



Building No. 2, Unit No. 201-202A & 200-202B, Ground Floor, Solitaire Corporate Park,  
Andheri Ghatkopar Link Road, Chakala, Andheri (East), Mumbai-400 093.

---

**APPENDIX-IV-A**

**PUBLIC NOTICE FOR E-AUCTION - SALE OF IMMOVABLE PROPERTY**

**(Under Rule 8(6) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002**

WHEREAS,

ASREC (India) Ltd. is a Securitisation and Asset Reconstruction Company (hereinafter referred to as "ASREC") and secured creditor of the borrower named, Oasis Tradelink Ltd. by virtue of Assignment Agreement dated 25.03.2025 executed with U.V. Asset Reconstruction Company Ltd. and has acquired the secured debt of **Oasis Tradelink Ltd. and its mortgagor/ex-director/Guarantor, Mr. Snehal Patel**, along with underlying securities from U.V. Asset Reconstruction Company Ltd., assignee of original lender viz. Centrum Financial Services Ltd.

The Authorised Officer of ASREC (India) Ltd. in exercise of powers conferred under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI) and Security Interest (Enforcement) Rules, 2002, had issued a demand notice dated 07.10.2025 u/s. 13(2) of the said Act calling upon the mortgagor/guarantor to repay sum of **Rs.12,77,30,808/- (Rupees Twelve Crore Seventy Seven Lakh Thirty Thousand Eight Hundred and Eight only)** in respect of Receivables Discounting Facility, due and payable as on **24.03.2025, with further interest at contractual rate**, after adjusting recovery made if any, in respect of the advances granted by the original lender viz. Centrum Financial Services Ltd. assignor to U.V. Asset Reconstruction Company Ltd., to the Borrower, within the stipulated period of 60 days.

As the Guarantor/mortgagor, have failed to pay as per the said Demand Notice dated 07.10.2025 under section 13 (2) of the said Act, pursuant to notice served upon the guarantor/mortgagor and in exercise of the powers conferred under section 13(4) read with Enforcement of Securities (Interest) Rules, 2002, the Authorised Officer of ASREC (India) Ltd. took possession of the property more particularly described below on 23.12.2025.

Pursuant to Assignment Agreement dated 25.03.2025, ASREC (India) Ltd., has acquired the financial assets of aforesaid borrower from U.V. Asset Reconstruction Company Ltd. with all rights, title and interest together with underlying security interest u/s. 5 of the SARFAESI Act, 2002.

As the abovementioned Guarantor/mortgagor have failed to pay the entire outstanding amount as per said demand notice and pursuant to aforesaid assignment by U.V. Asset Reconstruction Company Ltd. in favour of ASREC (India) Limited., the Authorized Officer of ASREC (India) Ltd., now intends to sell the below mentioned properties for recovery of the dues.

Notice is hereby given to the public in general and Guarantor/mortgagor in particular that the Authorised Officer of ASREC (India) Ltd. hereby intends to sell the below mentioned secured properties for recovery of dues and hence the tenders/bids are invited from general public for the purchase of the secured property described below. The property shall be sold strictly on "**As is where is**", "**As is what is**", "**As is whatever there is**" and "**No Recourse basis**"

**Property Description as :** Located at - "**Shilpa Exotica**", New Survey No. 546 (Old Consolidated Survey No. A/3), New Block No. 544 Old Consolidated Survey No. M/3 paiki 42, New Survey No. 546 (Old Consolidated Survey No. 44/3), New Survey No. 546 (Old

**Consolidated Survey No. T14/3) located at mouje: Nadan, Taluka: Kadi, District and Sub District: Mehsana. Owned by Shri Snehal Bharatbhai Patel. Description of Plots given below:**

<b>Sr. No</b>	<b>Plot no. demarcated at site</b>	<b>Plot no. as per Sale Deed</b>	<b>Land area (Sq. Yds.)</b>	<b>Reserve Price (in Rs.) (Sq. Yds.)</b>	<b>Earnest Money Deposit (EMD) (Rs.)</b>	<b>Bid Increment (Rs.)</b>
1	3	Plot bearing no. 3	1160	39,96,824/-	3,99,682/-	25,000/-
2	68A	Plot bearing no. 79	505	17,39,997/-	1,74,000/-	25,000/-
3	58A	Plot bearing no. 60	310	10,68,117/-	1,06,812/-	25,000/-
4	54	Plot bearing no. 55	620	21,36,234/-	2,13,623/-	25,000/-
5	55	Plot bearing no. 56	620	21,36,234/-	2,13,623/-	25,000/-
6	57B	Plot bearing no. 59	310	10,68,117/-	1,06,812/-	25,000/-
7	75A	Plot bearing no. 93	310	10,68,117/-	1,06,812/-	25,000/-
8	77A	Plot bearing no. 97	310	10,68,117/-	1,06,812/-	25,000/-
9	77B	Plot bearing no. 98	310	10,68,117/-	1,06,812/-	25,000/-
10	78B	Plot bearing no. 99	335	11,54,255 /-	1,15,426/-	25,000/-
11	79A	Plot bearing no. 101	425	14,64,354 /-	1,46,435/-	25,000/-
12	79B	Plot bearing no. 102	420	14,47,126 /-	1,44,713/-	25,000/-
13	84	Plot bearing no. 107	410	14,12,671 /-	1,41,267/-	25,000/-
14	85	Plot bearing no. 108	830	28,59,797 /-	2,85,980/-	25,000/-
15	88	Plot bearing no. 111	675	23,25,738 /-	2,32,574/-	25,000/-
16	89	Plot bearing no. 112	775	26,70,291 /-	2,67,029/-	25,000/-
17	92	Plot bearing no. 115	575	19,81,184 /-	1,98,118/-	25,000/-
18	106	Plot bearing no. 135	450	15,50,492 /-	1,55,049/-	25,000/-
		<b>Total</b>	<b>9,350</b>	<b>3,22,15,776/-</b>	<b>32,21,578/-</b>	

**DATE & TIME OF E-AUCTION: 12.06.2026 between 11.00 a.m. to 12.00 p.m.**

(With unlimited auto time extension of 5 minutes each, till the sale is concluded)

**Inspection of Property: (with prior appointment) On 05.06.2026 from 12.00 p.m. to 2.00 p.m.**

**LAST DATE FOR SUBMISSION OF BID FORM: 11.06.2026 upto 4.00 p.m.**

## TERMS & CONDITIONS:

1. Auction will be held plotwise for the entire property as stated above on “As is where is”, “As is what is” and “As is Whatever There is” and No Recourse basis”. However bidders who are interested in bidding for multiple plots, should submit their bids separately for each plot, clearly indicating the Plot number for which the bid is being submitted.
2. E-auction will be conducted under “online electronic bidding” through ASREC’s approved service provider **E-Procurement Technologies Pvt. Ltd. (Auction tiger)** on the website: <https://sarfaesi.auctiontiger.net> (web portal of **E-Procurement Technologies Pvt. Ltd. (Auction tiger)**). E-auction tender document containing online e-auction bid form, declaration, General Terms and Conditions of online e-auction sale are available on the website: [www.asrecindia.co.in](http://www.asrecindia.co.in) and <https://sarfaesi.auctiontiger.net>. The intending bidder shall hold a valid e-mail address. The contact details of **E-Procurement Technologies Pvt. Ltd. (Auction tiger)** - Mr. Ram Sharma, Mobile: +91 8000023297, Help Line No.: (+91-9265562821/9265562818, Email [support@auctiontiger.net](mailto:support@auctiontiger.net) & [ramprasad@auctiontiger.net](mailto:ramprasad@auctiontiger.net).
3. Registration of the enlisted bidders will be carried out by the service provider and the user ID or Password will be communicated to the bidders through e-mail. The bidders will be provided necessary training on e-auction free of cost. Neither ASREC nor the service provider will be responsible for any lapses/failure on the part of bidder on account of network disruptions. To ward off such incidents, bidders are advised to make all necessary arrangements such as alternative power back-up etc.
4. The particulars given by Authorized Officer are stated to the best of his knowledge, belief and records. Authorized Officer shall not be responsible for any error, misstatement or omission etc. The intending bidders should make their own independent enquiries regarding encumbrances, title of property put on auction and claims/rights/dues affecting the property prior to submitting their bids. The E-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of ASREC. The property is being sold with all existing encumbrances whether known or unknown to ASREC. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims/ rights/views.
5. Auction will be held for the entire property as stated above on “As is where is”, “As is what is” and “As is Whatever There is” and No Recourse basis”. The property shall not be sold below reserve price and sale is subject to confirmation of ASREC India Ltd, the secured creditor. Bids in the prescribed format given in the tender document shall be uploaded on the website of **E-Procurement Technologies Pvt. Ltd. (Auction tiger)**. viz. <https://sarfaesi.auctiontiger.net> on or before **11.06.2026 upto 4.00 p.m.** The bid form or EMD received late for any reason whatsoever will not be entertained. Bid without EMD shall be rejected summarily. The bid form or EMD received late for any reason whatsoever will not be entertained. Bid without EMD shall be rejected summarily.
6. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part of sale consideration and the EMD of unsuccessful bidders shall be refunded in the same way. The EMD shall not bear any interest. The bidders are requested to give particulars of their bank account to facilitate quick and proper refund.
7. The successful bidder shall immediately i.e., on the same day or not later than next working day, as the case may be, deposit 25% of the sale price (inclusive of EMD amount deposited) to the Authorised Officer and in default of such deposit, EMD will be forfeited and the property shall be sold again.

8. The balance amount of the sale price shall be paid on or before 15th day of confirmation of sale of the property or such extended period as may be agreed upon in writing between the secured creditor and successful bidder. In default of payment within above stipulated time period, the deposit shall be forfeited and the property shall be resold and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.
9. The sale shall be subject to rules/conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
10. The Bid without EMD amount and or/less than the Reserve price shall not be accepted / confirmed.
11. The intending purchasers / bidders are required to deposit EMD amount either through NEFT / RTGS in the **Account No.: 8000248965, with Indian Bank, Andheri East Branch, IFSC Code : IDIB000A633 Name of the Beneficiary : ASREC PS-09/2024-25 TRUST**, or by way of **Demand Draft** drawn in favour of **ASREC-PS-09/2024-25 TRUST** drawn on any Nationalized or Scheduled Bank and payable in Mumbai.
12. The interested bidders can inspect the property on **05.06.2026 from 12.00 p.m. to 02.00 p.m.** Contact Details: Mr. Harshad Garude - Cell No. 9594692251, 022-61387060, Mr. Jagdish Shah - Landline no. 022-61387042, with prior intimation may be contacted for any query.
13. The Authorised officer has every right to accept or reject any or all offers and/or modify any terms/conditions without assigning any reasons thereof.
14. The successful bidder would bear the charges/fees payable for registration, stamp duty, registration fee, incidental expenses etc. as applicable as per law.
15. On compliance of the terms and condition of sale and on confirmation of the sale the Authorised Officer shall issue CERTIFICATE OF SALE in favour of the successful Bidder.
16. In the event the auction scheduled hereinabove fails for any reason whatsoever, ASREC has the right to sell the secured asset under auction through this Notice by way of PRIVATE TREATY or under the provisions of Rule 8(5) of the Security Interest (Enforcement) Rules and the SARFAESI Act, 2002
17. The highest bid will be subject to approval of the secured creditor/Authorised Officer.

THIS NOTICE SERVE AS 15 (FIFTEEN) DAYS NOTICE TO THE BORROWERS & JOINT/CO-BORROWERS/SURETY FOR SALE OF SECURED PROPERTY UNDER RULES 8(6) & 9(1) OF SARFAESI ACT AND SECURITY INTEREST (ENFORCEMENT) RULES ON THE ABOVE MENTIONED DATE IF THEIR OUTSTANDING DUES ARE NOT PAID IN FULL.

Date: 27.05.2026  
Place: Mumbai

Authorised Officer,  
ASREC (India) Ltd.



PUBLIC NOTICE

Prayas N. Soni, Advocate hereby informed that our client Dipkanth Narwarbhai Patel...

NO.4, SHIV VATIKA SOCIETY, B/1 MANJALPUR TOWNSHIP...

GUJARAT GRAMIN BANK - REGIONAL OFFICE VADODARA

PREMISES REQUIRED FOR WAGHODIA ROAD BRANCH

TATA CAPITAL HOUSING FINANCE LTD.

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

Whereas, the undersigned being the Authorized Officer of the TATA Capital Housing Finance Limited...

The borrower, having failed to pay the amount, notice is hereby given to the borrower...

The borrower, in particular, and the public in general, are hereby cautioned not to deal with the property...

In respect of the amount due to the secured assets...

Table with 5 columns: Sl. No., Name of the Borrower, Amount as per Demand, Date of Possession, Possession Type

Description of the Secured Assets/Immovable Properties/Mortgaged Properties:

All the piece and parcel of the immovable property bearing Plot No. 332...

Description of the Secured Assets/Immovable Properties/Mortgaged Properties:

All the piece and parcel of immovable property bearing Plot No. 67 on the Ground Floor...

Description of the Secured Assets/Immovable Properties/Mortgaged Properties:

All the piece and parcel of immovable property bearing Plot No. 20 measuring 58.58 sq. mts...

Description of the Secured Assets/Immovable Properties/Mortgaged Properties:

All the piece and parcel of immovable property bearing Plot No. 102 on the First Floor...

Description of the Secured Assets/Immovable Properties/Mortgaged Properties:

All the piece and parcel of immovable property bearing Plot No. 202 measuring 62.00 sq. mtr...

Description of the Secured Assets/Immovable Properties/Mortgaged Properties:

All the piece and parcel of immovable property bearing Plot No. 103 on the 1st floor...

Description of the Secured Assets/Immovable Properties/Mortgaged Properties:

All the piece and parcel of immovable property bearing Plot No. 202 measuring 62.00 sq. mtr...

Description of the Secured Assets/Immovable Properties/Mortgaged Properties:

All the piece and parcel of immovable property bearing Plot No. 37 (As Per Passing Plan No. B/37)...

Description of the Secured Assets/Immovable Properties/Mortgaged Properties:

All the piece and parcel of immovable property bearing Plot No. 103 on the 1st floor...

Description of the Secured Assets/Immovable Properties/Mortgaged Properties:

All the piece and parcel of immovable property bearing Plot No. 103 on the 1st floor...

Description of the Secured Assets/Immovable Properties/Mortgaged Properties:

All the piece and parcel of immovable property bearing Plot No. 103 on the 1st floor...

Date: 27.05.2026 Place: Gujarat

CANARA BANK REGIONAL OFFICE - VADODARA. GOLD AUCTION SALE NOTICE. The under mentioned persons/borrowers are hereby informed that they have failed to pay...

Table with 5 columns: Sr. No., Name of Branch, Date of Loan, Name and Address of Borrower, Outstanding Amount plus further interest...

Union Bank of India, VADODARA - MAKARPURA Ground Floor, Nandanvan G, Shop No. 1 & 2, Near Vadsar Bridge, Baroda, Gujarat - 390014

Ref. No. 3372/OYVAC/SARFASIE/001/0206-27

M/S Oyvac India Works (Partnership Firm) (Borrower) 05, Por Industrial Park, Behind Sahyog Hotel, GIDC Por, Vadodra, Gujarat - 391243

1. Mr. Kaushikumar Ranjitsinh Vasava 2. Mrs. Ramilaben Vishnuji Thakor

3. Mrs. Kaushikumar Ranjitsinh Vasava ... (Partner) 22, Akshar Duplex, Opp. FAG Company, Maneja, Vadodra, Gujarat 390013

4. Mrs. Ramilaben Vishnuji Thakor ... (Partner) 25, Pratham Pansari, Tarsali, Near Uma Vidhyalay, Vadodra, Gujarat - 390009

5. Mr. Ranjitsinh Rupsinh Vasava ... (Guarantor) 22, Akshar Duplex, Opp. FAG Company, Maneja, Vadodra, Gujarat 390013

Notice under Sec.13(1) read with Sec.13(3) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

You the addressee herein have availed the following credit facilities from our Vadodra - Makarpura branch (33372) and failed to pay the dues/installment interest / operate the accounts satisfactorily and hence, in terms of the RBI guidelines as to the Income Recognition and Prudential Accounting norms, your accounts has/have been classified as Non-Performing Asset as on 21/05/2026.

The particulars of amount due to the Bank from you in respect of the aforesaid accounts are as under:

Table with 5 columns: Type of Facility, Outstanding amount as on 21/05/2026, Unapplied interest & Unrecouped interest up to 30/04/2026, Penal Interest (Simple), Cost/Charges incurred by Bank, Total dues

To secure the repayment of the monies due or the monies that may become due to the Bank, Mr. Kaushikumar Ranjitsinh Vasava and Mr. Ranjitsinh Rupsinh Vasava had executed documents on 27/09/2024 and created security interest by way of

Mortgage of immovable property described herein below: 22. All the pieces and parcels of the property situated at Manja Village Makarpura, Vadodra Jyng being land bearing R.S. No. 2111, known as 'Payal Park Society', Block No. B-59, Plot Area measuring 38.52 sq. mts...

3. Hypothecation of book stocks and stock of goods handling equipment and devices situated at: (i) 05, Por Industrial Park, Behind Sahyog Hotel, GIDC Por, Vadodra, Gujarat - 391243

(ii) Plot No. 88, Atmiya Bunkafidz Industrial Park, National Highway No. 8, Por, Vadodra, Gujarat - 391243

(iii) Plot No. 34A, Por Industrial Park, Behind Sahyog Hotel, GIDC Por, Vadodra, Gujarat - 391243

(iv) All the pieces and parcels of the property situated at Manja Village Makarpura, Vadodra Jyng being land bearing R.S. No. 2111, known as 'Payal Park Society', Block No. B-60, Plot Area measuring 38.52 sq. mts...

(v) Plot No. B-51, North: Block No. B-52, South: By 50 Mtrs. Wide Road.

(vi) All the pieces and parcels of the property situated at Manja Village Makarpura, Vadodra Jyng being land bearing R.S. No. 2111, known as 'Payal Park Society', Block No. B-60, Plot Area measuring 38.52 sq. mts...

(vii) Plot No. B-51, North: Block No. B-52, South: By 50 Mtrs. Wide Road.

(viii) And to secure the repayment of the monies due or the monies that may become due to the Bank, the borrower through its partners had executed documents on 10/09/2024 and created security interest by way of

Hypothecation of movable property described herein below: 3. Hypothecation of book stocks and stock of goods handling equipment and devices situated at: (i) 05, Por Industrial Park, Behind Sahyog Hotel, GIDC Por, Vadodra, Gujarat - 391243

(ii) Plot No. 88, Atmiya Bunkafidz Industrial Park, National Highway No. 8, Por, Vadodra, Gujarat - 391243

(iii) Plot No. 34A, Por Industrial Park, Behind Sahyog Hotel, GIDC Por, Vadodra, Gujarat - 391243

(iv) All the pieces and parcels of the property situated at Manja Village Makarpura, Vadodra Jyng being land bearing R.S. No. 2111, known as 'Payal Park Society', Block No. B-60, Plot Area measuring 38.52 sq. mts...

(v) Plot No. B-51, North: Block No. B-52, South: By 50 Mtrs. Wide Road.

(vi) All the pieces and parcels of the property situated at Manja Village Makarpura, Vadodra Jyng being land bearing R.S. No. 2111, known as 'Payal Park Society', Block No. B-60, Plot Area measuring 38.52 sq. mts...

Date: 27.05.2026 Place: Gujarat

STATE BANK OF INDIA-ONGC, VADODARA BRANCH. NOTICE TO LOCKER HOLDERS. The Following holders of the lockers at the Branch are hereby given a final Notice to pay the Lockers dues on or before as per table list. If they fail to do so, the Branch may please note that we will be constrained to Break Open the Lockers at their cost...

Table with 5 columns: Sr. No., SDV & Cabinet, Locker Type, Name of the Locker Holder & Mobile, Rent Paid Up to Last Amount Paid (Rs.), Rent Due From Days Overdue (Year/s) (Rs.), Present Basic Rent (Rs.) Total Due (Excluding GST & Penalty)

For further details contact: The Branch Manager, State Bank of India, ONGC Vadodra Branch, Ph:0265-263679. Date: 27.05.2026, Place: Vadodra

ASREC (India) Limited. NOTICE FOR SALE OF IMMOVABLE PROPERTY. Appendix IV-A (Under Rule 8(i) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002)

WHEREAS, ASREC (India) Ltd. is a Securitisation and Asset Reconstruction Company (hereinafter referred to as "ASREC") and secured creditor of the borrower named, Datta Tradefix Ltd. by virtue of Assignment Agreement dated 25.03.2025 executed with UV Asset Reconstruction Company Ltd. and has acquired the secured debt of Datta Tradefix Ltd. and its mortgagee/as-director/Guarantor, Mr. Snehal Patel...

The Authorized Officer of ASREC (India) Ltd. in exercise of powers conferred under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFASIE) and Security Interest (Enforcement) Rules, 2002, had issued a demand notice dated 07.10.2025 u/s. 13(1) of the said Act calling upon the mortgagee/guarantor to repay sum of Rs. 12,71,30,808/- (Rupees Twelve Crore Seventy Seven Lacs Eight Hundred and Eight only) in respect of Recoverables Discounting Facility, due and payable as on 20.03.2025, with further interest at contractual rate, after adjusting recovery made if any, in respect of the advances granted by the original lender i.e. Centum Financial Services Ltd. assignor to UV Asset Reconstruction Company Ltd. to the Borrower, within the stipulated period of 60 days.

As the Guarantor/mortgagee, failed to pay as per the said Demand Notice dated 07.10.2025 under section 13(1) of the said Act, pursuant to notice served upon the guarantor/mortgagee and in exercise of the powers conferred under section 13(1) read with Enforcement of Securities (Interest) Rules, 2002, the Authorized Officer of ASREC (India) Ltd. took possession of the property more particularly described below on 23.12.2025.

Pursuant to Assignment Agreement dated 25.03.2025, ASREC (India) Ltd., has acquired the financial assets of aforesaid borrower from UV Asset Reconstruction Company Ltd. with all rights, title and interest together with underlying security interest u/s. 5 of the SARFASIE Act, 2002.

As the abovesaid Guarantor/mortgagee failed to pay the entire outstanding amount as per said demand notice and pursuant to aforesaid assignment by UV Asset Reconstruction Company Ltd. in favour of ASREC (India) Limited., the Authorized Officer of ASREC (India) Ltd., now intends to sell the below mentioned secured properties for recovery of the dues.

Notice is hereby given to the public in general and Guarantor/mortgagee in particular that the Authorized Officer of ASREC (India) Ltd. hereby intends to sell the below mentioned secured properties for recovery of dues and hence the tenders/bids are invited from general public for the purchase of the secured property described below.

Notice is hereby given to the public in general and Guarantor/mortgagee in particular that the Authorized Officer of ASREC (India) Ltd. hereby intends to sell the below mentioned secured properties for recovery of dues and hence the tenders/bids are invited from general public for the purchase of the secured property described below.

As to "what is there is" and "No Recourse basis": The property shall be sold on a "As is where is", "As is what is", "As is what is" and "No Recourse basis".

Whereas, ASREC (India) Ltd. is a Securitisation and Asset Reconstruction Company (hereinafter referred to as "ASREC") and secured creditor of the borrower named, Datta Tradefix Ltd. by virtue of Assignment Agreement dated 25.03.2025 executed with UV Asset Reconstruction Company Ltd. and has acquired the secured debt of Datta Tradefix Ltd. and its mortgagee/as-director/Guarantor, Mr. Snehal Patel...

The Authorized Officer of ASREC (India) Ltd. in exercise of powers conferred under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFASIE) and Security Interest (Enforcement) Rules, 2002, had issued a demand notice dated 07.10.2025 u/s. 13(1) of the said Act calling upon the mortgagee/guarantor to repay sum of Rs. 12,71,30,808/- (Rupees Twelve Crore Seventy Seven Lacs Eight Hundred and Eight only) in respect of Recoverables Discounting Facility, due and payable as on 20.03.2025, with further interest at contractual rate, after adjusting recovery made if any, in respect of the advances granted by the original lender i.e. Centum Financial Services Ltd. assignor to UV Asset Reconstruction Company Ltd. to the Borrower, within the stipulated period of 60 days.

As the Guarantor/mortgagee, failed to pay as per the said Demand Notice dated 07.10.2025 under section 13(1) of the said Act, pursuant to notice served upon the guarantor/mortgagee and in exercise of the powers conferred under section 13(1) read with Enforcement of Securities (Interest) Rules, 2002, the Authorized Officer of ASREC (India) Ltd. took possession of the property more particularly described below on 23.12.2025.

Pursuant to Assignment Agreement dated 25.03.2025, ASREC (India) Ltd., has acquired the financial assets of aforesaid borrower from UV Asset Reconstruction Company Ltd. with all rights, title and interest together with underlying security interest u/s. 5 of the SARFASIE Act, 2002.

As the abovesaid Guarantor/mortgagee failed to pay the entire outstanding amount as per said demand notice and pursuant to aforesaid assignment by UV Asset Reconstruction Company Ltd. in favour of ASREC (India) Limited., the Authorized Officer of ASREC (India) Ltd., now intends to sell the below mentioned secured properties for recovery of the dues.

Notice is hereby given to the public in general and Guarantor/mortgagee in particular that the Authorized Officer of ASREC (India) Ltd. hereby intends to sell the below mentioned secured properties for recovery of dues and hence the tenders/bids are invited from general public for the purchase of the secured property described below.

Notice is hereby given to the public in general and Guarantor/mortgagee in particular that the Authorized Officer of ASREC (India) Ltd. hereby intends to sell the below mentioned secured properties for recovery of dues and hence the tenders/bids are invited from general public for the purchase of the secured property described below.

As to "what is there is" and "No Recourse basis": The property shall be sold on a "As is where is", "As is what is", "As is what is" and "No Recourse basis".

Whereas, ASREC (India) Ltd. is a Securitisation and Asset Reconstruction Company (hereinafter referred to as "ASREC") and secured creditor of the borrower named, Datta Tradefix Ltd. by virtue of Assignment Agreement dated 25.03.2025 executed with UV Asset Reconstruction Company Ltd. and has acquired the secured debt of Datta Tradefix Ltd. and its mortgagee/as-director/Guarantor, Mr. Snehal Patel...

The Authorized Officer of ASREC (India) Ltd. in exercise of powers conferred under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFASIE) and Security Interest (Enforcement) Rules, 2002, had issued a demand notice dated 07.10.2025 u/s. 13(1) of the said Act calling upon the mortgagee/guarantor to repay sum of Rs. 12,71,30,808/- (Rupees Twelve Crore Seventy Seven Lacs Eight Hundred and Eight only) in respect of Recoverables Discounting Facility, due and payable as on 20.03.2025, with further interest at contractual rate, after adjusting recovery made if any, in respect of the advances granted by the original lender i.e. Centum Financial Services Ltd. assignor to UV Asset Reconstruction Company Ltd. to the Borrower, within the stipulated period of 60 days.

As the Guarantor/mortgagee, failed to pay as per the said Demand Notice dated 07.10.2025 under section 13(1) of the said Act, pursuant to notice served upon the guarantor/mortgagee and in exercise of the powers conferred under section 13(1) read with Enforcement of Securities (Interest) Rules, 2002, the Authorized Officer of ASREC (India) Ltd. took possession of the property more particularly described below on 23.12.2025.

Pursuant to Assignment Agreement dated 25.03.2025, ASREC (India) Ltd., has acquired the financial assets of aforesaid borrower from UV Asset Reconstruction Company Ltd. with all rights, title and interest together with underlying security interest u/s. 5 of the SARFASIE Act, 2002.

As the abovesaid Guarantor/mortgagee failed to pay the entire outstanding amount as per said demand notice and pursuant to aforesaid assignment by UV Asset Reconstruction Company Ltd. in favour of ASREC (India) Limited., the Authorized Officer of ASREC (India) Ltd., now intends to sell the below mentioned secured properties for recovery of the dues.

Notice is hereby given to the public in general and Guarantor/mortgagee in particular that the Authorized Officer of ASREC (India) Ltd. hereby intends to sell the below mentioned secured properties for recovery of dues and hence the tenders/bids are invited from general public for the purchase of the secured property described below.

Notice is hereby given to the public in general and Guarantor/mortgagee in particular that the Authorized Officer of ASREC (India) Ltd. hereby intends to sell the below mentioned secured properties for recovery of dues and hence the tenders/bids are invited from general public for the purchase of the secured property described below.

As to "what is there is" and "No Recourse basis": The property shall be sold on a "As is where is", "As is what is", "As is what is" and "No Recourse basis".

Whereas, ASREC (India) Ltd. is a Securitisation and Asset Reconstruction Company (hereinafter referred to as "ASREC") and secured creditor of the borrower named, Datta Tradefix Ltd. by virtue of Assignment Agreement dated 25.03.2025 executed with UV Asset Reconstruction Company Ltd. and has acquired the secured debt of Datta Tradefix Ltd. and its mortgagee/as-director/Guarantor, Mr. Snehal Patel...

Date: 27.05.2026 Place: Mumbai

Aadhar Housing Finance Ltd. Corporate Office: Office Nos. 501 & 503, 5th Floor, Lightbridge, Sakli Vihar Road, Andheri East, Mumbai - Suburban (District) Maharashtra - 400072

Mehsana Branch: Office No. 305, 3rd Floor, Rajkajal City Mall, Near Rajkajal Petrol Pump, State Highway, Mahesana, Gujarat - 382002 (G.)

Palanpur Branch: 3rd Flr, Devdarshan, Mehul Park, Opposite Circuit House, Highway Road, Banaskantha, Palanpur-385001 (G.)

APPENDIX IV POSSESSION NOTICE (for immovable property)

Whereas, the undersigned being the Authorized Officer of Aadhar Housing Finance Limited (AHFL) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(1) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, Demand Notice (No. 2) issued by the Authorized Officer of the company to the Borrower(s) / Guarantor(s) mentioned herein below to repay the amount mentioned in the Demand Notice on or before the date of receipt of the said notice, the borrower having failed to pay the amount, notice is hereby given to the Borrower(s) / Guarantor(s) 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 the Section 13 of the said Act read with Rule 8 of the Security Interest Enforcement rules, 2002. 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 are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of AHFL for an amount as mentioned herein under with interest thereon.

Table with 5 columns: Sr. No., Name of the Borrower(s) / Co-Borrower(s) (Name of the Branch), Description of Secured Asset (Immovable Property), Demand Notice Date & Amount, Date of Possession

TERMS AND CONDITIONS

- 1. Auction will be held through e-auction... 2. E-auction will be conducted under "online electronic bidding" through ASREC's approved service provider... 3. Registration of the enlisted bidders will be carried out by the service provider and the user ID / Password will be communicated to the bidders through email... 4. The participants given by Authorized Officer are stated to be to his knowledge, belief and records... 5. Auction will be held for the entire property as stated above as "As is where is", "As is what is" and "As is what is" and "No Recourse basis"...

