of the property, statutory and non -statutory dues, claims, rights, disputes, litigations, charges etc affecting the property prior to submitting the bid and Authorised officer of RRFL will not be responsible in any manner for any third-party claims, rights, disputes, dues etc.</p> <p>u) In case of any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorised Officer shall be final. In such an eventuality, the RRFL in its sole discretion be entitled to call of the sale and put the property to sale once again on any date and at such time as may be decided by RRFL.</p> <p>v) The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued in the name of the successful bidder. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the e-Auction will be entertained.</p>
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Date: 06-03-2026
Place: Ahmedabad

Sd/-
Authorised Officer
Raj Radhe Finance Limited

AXIS BANK LIMITED (CIN: L5110G1992PL020679) Structured Asset Group, 7th Floor, Corporate Office, 'Axis House', C-2, Wadia International Centre, Panchsaran Bhikar Marg, Mumbai - 400025. Tel: +91-22-76555555

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 i.e. Priya Gems Exports Pvt. Ltd and its Guarantors/Mortgagees i.e. Mr. Jatin Chandrakant Doshi, Mr. Chandrakant Sunil Doshi, Mrs. Ramesh Babai Chandrakant Doshi, Mr. Vipul Shah & Mr. Saayuj Shah that the below mentioned assets are being offered for sale by the Auctioneer of Axis Bank Limited. The physical possession of which has been taken by the Authorized Officer of Axis Bank Limited, will be offered "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" AND "NO RESERVE PRICE".

Table with 4 columns: S, Description of Property, Reserve Price, Earnest Money Deposit (EMD). Includes details for commercial property at 352/84, 1st floor, and a plot at 25/303/26/1.

For detailed terms and conditions of the sale, please refer to the link provided in https://www.axisbank.com/auction-notices-and/https://axisbank.com/

CFM ASSET RECONSTRUCTION PVT.LTD. Regd. Office: Block No. A/1003, West Gate, Near YMCBA Club, Sur No.853/1+3, S.G. Highway, Karjat, Ahmedabad-380051

APPENDIX IV (Under Rule 8(1) of Security Interest (Enforcement) Rules, 2002) POSSESSION NOTICE (For Immovable Property)

WHEREAS, the undersigned being Authorized Officer of the CFM Asset Reconstruction Pvt. Ltd. (Assignee) has taken physical possession of the assets of Sagar Finance Ltd. vide an Assignment Agreement dated 15.01.2025 registered on 05.02.2025, hereinafter referred to as "CFMARC", acting in its capacity as the trustee of CFMARC Trust 155 under the securitisation and reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI 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 07.03.2025 under section 13(2) of the SARFAESI Act, 2002 calling upon the Borrower/co-borrowers/mortgagee (i.e. Mr. Bharathibharathi Ratanbharathi Bava (Borrower) (L.M. NO - L5SEEMH000742) (2) Mrs. Ratanbharathi Goswami (Co-borrower) and (3) Mrs. Ratanbharathi Goswami (Co-borrower/Mortgagee) - Address: Makn No.186, Subhar Vihar, Nr. Bus Station, Ad. Nagvanshi, Te-Sidhpur, Dist- Patan, Gujarat, India- 384115 to repay the amount mentioned in the notice being given to pay the outstanding dues and discharge entire liability on Rs. 12,46,051 (Rupees Twelve Lakh Forty Six Thousand Fifty One Only) as on 28/2/2025 together with further interest plus costs, charges and expenses etc. within 60 days from the date of receipt of the said notice.

The Borrowers have failed to repay the amount, notice is hereby given to borrower/co-borrower and the public in general that the undersigned has taken Physical Possession of the properties described herein 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. Further details of the assets are given as per additional Chief Judicial Magistrate, Siddhpur order No 275/2025 dated 22.01.2026.

DESCRIPTION OF THE IMMovable PROPERTY DETAILS OF SECURED ASSETS: ALL THAT PIECE AND PARCEL OF RESIDENTIAL PROPERTY LAND ADMEASURING 1500 SQ. FT. AND CONSTRUCTION ADMEASURING 1260 SQ. FT. ON PROPERTY NO. 114, ASSESSMENT NUMBER NO.409 (GAMTHAN), SUTHAR VAS, OPP. BUS STATION, NAVAGAN TAL. SIDHPUR, DIST. PATAN, GUJARAT, INDIA OWNED BY RATANBHARATI KALUBHARATI BAVA BOUNDARY OF THE PROPERTY: NORTH: ROAD, SOUTH: PROPERTY OF RAMESHBHAI, EAST: ROAD, WEST: HOUSE OF CHAUDHARI. Authorized Officer Place: Nagvanshi (Sidhpur) CFM ASSET RECONSTRUCTION PVT.LTD. Date: 01/03/2026 (Acting in its capacity as trustee of CFMARC Trust-155)

ASREC (India) Limited Registered & Corporate Office Address: 816 No. 2, Unit No. 201, 202 & 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

DEMAND NOTICE UNDER SECTION 13(2) OF SARFAESI ACT, 2002

Notice is hereby given to the public in general and in particular to the Borrower i.e. Priya Gems Exports Pvt. Ltd and its Guarantors/Mortgagees i.e. Mr. Jatin Chandrakant Doshi, Mr. Chandrakant Sunil Doshi, Mrs. Ramesh Babai Chandrakant Doshi, Mr. Vipul Shah & Mr. Saayuj Shah that the below mentioned assets are being offered for sale by the Auctioneer of Axis Bank Limited. The physical possession of which has been taken by the Authorized Officer of Axis Bank Limited, will be offered "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" AND "NO RESERVE PRICE".

Table with 4 columns: S, Loan Account No./Name of Borrower and Co-Borrower, Date of NPA, Demand Notice Date. Includes details for loan account GS054EL1369145 and GS054EL299378.

Bank of India Relationship beyond banking Specialised Asset Recovery Management Branch Mezzanine Floor, 70/80 M.G. Road, Fort, Mumbai 400 001, Tel: 022-22673549 Contact Number: 9819403549 E-mail: SARFM.Mumbai@bankofindia.bank.in

E-AUCTION FOR SALE OF MOVEABLE / 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) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of Bank of India, SARFM Branch, will be sold on "As is Where is", "As is what is" and "Whatever there is" basis on 25.03.2026, for recovery of respective dues plus interest and charges up to date due to the Bank of India from respective borrower. The reserve price and earnest money deposit amount shall be as mentioned in the table. The sale will be done by the undersigned through e-auction platform provided at the web portal.

Table with 4 columns: Sr, Name of the Borrowers/ Guarantor and Amount Outstanding, Description of the Mortgaged Properties under Physical/Symbolic Possession, Reserve Price (Rs. In Lakhs), Inspection Date/Time and Area. Includes details for M/s. Yashwanth Export and Mr. Yashwanth Rajiv Pathak.

Terms and Conditions of the E-Auction are as under: 1. The sale will be on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis and will be conducted "On Line".

- 2. Bidder will have to visit www.banknet.com for registration and participation in E Auction. EMD cut-off date and time will be 25.03.2026 till 04:00 PM. Bidders are requested to complete all registration and EMD related formalities within the given time limit only.
3. To be the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property/ assets. However, the bidders should make their own independent inquiries regarding the encumbrances, title of the properties put on auction and the claims/ rights/ dues affecting 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 the existing and future encumbrances, as they are known or unknown to the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues. No claim of whatsoever nature will be entertained after submission of the bid.
4. The date of on line E-auction for properties listed will be between 11.00 AM to 5.00 PM on 25.03.2026.
5. Bid shall be submitted through online procedure.
6. Bid shall be submitted through online procedure.
7. The Bid price to be submitted shall be at least one increment over and above the Reserve price and bidders are to improve their offer in multiples of Rs. 25,000/- (Rupees Twenty Five Thousand only) for properties listed above.
8. Bidders are advised to go through the website for detailed terms & conditions of auction sale before submitting their bids and taking part in E-Auction sale proceedings.
9. Bidders shall be deemed to have read & understood the terms & conditions of sale & be bound by them.
10. It shall be the responsibility of the interested bidder to inspect and satisfy themselves about the property before bidding.
11. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidder shall be refunded.
12. The Earnest Money Deposit shall not be any interest. The successful bidder shall have to deposit 25% of the sale price including EMD already paid, within next day of acceptance of bid price by the Authorized Officer and the balance of the sale price or on before 15th day of sale. The auction sale is subject to confirmation by the Bank. Default in deposit of amount by the successful bidder would entail forfeiture of the whole amount already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount.
13. Neither the Authorized Officer / Bank nor e-auction service provider will be held responsible for any Internet Network problem/Power failure/ or other technical lapses/failure etc. In order to ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-auction event.
14. The purchaser shall bear the applicable stamp duties/ Registration fee/ other charges, etc. and also all the statutory/non-statutory dues, taxes, assessment charges, etc. owing to anybody.
15. The Authorized Officer/Bank is not bound to accept the highest offer and has the absolute right & discretion to accept or reject any or all offers/ or adjourn/ postpone/ cancel the e-auction and withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.
16. The bid shall be issued in the name of the purchaser (applicant) (s) only and will not be issued in any other name(s).
17. The sale shall be subject to rules/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. Further details/terms/ conditions if any on the terms and conditions of sale can be obtained from the respective branches on the contact numbers given.

SALE NOTICE TO BORROWER/GUARANTORS The undersigned being the Authorized Officer of the Bank of India is having full powers to issue the notice of sale and exercise all powers of sale under securitisation and reconstruction of financial assets and Enforcement of Interest Act, 2002 and the rules framed there under. You have committed default in payment of outstanding dues and interest with the monthly rent and expenses in respect of the advances granted by the bank mentioned above. Hence, the Bank has issued demand notice to you under section 13(2) of the above mentioned act within 90 days. You have failed to pay the amount even after the expiry of the 90 days. Therefore, the Authorized Officer in exercise of powers conferred under section 13(4), took possession of the secured assets more particularly described in the schedule mentioned above. Notice is hereby given to you to pay the same as mentioned above before the date fixed for sale failing which the property will be sold and balance if any will be recovered with interest and cost for you. Please note that at expenses incurred in the process of demand notice, taking possession, valuation and sale of assets etc. shall be first deducted from the sale proceeds which may be realized by the undersigned and the balance of the sale proceeds will be appropriated towards your liability as aforesaid. You are at liberty to participate in the auction to be held on the date and conditions thereof including deposit of earnest money.

Date: 04.03.2026 Place: Mumbai Authorized Officer Bank of India

BAJAJ FINANCE LIMITED Registered Office: East Tricolor Tower, C-2, B-Block, Axis Infinite Complex, Mumbai Port Road, Andheri, Pune 411035 Branch Office : Bajaj Finance Limited 2nd 3rd Floor Universal Business Centre Near Madhuban Circle L.P. Savani Road, Surat, Gujarat 395009

Demand Notice Under Section 13(2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

The undersigned being the Authorized Officer of M/s. Bajaj Finance Limited, hereby gives the following notice to the Borrower(s) Co-Borrower(s) who have failed to discharge their liability as detailed in the treatment of principal as well as the interest and other charges accrued there on for some time period. Accordingly, notice is issued to them under section 13(2) of 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. The undersigned hereby gives notice to the Borrower(s) Co-Borrower(s) who are hereby intimated/informed by way of this publication notice to clear their outstanding dues under the loan account created by them from time to time.

Table with 4 columns: Loan Account No./Name of the Borrower(s)/Guarantor(s) & Address, Description of Secured Immovable Property, Demand Notice Date and Amount. Includes details for loan account R12HPLFA15588.

India SME Asset Reconstruction Co. Limited DEMAND NOTICE Reg. Off. : The Ruby 11th Floor, North - West Wing, Plot No. 29, Senapati Bapat Marg, Dadar (West) Mumbai - 400028.

The borrower(s)-borrowers/guarantors/mortgagees mentioned hereunder have availed the financial assistance from Feedback Financial Services Limited ("Original Lender"). The said loan, together with all underlying security interest and all rights, title and interests of the Original Lender thereon, was assigned by the Original Lender under the provisions of the SARFAESI Act, 2002, in favour of India SME Asset Reconstruction Company Limited ("ISARC"), acting in its capacity as trustee of ISARC Trust-2025-2026-31, valid Assignment Agreement dated 26th September, 2025. Notice is hereby given to the borrowers as mentioned below that since they have defaulted in repayment of the said loan availed by them from Original Lender, their loan account has been classified as Non-Performing Assets in the books of the Original Lender/Assignor as per RBI guidelines thereon. Thereafter, ISARC has issued demand notice under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, in favour of India SME Asset Reconstruction Company Limited ("ISARC"), acting in its capacity as trustee of ISARC Trust-2025-2026-31, valid Assignment Agreement dated 26th September, 2025. Notice is hereby given to the borrowers as mentioned below that since they have defaulted in repayment of the said loan availed by them from Original Lender, their loan account has been classified as Non-Performing Assets in the books of the Original Lender/Assignor as per RBI guidelines thereon. 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