

SCHNEIDER ELECTRIC INFRASTRUCTURE LTD.
Regd. Office: Milestone 87, Vadodara, Halol Highway, Village Kotambli, Post Office Jarod, Vadodara, Gujarat - 391510

NOTICE is hereby given that the following share certificate(s) for 3360 Shares has/have been reported as lost/misplaced and the Company intends to issue duplicate certificates in lieu thereof, in due course. Any person who has a valid claim on the said shares should lodge such claim with the Company at its Registered Office within 15 days hereof.

Name of the Shareholder	Folio No.	No. of shares (F.V. Rs 2/-)	Certificate No.(s)	Distinctive No.(s) From – To
PUSHPA MATHUR (Deceased)	01130167	3360	638	724186 to 727545
Date: 17/09/2025 Place: DELHI		Name of the Claimant: ATUL BAHADUR MATHUR		

CORRIGENDUM TO SALE NOTICE PUBLISHED ON 13.09.2025
SHIVANI TRENDZ PRIVATE LIMITED (IN LIQUIDATION)
Regd. Office: 1114, 11th Floor, Hubtown Viva, Shankar Wadi, Jogeshwari East, Mumbai - 400060
(CIN - U17222MH2012PTC263871) (Website - www.shivanitrendz.com)


This Corrigendum is issued in continuance to the Sale Notice published on 13.09.2025. In the sale notice published on 13.09.2025, the following additions are made and shall be treated as an integral part of the same :-

SR. NO.	PARTICULARS	DETAILS
1.	Last date of submission of Pre-Qualification requirements/ documents	Thursday, September 25, 2025 till 06:00 pm
2.	Last Date of Due Diligence and Inspection	Thursday, September 25, 2025 till 06:00 pm with prior written approval of Gaurav Adukia, Liquidator.
3.	Last date of Submission of EMD	Friday, September 26, 2025 till 06:00 pm

Interested applicants are required to submit requisite pre-qualification documents and deposit the EMD amount by logging on the Baaonet portal as a buyer at <https://baonet.com/> to be eligible to participate in the auction process.

All other contents of Sale Notice published on 13.09.2025 will remain the same.


Sd/-
Gaurav Ashok Adukia
Reg. No: IBBI/IPA-002/IP-N00457/2017-16/11293
Liquidator of Shivani Trendz Private Limited (In Liquidation)
AFA is Valid till December 31, 2026
Reg. Address with IBBI: Anand Bhavan, Jamnadas Adukia Road, Kandivli West, Mumbai City, Maharashtra, 400067
Reg. Email ID with IBBI: gauravadukia@gmail.com
Process specific address for correspondence: Sumedha Management Solutions Private Limited, C-703, Marathon Innova, Lower Parel (West), Mumbai - 400013, Maharashtra
Process specific Email ID for correspondence: stpl@sumedhamanagement.com
Process specific Contact Number: 022-40332400
Date and Place: September 17, 2025 & Mumbai

**Equitas Small Finance Bank Ltd**
(FORMERLY KNOWN AS EQUITAS FINANCE LTD)
Registered Office : No.769, Spencer Plaza, 4th Floor, Phase-II, Anna Salai, Chennai - 600002.
POSSESSION NOTICE (U/s. Rule 8 (1) - for immovable property)

Whereas the undersigned being the Authorized Officer of M/s. Equitas Small Finance Bank Limited, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (Act, 2002 (54 of 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 calling upon the below mentioned Borrowers to repay the total outstanding amount mentioned in the notice being within 60 days from the date of receipt of the said notice. Since the below mentioned Borrowers having failed to repay the below stated amount within the stipulated time, notice is hereby given to the below mentioned 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. The Borrowers in particular and the public in general are hereby cautioned not to deal with the schedule mentioned properties and any dealings with the properties will be subject to the charge of M/s. Equitas Small Finance Bank Limited and further interest and other charges thereon. "The Borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets."

SR NO	Name of the Borrower(s) / Guarantor(s)	Description of Secured Asset (Immovable Property)	Demand Notice Date & Amount	Possession taken date
1.	BRANCH - Anand Loan No. - SEANAND0407263 BORROWER - Shaileshbhai Laxmanbhai Rabari Co-Borrower - Mrs. RABARI NILESHBHAI LAXMANBHAI, RABARI NAYABEN SHAILESHBHAI	ALL THE PIECE AND PARCEL OF THE LAND AND BUILDING BEARING ON "SOJITRA NAGARPALKA" OF PROPERTY NO-WARD 7-807 AS PER AKARNI MENTION NUMBER 2-912686 AREA KNOWN AS "CHOWKTHI VISTAAR" MAUJE-SOJITRA, TALUKA-SOJITRA, DISTRICT-ANAND	27.06.2025 & 315479	12.09.2025
2.	BRANCH - Kheda Loan No. - SEKHEDA0409900 BORROWER - Pathan Arifkhan Co-Borrower - Mrs. PATHAN IMAMKHAN, Mrs. PATHAN MUMTAJIBI	ALL THE PIECE AND PARCEL OF IMMOVABLE PROPERTY BEARING MOUJE: KANJI, TA, MAHEMDABAD, DIST. KHEDA IN GRAM PANCHAYAT PROPERTY NO.693/2 ADMEASURING 630 SQ.FEET North by: PROPERTY NO.693/1 BASIRKHAN LATIFKHAN South by: PROPERTY NO. 707ALLAUDIN MAHAMMADIYA East by: PROPERTY NO.693/1/1 LATIFKHAN KESHARKHAN West by: PROPERTY NO. 707ALLAUDIN MAHAMMADIYA	27.06.2025 & 219644	15.09.2025

Date - 18.09.2025, Place - Gujarat
Authorized officer , Equitas Small Finance Bank Ltd

UNITY  UNITY SMALL FINANCE BANK LIMITED Corporate Office: Centrum House, Vidyanagari Marg, Kalina, Santacruz (E) Mumbai - 400 098.							PUBLIC NOTICE FOR E-AUCTION SALE OF SECURED ASSETS		Sr. No.	A/c No Name of the Borrower	Amount of Secured Debt as per Demand Notice (Amt. in Rupees)	Description of Property	Last date for submission of Bid	Date & Time of Inspection	Date & Time of E-Auction	Reserve Price (Amt in Rupees)	Earnest Money Deposit (Amt in Rupees)
Unity Small Finance Bank Limited is an assignee and a secured creditor of below mentioned borrower by virtue of Business Transfer Agreement dated 26.10.2021 executed with Centrum Financial Services Limited. The undersigned in exercise of powers conferred under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 hereby give notice to public in general that the below mentioned property shall be sold by way of "online e-auction" for recovery of dues. The property shall be sold strictly on "AS IS WHERE IS", "AS IS WHAT IS" and "NO RECOURSE" basis apart from other terms mentioned below.																	
Sr. No.	A/c No Name of the Borrower	Amount of Secured Debt as per Demand Notice (Amt. in Rupees)	Description of Property	Last date for submission of Bid	Date & Time of Inspection	Date & Time of E-Auction	Reserve Price (Amt in Rupees)	Earnest Money Deposit (Amt in Rupees)									
1	1. JEBALIYA BAKVUBHAI DADUBHAI 2. JEBALIYA LABHUBEN BAVAKUBHAI 3. MAHAVIRBHAI BAVKUBHAI JEBALIYA Loan Account No. USFBSURLOAN000005008754	Demand Notice amount / Total Outstanding as on 04.12.2023- Rs. 10,54,833.59- (RUPEES TEN LAKHS FIFTY-FOUR THOUSAND EIGHT HUNDRED THIRTY-THREE AND PAISE FIFTY-NINE ONLY)	ALL THAT PIECE AND PARCEL OF IMMOVABLE PROPERTIES AS DESCRIBED HEREIN BELOW. - PROPERTY OF HOUSE WITH LAND ADMEASURING 241.40 SQ.MT. BEARING TARGAHRAM GRAM PANCHAYAT AKARNI PATRAK ANUKRAM MILKAT NO. 274 SITUATED AT GAMTAL LAND OF VILLAGE TARGHARA, TA. BOTAD, DIST. BOTAD WITHIN THE PANCHAYAT LIMITS OF TARGHARA GRAM PANCHAYAT AND BELONGING TO BAKVUBHAI DADUBHAI JEBALIYA. BOUNDARIES (AS PER MORTGAGE DOCUMENT) : NORTH: THIS SIDE PROPERTY OF RAMESHBHAI KARSHANBHAI BHARADIA, SOUTH: THIS SIDE PROPERTY OF BABBHAI ANARAKBHAI JEBALIYA, EAST: THIS SIDE PROPERTY OF VANRAJBHAI ANARAKBHAI JEBALIYA, WEST: THIS SIDE PROPERTY OF JAYARAMBHAI JESHAMBHAI DHOLAKIYA	06.10.2025 Till 5.00 PM	On 03.10.2025 Between 11.00 a.m. To 01.00 p.m.	On 07.10.2025 Between 11.00 a.m. To 12.30 p.m.	Rs. 5,52,000/-	Rs. 55,200/-									
2	1. M.S. SHAKTI SWEET MART 2. MAHESHBHAI RAMNIKAL SHETH 3. SETH NITA MAHESHBHAI Loan Account No. USFBSURLOAN000005003251	Demand Notice amount / Total Outstanding as on 05.12.2023 Rs. 7,97,127.90/- (RS. SEVEN LAKHS NINETY SEVEN THOUSAND ONE HUNDRED TWENTY SEVEN AND PAISE NINETY ONLY)	ALL THAT PIECE AND PARCEL OF IMMOVABLE PROPERTY OF RESIDENTIAL ROOM, ON SURENDRANAGAR C.S.W. NO.1, NONDHI NO. 5948 PAKI, LAND ADMEASURING 6.70 SQ.MTS. 6/UP AREA 6.70 SQ.MTS WITHIN MUNICIPAL AREA, TALUKA-WADHAWAN, DIST-SURENDRANAGAR. BOUNDARIES (AS PER SALE DEED) North: MT.2.40 IN THIS SIDE PROPERTY OF NINABEN DINESHKUMAR, South: MT.2.40 IN THIS SIDE 6.00 MT WIDE ROAD, East: MT.2.73, IN THIS SIDE "OPEN LAND AND THEN ROAD, West: MT.2.73. IN THIS SIDE PROPERTY OF DHIRAJLAL PREMJBHAI	06.10.2025 Till 5.00 PM	On 03.10.2025 Between 11.00 a.m. To 01.00 p.m.	On 07.10.2025 Between 11.00 a.m. To 12.30 p.m.	Rs. 6,15,000/-	Rs. 61,500/-									
3	1. KHACHAR JAYDIPBHAI KALUBHAI (BORROWER) 2. KHACHAR CHOTUBHAI KALUBHAI 3. KHACHAR VIMALBA KALUBHAI Loan Account No. USFBSURLOAN000005005771	Demand Notice amount/ Total Outstanding as on 05-02-2024- (Rs. 9,67,987.70/- (RS. NINE LAKH SIXTY-SEVEN THOUSAND NINE HUNDRED EIGHTY-SEVEN AND PAISE SEVENTY ONLY)	ALL THAT PIECE AND PARCEL OF IMMOVABLE PROPERTY RESIDENTIAL HOUSE AT DHAKANIYA, AKARNI PATRAK NO. 271/1 LAND ADMEASURING 334.57 Sq. M, BUILTUP AREA 177.10 SQ.MTS PURSUANT THERETO, LYUNG AND BEING AT DHAKANIYA WITHIN GRAMPANCHAYAT LIMITS - TALUKA BOTAD, DIST- BOTAD, AND BOUNDED AS UNDER, BOUNDARIES (AS PER MORTGAGE DOCUMENT) North: JORUBHAI, South: BAJAR East: BAJAR, West: HAKUBHAI	06.10.2025 Till 5.00 PM	On 03.10.2025 Between 11:00 a.m. To 01:00 p.m.	On 07.10.2025 Between 11:00 a.m. To 12:30 p.m.	Rs. 8,20,000/-	Rs. 82,000/-									
4	1. M.S. SHREE VASU PUJYA DRY FRUIT 2. MR. ASHISH ARVINDBHAI SHAH 3. MRS. SHAH RIDDI ASHISHKUMAR Loan Account No. CFSLSRTLLOAN000005002484	Demand Notice amount / Total Outstanding as on 05.02.2024- Rs. 12,91,195.65/- (RUPEES TWELVE LAKH NINETY-ONE THOUSAND ONE HUNDRED NINETY-FIVE AND PAISE SIXTY-FIVE ONLY)	ALL THAT PIECE AND PARCEL OF PROPERTY BEARING GRAMPANCHAYAT PROPERTY NO. 76-A PAIKI 1ST FLOOR ADMEASURING 1035 SQ. FTS. I.E. 96.19 SQ. MTRS. ALONG WITH UNDIVIDED SHARE ADMEASURING 48.10 SQ. MTRS. IN GROUND LAND SITUATED AT VILLAGE SHANDHIYER, SUB DISTRICT & TALUKA OLAPAD, DISTRICT SURAT, STATE GUJARAT. BOUNDARIES (AS PER MORTGAGE DOCUMENT): EAST - PROPERTY OF KETANBHAI HASMUKHBHAI PATEL, WEST - PROPERTY OF DAHYABHAI MAGANBHAI PATEL, NORTH - SENAKKHADI, SOUTH - PROPERTY OF KIRANBHAI MANGUBHAI BHAGAT	06.10.2025 Till 5.00 PM	On 03.10.2025 Between 11:00 a.m. To 01:00 p.m.	On 07.10.2025 Between 11:00 a.m. To 12:30 p.m.	Rs. 7,90,000/-	Rs. 70,000/-									
5	1. MR. BHARAT HIRABHAI SOLANKI 2. MRS. RATHOD KIRAN Loan Account No. USFBRKTLLOAN000005005181	Demand Notice amount / Total Outstanding as on 03.01.2024- Rs. 4,75,017.83/- (RUPEES FOUR LAKH SEVENTY-FIVE THOUSAND SEVENTEEN AND PAISE EIGHTY-THREE ONLY)	ALL THAT PIECE AND PARCEL OF IMMOVABLE PROPERTIES AS DESCRIBED HEREIN BELOW: -PROPERTY OF RESIDENTIAL PROPERTY OF HOUSE LAND ADMEASURING 152.175 SQ. METERS (182 SQ. YARDS) AND BEARING BAVA KHAKHARIA GRAM PANCHAYAT AKARNI PATRAK MILKAT AKARNI NO. 374, SITUATED AT GAMTAL LAND OF VILLAGE BAVA KHAKHARIA, TA: KALAWAD, DIST. JAMNAGAR WITHIN THE PANCHAYAT LIMITS OF BAVA KHAKHARIA GRAM PANCHAYAT AND BELONGING TO BHARATBHAI HIRABHAI SOLANKI. BOUNDARIES (AS PER MORTGAGE DOCUMENT) NORTH: THIS SIDE PUBLIC ROAD, SOUTH: THIS SIDE BROOK (VOKLO), EAST: THIS SIDE PROPERTY OF RATILAL DANA, WEST: THIS SIDE BROOK (VOKLO)	06.10.2025 Till 5.00 PM	On 03.10.2025 Between 11:00 a.m. To 01:00 p.m.	On 07.10.2025 Between 11:00 a.m. To 12:30 p.m.	Rs. 3,00,000/-	Rs. 30,000/-									
6	1. CHAMUNDA KATLERI STORE 2. SAROJBEN PRAVINBHAI PARMAR 3. PARMAR RAVI PRAVINBHAI 4. HARESHKUMAR P PARMAR Loan Account No. USFBSURLOAN000005003399	Demand Notice amount / Total Outstanding as on 06.11.2023 Rs. 10,00,783.69/- (RUPEES TEN LAKH SEVEN HUNDRED EIGHTY-THREE AND PAISE SIXTY-NINE ONLY)	ALL THAT PIECE AND PARCEL OF IMMOVABLE PROPERTIES AS DESCRIBED HEREIN BELOW:- PROPERTY OF DHIRANGADHRA CITY SURVEY NO. 2753/2, OF DHIRANGADHRA CITY SURVEY WARD NO. 1, LAND ADMEASURING 62.23 SQ.MT. WITH HOUSE THEREON, AND SITUATED AT DHIRANGADHRA, TAL: DHIRANGADHRA, DIST: SURENDRANAGAR, GUJARAT. WITHIN THE MUNICIPAL LIMITS OF DHIRANGADHRA MUNICIPALITY AND BELONGING TO PARMAR SAROJBEN PRAVINBHAI HAVING BELOW MENTIONED BOUNDARIES: - BOUNDARIES: (AS PER MORTGAGE DOCUMENT) : NORTH: THIS SIDE PROPERTY OF C.S. NO. 2753/1 AND GALLERY, SOUTH: THIS SIDE PROPERTY OF MANYAR DEVSI TOKAR, EAST: THIS SIDE PASSAGE, WEST: THIS SIDE COMMON PASSAGE	06.10.2025 Till 5.00 PM	On 03.10.2025 Between 11:00 a.m. To 01:00 p.m.	On 07.10.2025 Between 11:00 a.m. To 12:30 p.m.	Rs. 6,10,000/-	Rs. 61,000/-									
7	1. A V SALES 2. ANKIT PANKAJKUMAR PATEL 3. DHARA ANKIT PATEL Loan Account No. CFSLSRTLLOAN000005000848	Demand Notice amount / Total Outstanding as on 12.04.2023- Rs. 40,86,508.08p (RUPEES FORTY LAKH EIGHTY-SIX THOUSAND FIVE HUNDRED EIGHT AND EIGHT PAISE ONLY)	ALL THE PIECE AND PARCELS OF IMMOVABLE PROPERTY BEARING OLD REVENUE SURVEY NO. 92, 93 & 139, AFTER REVISION NEW SURVEY NO 70, 71 & 74 TP SCHEME NO. 2 (VESU BHARTHANA VESU) FINAL PLOT NO 9 & 27 PAIKI FINAL PLOT NO 27 WHEREIN ADMEASURING AREA 245.87 SQ. FT. I.E. 22.85 SQ.MTRS. CARPET AREA 474.16 SQ.FT. BUILT UP AREA ALONG WITH UNDIVIDED LAND IN SHARE OF " RICHMOND PLAZA " OF SHOP NO.9 (AS PER SITE PRIVATE SHOP NO 109) ON 1ST FLOOR SITUATED ON NON-AGRICULTURE LAND AT MOJIE: VESU, TALUKA: SURAT, IN THE REGISTRATION DISTRICT SURAT AND SUB DISTRICT OF SURAT. BOUNDARIES AS PER SALE DEED:- NORTH- BY PROPERTY OF FP NO 28, SOUTH- BY ROAD, EAST- BY PROPERTY OF FP NO 28, WEST- BY FP NO 26.	06.10.2025 Till 5.00 PM	On 03.10.2025 Between 11:00 a.m. To 01:00 p.m.	On 07.10.2025 Between 11:00 a.m. To 12:30 p.m.	Rs. 10,65,000/-	Rs. 1,06,500/-									
8	1. M.S. OM SHANTI PROVISION STORE 2. MR. LALJIBHAI ISHVARBHAI PRAJAPATI 3. MRS. PRAGNABEN LALJIBHAI PRAJAPATI Loan Account No. CFSLMHSLOAN000005000111	Demand Notice amount / Total Outstanding as on 17.08.2023- Rs. 16,86,057.99/- (RUPEES SIXTEEN LAKH EIGHTY-SIX THOUSAND FIFTY-SEVEN AND PAISE NINETY-NINE ONLY)	ALL THAT PIECE AND PARCEL OF THE PROPERTY NO. 17, GRAM PANCHAYAT SR. NO. 17 OF PRAJAPATI WAS IS A HOUSE CONSTRUCTION ON THE GROUND FLOOR & FIRST FLOOR WITH ROOFED CONSTRUCTION AREA OF 83.61 SQ. MTRS. OF IS APPROX. AND THE CONSTRUCTION AREA OF THE FIRST FLOOR IS 48.77 SQ. MTRS OF IS APPROX. THE TOTAL AREA OF WHICH IS OF 83.61 SQ. MTRS. WHICH IS SITUATED IN PALAVASNA SIM, TA. MEHSANA & DISTRICT MEHSANA. ADMEASURING AND BOUNDED AS UNDER - BOUNDARIES AS PER GIFT DEED: EAST: OPEN LAND, WEST: ROAD, NORTH: HOUSE OF MANILAL KARSANDAS PRAJAPATI, SOUTH: HOUSE OF DAHYABHAI DUNGARBHAI PRAJAPATI	06.10.2025 Till 5.00 PM	On 03.10.2025 Between 11:00 a.m. To 01:00 p.m.	On 07.10.2025 Between 11:00 a.m. To 12:30 p.m.	Rs. 7,00,000/-	Rs. 70,000/-									
9	1. MRS. GEETABEN JITENDRABHAI CHAUHAN 2. MR. JITENDRABHAI JASUBHAI CHAUHAN Loan Account No. CFSLAHDLOAN000005002256	Demand Notice amount / Total Outstanding as on 12.10.2023 Rs. 5,64,019.25/- (RUPEES FIVE LAKH SIXTY-FOUR THOUSAND NINETEEN AND PAISE TWENTY-FIVE ONLY).	ALL THAT PIECE AND PARCEL OF IMMOVABLE PROPERTY AS DESCRIBED HEREIN BELOW. - GRAM PANCHAYAT HOUSE NO. 779 PLOT ADMEASURING AREA 15*45 SQUARE FEET & CONSTRUCTED AREA THEREON, SITUATED LYINF AND BEING AT MOJIE: KHAKSAR, TALUKA: TARAPUR, IN THE REGISTRATION DISTRICT ANAND AND SUB DISTRICT OF ANAND. BOUNDARIES (AS PER MORTGAGE DEED) : NORTH - PUBLIC ROAD, SOUTH - HOUSE OF KUNARBHAI GHUDABHAI CHAUHAN, EAST - HOUSE OF PRATAPBHAI BHAKABHAI CHAUHAN, WEST -HOUSE OF NAVALBHAI JASUBHAI CHAUHAN	06.10.2025 Till 5.00 PM	On 03.10.2025 Between 11:00 a.m. To 01:00 p.m.	On 07.10.2025 Between 11:00 a.m. To 12:30 p.m.	Rs. 2,50,000/-	Rs. 25,000/-									
10	1. MOMAI KRUPA PROVISION STORE 2. INDRARAJYASINH GHANASHYAMSINH JADEJA 3. GHANSHYAMSINH VAKHTSINH JADEJA 4. JADEJA VASANTHA INDRARAJYASINH Loan Account No. CFSLAHDLOAN000005001058 & CFSLAHDLOAN000005000279	Demand Notice amount / Total Outstanding Rs. 27,06,785.97/- (RUPEES TWENTY SEVEN LAKHS SIX THOUSAND SEVEN HUNDRED EIGHTY FIVE AND PAISE NINETY SEVEN ONLY).	PROPERTY 1 : CFSLAHDLOAN000005001058 : ALL THAT PIECE AND PARCEL PROPERTY OF SHOP ADMEASURING 10.00 SQ. MT. AND PROPERTY HOUSE ADMEASURING 15.52 SQ. MT. TOTAL ADMEASURING 25.52 SQ. MT. BEARING LIMBDI CITY SURVEY NO. 1831 OF WARD NO. -1 SITUATED AT MOTI MANDIR ROAD AT LIMBDI TA-LIMBDI, DIST. : SURENDRANAGAR WITHIN THE MUNICIPAL LIMITS OF LIMBDI MUNICIPALITY AND BELONGING TO INDRARAJYASINH GHANASHYAMSINH JADEJA. BOUNDARIES (AS PER SALE DEED) : EAST : MT. 08.40 THIS SIDE C.S. NO. - 1830. WEST : MT. 08.90 THIS SIDE C.S. NO. - 1832. NORTH : MT. 02.95 THIS SIDE C.S. NO. - 1835. SOUTH : MT. 02.95 THIS SIDE CHACHYAPARA BAZAAR OF THIS SHOP AND MAHATMA GANDHI ROAD. PROPERTY 2 : CFSLAHDLOAN00000500279 : ALL THAT PIECE AND PARCEL PROPERTY OF SOUTHERN SIDE LAND OF LIMBDI CITY SURVEY NO. 831 PAIKI OF WARD NO. 2, ADMEASURING 38.70 SQ. MT. WITH HOUSE THERE ON, SITUATED AT LIMBDI MOTI MANDIR ROAD, TALUKA :- LIMBDI, DIST. : SURENDRANAGAR WITHIN THE MUNICIPAL LIMITS OF LIMBDI MUNICIPALITY AND BELONGING TO JADEJA GHANSHYAMSINH VAKHTSINH. BOUNDARIES (AS PER SALE DEED) EAST: MT. 03.50 AND TOWARDS IT ROAD, WEST: MT. 03.20 ROAD TOWARDS MOTI MANDIR, NORTH : MT. 08.40 PROPERTY OF CITY SURVEY NO : 831 PAIKI, SOUTH : MT 08.30 PROPERTY OF OTHERS.	27.10.2025 Till 5.00 PM	On 03.10.2025 & 16.10.2025 Between 11:00 a.m. To 01:00 p.m.	On 28.10.2025 Between 11:00 a.m. To 12:30 p.m.	Rs. 51,00,000/-	Rs. 5,10,000/-									
TERMS AND CONDITIONS OF E-AUCTION SALE 1. The property shall not be sold below the reserve price and sale is subject to the confirmation by Unity Small Finance Bank Limited as secured creditor. The property shall be sold strictly on "AS IS WHERE IS" and "AS IS WHAT IS" and "NO RECOURSE BASIS". 2. E-auction will be conducted "online" through Bank's Approved service provider M/s. Arca Emart Pvt.Ltd at the Web Portal - www.auctionbazaar.com . 3. E-auction Tender Documents containing online e. auction bid form, Declaration, and General Terms and Conditions of online auction sale are available in www.auctionbazaar.com . 4. Bidders shall hold a valid email ID. (e-mail ID is necessary for the intending bidder as all the relevant information and allotment of ID & Password by M/s. ARCA EMART PVT. LTD (Auctionbazaar.com) may be conveyed through e-mail). 5. The prospective qualified bidders may avail of online training on e-Auction from M/s. ARCA EMART PVT. LTD, Flat 1405, C Block, MPM Sansa Sriam Pinnacle, Yella Reddy Guda, Ameerpet, Hyderabad - 500073. In Website at www.auctionbazaar.com . Helpline No +91-8370 969696, +91-727941010 Email ID :- contact@auctionbazaar.com , support@auctionbazaar.com to the date of e-Auction. Neither the Authorized Officer/Bank nor M/s. ARCA EMART PRIVATE LIMITED (Auctionbazaar.com) will be held responsible for any internet Network problem/Power failure/any other technical lapses/failure etc. to ward off such contingent situations 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. 6. Money Deposit (EMD) shall be deposited through RTGS/DD NEFT fund transfer to Current Account No. 026881300002122. Name of the Bank: Yes Bank Limited, Branch: Kalanagar, Greater Mumbai. Name of the Beneficiary: Unity Small Finance Bank Limited, IFSC Code - YESB0000268. Please note that the Cheque/Demand Draft shall not be accepted towards EMD. 7. The Bids below reserve price and/or without EMD amount shall not be accepted. Bidders may improve their further bid amount in multiple of Rs.10,000/- (Rupees Ten Thousand Only). 8. The successful bidder shall pay 25% of the bid amount/sale price (including earnest money already paid) immediately after declaration of successful bidder. The successful bidder will deposit balance 75% of the bid amount/sale price within 15 days from declaration of successful bidder, subject to TDS as may be applicable. 9. If successful bidder fails to deposit sale price as stated above, all deposits including EMD shall deemed to be forfeited without any further notice. However extension of further reasonable period for making payment of balance 75% may be allowed and shall be at the sole discretion of authorized officer. 10. The EMD amount of unsuccessful bidders will be returned without interest, after the closure of the e-Auction as per process. 11. The particulars given by the Authorized officer are stated to the best of his / her knowledge, belief and records. Authorized officer shall not be responsible for any error, mis-statement or omission etc. 12. The undersigned being Authorized Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale or modify any terms and conditions of the sale without any prior notice or assigning any reasons. 13. The bidders should make discreet enquiries as regards charges/encumbrances on the property and should satisfy themselves about the title, extent, quality of the property before submitting their bid. No claim of whatsoever nature regarding charges, encumbrances over the property and any other matter etc., shall be entertained after submission of the online bid. 14. Any arrears, dues, taxes, charges whether statutory or otherwise including stamp duty/registration fees on sale of property shall be borne by the purchaser only. 15. For further details, contact Mr. Samir Patel, Mobile No. 9879944888, Mr. Nilesh Bidwe, Authorized Officer, Mobile No. 8879770092, Mr. Ajay Barot, Mobile No. 9737191095, Mr. Indravadan Parmar, local contact, Mobile No. 9662057881 (Ahmedabad), Mr. Deep Dabhi, Authorized Officer, Mobile No. 830681397 (Surat), Mr. Kuldeep Chavda, local officer, Mobile No. 8141841772 (mehsana), Mr. Balbadrasinh Rana officer, Mobile No. 9099880567 (Surendranagar), Mr. Viral Bhanshal officer, Mobile No. 9878998798 (Surendranagar), Mr. Rajiv Mistri Mobile No. 9825213234, Mr. Sonaiya Dipakumar Mohanbhai Mobile No. 8155055707, Mr. Nilesh Bidwe Mobile No. 8879770092 Authorized Officer and Mr. Barot Ajaykumar Navinbhai Mobile No. 9737191095, Mr. Parmar Indravadan Mobile No. 9662057881 local officer (Ahmedabad) of Unity Small Finance Bank Limited at above mentioned address. 16. The Sale Certificate will be issued post realization of entire sale proceeds, and the possession of the immovable asset(s) will be delivered post 15 days thereof along with registration of sale certificate (if required) any with prior appointment and post confirmation of the authorised officer. Further, the sale certificate in the name of the purchaser(s) only and will not be issued in any other name(s). 17. The Borrower(s)/Guarantor(s) are hereby given Statutory Sale Notice under Rule 8 and 9 of the SARFAESI Rules, 2002 and the sale shall be subject to rules/ conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. 18. Auction Notice can be viewed on Bank's website- https://theunitybank.com/regulatory-disclosures.html THIS NOTICE WILL ALSO SERVE AS STATUTORY 15/30 DAYS NOTICE TO THE BORROWER/ GUARANTORS/ MORTGAGOR UNDER SARFAESI ACT AND RULES MADE THEREUNDER. Place : GUJARAT Date : 18.09.2025																	
Authorized Officer For Unity Small Finance Bank Limited																	