

Regd. Office : 45, Chinubhai Tower,
Opp. Handloom House, Ashram Road, Ahmedabad - 380 009.
Tel.: 079 - 2658 3309 Mob.: 98240 62212
E-mail : sawacabusiness@yahoo.com
Website : www.sawacabusiness.com

CIN No.: L74110GJ1994PLC023926

SAWACA

ENTERPRISES LTD.

(Formerly Sawaca Business Machines Limited)

Date: - August 17, 2026

To,
BSE Limited,
Phiroze Jeejeebhoy Towers,
Dalal Street Fort,
Mumbai:-400 001

BSE SCRIPT CODE: - 531893

Subject: - Newspaper Publication

Dear Sir/Ma'am,

In compliance with Regulation 30 and 47 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 please find enclosed herewith the copies of newspaper publications made by the Company on August 15, 2026, in Ahmedabad Edition of "Financial Express" (Both English & Gujarati Language Edition), containing extract of Unaudited Standalone Financial results for the quarter ended June 30, 2026. Kindly take the same in your record.

Thanking You,

For, Sawaca Enterprises Limited

Shetal S Shah
Managing Director
DIN: 02148909

Encl.: A/a



EQUITAS SMALL FINANCE BANK LTD

(Formerly Known As Equitas Finance Ltd)
Corporate Office: No.769, Spencer Plaza,
4th Floor, Phase-II, Anna Salai, Chennai, TN - 600 002

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 Securitisation 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 taken 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."

Sl. No.	Name of the Borrower(s)/ Guarantor(s)	Description of Secured Asset (Immovable Property)	Demand Notice Date and Amount	Possession Taken Date
1.	LOAN NO.: SEMHMBD0454918 BRANCH: Mehmdabad BORROWER NAME: Mr/Mrs Dabhi Maheshbhai Dipabhai GUARANTOR/S NAME: Mr/Mrs Dabhi Urmilaben	All The Piece And Parcel Of Immovable Property Bearing Mouje:Shatrunda, Ta. Mahemdabad, Dist. Kheda In Gram Panchayat Property No.823/A Admeasuring. 675(45'15) Sq.Feet., North By : House Of Prabhathbhai Atbhai, South By : House Of Jehabhai Denabhai, East By : Public Road, West By: Open Land.	20.05.2026 and Amount Rs. 1,67,197	10.08.2026
2.	LOAN NO.: 70001103937 BRANCH: Gotri BORROWER NAME: Mr/Mrs Ajeetsinh Brijlal Jat GUARANTOR/S NAME: Mr/Mrs Meena Brijlal Jat	All The Piece And Parcel Of Immovable Property Bearing Shop No. A-407, Fourth Floor, Tower-A, Having Construction Area Admeasuring About 32-237 Sq.Mt., Having Undivided Share Of Land Area Admeasuring About 18,459 Sq.Mt., The Scheme Known As 'Siddharth Annex-3', Situated On Revenue Survey No. 196,198, Block No. 114 Paiki, F.P. No. 224, Having Area Admeasuring about 3702.60 Sq.Mt. Out Of 10921.00 Sq.Mt., Revenue Survey No. 194, Block No. 110, F.P. No. 227, Having Area Admeasuring About 1396.00 Sq.Mt. Out Of 2327.00 Sq.Mt., Revenue Survey No. 195, Block No. 112-B, F.P. No. 228, Having Area Admeasuring About 2549.00 Sq.Mt. Out Of 2670.00 Sq.Mt., T.P. Scheme No. 2, Having Total Area Admeasuring About 7648.00 Sq.Mt. Of Mouje Vemali Ta. Vadodara, & Dist. Vadodara, State : Gujarat, North By : Office No. 408, South By : Office No. 406, East By : Margin Of Scheme, West By : Passage.	20.05.2026 and Amount Rs. 10,43,772	10.08.2026
3.	LOAN NO.: 700010265453/700010265466 BRANCH: Navsari BORROWER NAME: Mr/Mrs Shamshad Khan GUARANTOR/S NAME: Mr/Mrs Sabroonisha	All That Piece And Parcel Of Immovable Property Premises Of Flat No. G-1, Ground Floor, Area Admeasuring 807 Sq.Fts. I.E. 75.00 Sq.Mtrs. Built-Up Area, Along With 14,2870 Sq.Mtrs. Undivided Share In Society Known As Mannat Co-Op. Housing Society Limited, City Survey Tika No. 14/3, City Survey No. 34, 36 & 39, After Amalgamation New City Survey No. 34, Village-Navsari, Sub Dist. Navsari, Dist. Navsari., Measurement : Admeasuring 75.00 Sq.Mtrs. I.E. 807 Sq.Fts., Extentsqft : 807, Registration District : Navsari, Registration Office : Navsari, North By : Flat No. G-2, South By : Adjoining Property, East By : Parking, West By : Road.	21.04.2026 and Amount Rs. 12,65,705	10.08.2026
4.	LOAN NO.: 700012324386 BRANCH: Padra BORROWER NAME: Mr/Mrs Vijaysinh Mangalsingh Gujar GUARANTOR/S NAME: Mr/Mrs Sonalben Vijaysingh Gujar	All The Piece And Parcel Of Immovable Property Bearing House No. 662, Property No. 741, Are A Known As 'Chotba Bhag No Tekro', Having Area Admeasuring About 836 Sq. Ft., Situated At Village Mohba, Ta. Padra, & Dist. Vadodara State: Gujarat., Measurement : Admeasuring 77.66 Sq. Mtrs. I.E. 836 Sq. Fts., Extentsqft : 836, Registration District : Vadodara, Registration Office : Padra, North By : House Of Dharmendrabhai Kalidashbhai Patel, South By : House Of Vishanubhai Ambalal Patel, East By : Public Road, West By : Faiyuu Chowk.	22.04.2026 and Amount Rs. 5,40,711	10.08.2026
5.	LOAN NO.: 700009653298/700009653285 BRANCH: Udhana BORROWER NAME: Mr/Mrs Rajesh Shivram GUARANTOR/S NAME: Mr/Mrs Banaras Kanade	All That Piece & Parcel Of Immovable Property, Premises Of Plot No. 77, (After K.J.P. New Block No. 31/77) Admeasuring 40.15 Sq. Mtrs. Land With Construction Thereon, Along With 21.75 Sq.Mtrs. Undivided Portionate Share In The Road And C.O.P. With All Rights Of Society Known As Green Park Vibhag-3, N.A. Land Bearing R. S. No. 38, 39, 40, Old Block No. 29, After Re-Survey New Block No. 31, Village : Haldhara, Taluka/Sub-District : Kamrej, District : Surat, State: Gujarat., North By : Plot No. 77, South By : Plot No. 78, East By : Plot No. 116, West By : Society Road.	21.04.2026 and Amount Rs. 10,48,746	10.08.2026
6.	LOAN NO.: 700009706259/700009706218 BRANCH: Udhana BORROWER NAME: Mr/Mrs Mahendra Kadole GUARANTOR/S NAME: Mr/Mrs Kamla Kadole	All That Piece & Parcel Of Immovable Property, Premises Of Plot No. 182, (After K.J.P. New Block No. 31/182) Admeasuring 60.11 Sq. Mtrs. Land With Construction Thereon, Along With 32.56 Sq.Mtrs. Undivided Portionate Share In The Road And C.O.P. With All Rights Of Society Known As Green Park Vibhag-3, N.A. Land Bearing R. S. No. 38, 39, 40, Old Block No. 29, After Re-Survey New Block No. 31, Village : Haldhara, Taluka/Sub-District : Kamrej, District : Surat, State: Gujarat., North By : Plot No. 181, South By : Plot No. 183, East By : Plot No. 213, West By : Society Road.	21.04.2026 and Amount Rs. 14,78,181	10.08.2026
7.	LOAN NO.: 700010423545/700010423532 BRANCH: Udhana BORROWER NAME: Mr/Mrs Arvind Vishvnath Ingle GUARANTOR/S NAME: Mr/Mrs Mira Arvind Ingle	All That Piece & Parcel Of Immovable Property Bearing A-Type, Plot No. 96, (After K.J.P. Survey/Block No. 12696) Area Admeasuring 78.07 Sq. Mtrs. Land With Construction Thereon Along With 27.07 Sq.Mtrs. Undivided Share In Road & C.O.P. Of Society Known As Ayodhya Residency, R.S. No. 77/4, Block No. 126, Village : Mota, Sub-District : Bardoli, Surat, Measurement : Admeasuring 78.07 Sq.Mtrs. I.E. 840 Sq.Fts., Extentsqft : 840, Registration District : Surat, Registration Office : Bardoli, North By : Plot No. 97, South By : Plot No. 95, East By : Society Internal Road, West By : Plot No. 122.	21.04.2026 and Amount Rs. 14,74,872	10.08.2026
8.	LOAN NO.: 700010441788/700010441810 BRANCH: Udhana BORROWER NAME: Mr/Mrs Manojram Anturam Bhoudh GUARANTOR/S NAME: Mr/Mrs Reetudevi Manojram Bhoudh	All That Piece & Parcel Of Immovable Property, Premises Of Plot No. 74, Area Admeasuring 41.24 Sq.Mtrs. Land With Construction Thereon Along With 25.83 Sq.Mtrs. Undivided Portionate Share Total 67.07 Sq.Mtrs. Of Society Known As Khushi Residency, N.A. Land Bearing R.S. No. 122, Block No. 110, Village: Kareli, Taluka/Sub-District: Palsana, District: Surat., Measurement: Admeasuring 41.24 Sq. Mtrs. I.E. 444 Sq. Fts., Extentsqft: 444, Registration District: Surat, Registration Office: Palsana, North By: Plot No. 73, South By: Plot No. 75, East By: Society Road, West By: Plot No. 71.	21.04.2026 and Amount Rs. 10,59,428	10.08.2026
9.	LOAN NO.: 70001057473/700010574730 BRANCH: Udhana BORROWER NAME: Mr/Mrs Pradeep Kumar Vishwakarma GUARANTOR/S NAME: Mr/Mrs Vishwakarma Manju	All That Piece & Parcel Of Immovable Property, Premises Of Plot No. 73, Area Admeasuring 40.19 Sq.Mtrs., Along With 31.34 Sq.Mtrs. Undivided Portionate Share In Road & C.O.P. Total Area 71.53 Sq.Mtrs. Land Of Society Known As Ayodhyaham Residency, N.A. Land Bearing R.S. No. 343, 344, Block No. 360/B, 361/B, Village : Kareli, Taluka/Sub-District : Palsana, District : Surat., Measurement : Admeasuring 40.19 Sq. Mtrs. I.E. 432 Sq. Fts., Extentsqft : 432, Registration District : Surat, Registration Office : Palsana, North By: Plot No. 54, South By : Society Road, East By: Plot No. 74, West By: Plot No. 72.	21.04.2026 and Amount Rs. 11,77,507	10.08.2026
10.	LOAN NO.: 70001569966/70001569979 BRANCH: Varcha BORROWER NAME: Mr/Mrs Jadav Sunilbhai Vijaybhai GUARANTOR/S NAME: Mr/Mrs Jadav Sumitra Sunilbhai	All That Piece & Parcel Of Immovable Property Bearing Flat No. 102 Area 42.63 Sq.Mts Built Up Area On The 1st Floor Of Building No. D-2, Building Known As Star Garden With Undivided Portionate Share In The Land Underneath The Said Building, F.P. No. 30, 32, O.P. No. 29, 31, T.P. Scheme No. 36 (Varjavy), Block No. 1279, Survey No. 1341, 1345, Of Village:Varjavy, Taluka/Sub-District : Adajan, District : Surat., Measurement: Admeasuring 42.63 Sq. Mtrs. I.E. 459 Sq. Fts., Extentsqft: 459, Registration District : Surat, Registration Office : Adajan, North By : Passage- Flat No.103, South By: Soc.Road, East By: Flat No.101, West By: D-1.	21.04.2026 and Amount Rs. 13,59,020	10.08.2026
11.	LOAN NO.: 700012238284 BRANCH: Bhavnagar BORROWER NAME: Mr/Mrs Mahesh Vishnuram Kapdi GUARANTOR/S NAME: Mr/Mrs Prabhuran Vishnuram Kapdi Mr/Mrs Vishnuram Namcharan Kapdi	All That Piece And Parcel Of The Property Bearing Residential Gamtal Mikat No.384 House No.33/2 Having A Land Area Admeasuring (19741 Sq Mtr) With Thereon Construction Situated At Badaki Ta Ghogha Di Bhavnagar, North By: Plot Of Tekabhai Ghelabhai, South By: Temple Of Khodiyamataji, East By: Road, West By: Plot Of Dayabhai Tekabhai.	20.05.2026 and Amount Rs. 5,15,667	10.08.2026
12.	LOAN NO.: EMFRKIYL0055561/ 20000296214/ELPRKIYL0055562 BRANCH: Rakhiyal BORROWER NAME: Mr/Mrs Arpit Girishkumar Parekh GUARANTOR/S NAME: Mr/Mrs Ranju Arpitbhai Parekh	All The Piece And Parcel Of Residential Property Being A Residential Flat No. E/703, Admeasuring Around 48.46 Sq. Mtrs Carpet Area And 1.35 Sq. Mtrs Balcony Area And 2.27 Sq. Mtrs Wash Area, Total Area 52.08 Sq. Mtrs With Undivided Rights In The Land Admeasuring Around 20.27 Sq. Mtrs Of The Scheme Known As 'Tulsi Residency', Situated On The Land Of Survey No. 673 Of Mouje/Village : Naroda, More Specific Situated On The Land Of Final Plot No. 82 Of Tps No. 121 Of Mouje : Naroda, Taluka : Asarva And Dist.: Ahmedabad (North By)Flat No. E/702 (South By)Flat No. E/704 (East By)Stairs (West By) Society Road	22.04.2026 and Amount Rs. 16,53,234	10.08.2026

Sd/-Authorized Officer,
Equitas Small Finance Bank Ltd

Date: 15-08-2026
Place: Gujarat



BAJAJ FINANCE LIMITED

Regd office : Off Pune-Ahmednagar Road, Viman Nagar, Pune - 411014. Branch Address - Bajaj Finance Ltd 3rd Floor Unit No302 To 306 Tourqueise Building Panchvati Paanch Rasta Off C G Road Ahmedabad Gujarat 380006

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

(As per Appendix IV read with rule 8(1) of the Security Interest Enforcement Rules, 2002)

Whereas, the undersigned being the Authorized Officer of **Bajaj Finance Limited (BFL)**, under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Sec. 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued demand by registered post ("Notice") calling upon the Borrowers/Co-borrowers mentioned hereunder to repay the amount mentioned in the notice U/s. 13(2) of the said Act within a period of 60 days from the date of receipt of the said notice.

The Borrowers/Mortgagors/Guarantors named below having failed to repay the said amount, notice is hereby given to the Borrowers/Mortgagors/Guarantors and public in general that the undersigned has taken **Possession** of the property described herein below in exercise of powers conferred on the under Sec. 13(4) of the said Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002. The borrowers in particular and public in general are hereby cautioned not to deal with the said property and any dealing with this property will be subject to the charge of the Bajaj Finance Limited, for the amount mentioned herein below along with interest thereon at contracted rate. 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.

Loan Account No./Name of the Borrower(s)/Mortgagor(s)/Guarantor(s)	Description of Secured Immovable Property	Date of Notice Date & Amt. Symbolic Possession Date
Loan Agreement Number Ref:SPPIIA18PLA13022343 Date: 13.08.2026 1. Stitching Store ths Partners, I. Urvisht Hiteshbhai Shah (Deceased) thr. his legal heirs, I. Krishna Urvisht Shah, II. Hiteshbhai Shah, III. Princyben Shah, IV. II. Princyben Shah, R/o. Ground Floor, Shop No. 11, 12 And 13, Maple Tree, Nr. Surchana Bungalows, Thaltej, Ahmedabad, Gujarat, 380059 Contact: 9979906050 Email id: stitchingstore507@gmail.com Also at: R/o. Flat No. E/102, First Floor, Block E, Sahaj Soterium, Near, Rajayshi City, Vasna Road, Survey No. 5641-12, TPS No. 94, F.P. No. 25, Mouje : Shahwadi, Valsaha, Tal. Valsada, Dist. Ahmedabad. 2. Hiteshbhai Shah S/o Mahendrakumar Shah 3. Princyben Shah W/o Hiteshbhai Shah. 4. Urvisht Hiteshbhai Shah (Deceased) thr. his legal heirs I. Krishna Urvisht Shah, II. Hiteshbhai Shah, III. Princyben Shah, All 2, 3 & 4 are at: R/o. 5 Uday Apartments Opp Marudhar Society Hirajain Society Ramnagar, Ahmedabad Gujarat 380005 Contact: 9979906050 Email id: stitchingstore507@gmail.com	All that piece and parcel of Property bearing Plot No. E/102 on First Floor of Block No. 'E' admeasuring 815 Sq. Ft. i.e. 75.71 Sq. Meters area Carpet area + Wall Construction Area and Undivided Share of Land admeasuring 27.04 Sq. Meters in the Scheme Known as 'SAHAJ SOLARIUM' Constructed on the land bearing Final Plot No. 25 of Town Planning Scheme No. 94, Block/Survey No. 5641-12, situated at Mouje Shahwadi, Taluka Valsava, In the District of Ahmedabad and Registration Sub District of Ahmedabad-5 (Narol) along with proportionate share in common areas, Bounded as: East : Society; West : Flat No. E/101; North : Flat No. E/103; South : Stairs and Lift.	20.05.2026 Rs. 3605231/- (Rupees Thirty Six Lakhs Five Thousand Two Hundred Thirty One Only) 13.08.2026 at 12:00 PM to 12:30 PM

Sd/- Authorized Officer, Bajaj Finance Limited

Place: GUJARAT Date: 13-08-26

DECO-MICA LIMITED

(Corporate Identity Number : L20299GJ1988PLCO10807)

Regd. Office : 306, 3rd Floor, Iscon Mall, Star Bazar Building, Jodhpur Char Rasta, Ahmedabad - 380 015

STATEMENT OF STANDLONE UNAUDITED FINANCIAL RESULT FOR THE QUARTER ENDED 30TH JUNE, 2026

(Rs. in Lacs)

Sr No	Particulars	Quarter ended on 30/06/2026 (Unaudited)	Quarter ended on 31/03/2026 (Audited)	Quarter ended on 30/06/2025 (Unaudited)	For the Year ended on 31/03/2026 (Audited)
1	Total Income from Operations (net)	1582.03	2112.71	1533.81	6939.90
2	Net Profit / (Loss) from ordinary activities before tax	65.29	31.55	59.44	121.35
3	Net Profit / (Loss) for the period after tax (after Extraordinary items)	45.05	4.14	43.65	69.15
4	Other Comprehensive Income / (Loss)	0.16	2.52	(0.62)	0.65
5	Paid Up Equity Share Capital (Face value of Rs.10/- each)	420.00	420.00	420.00	420.00
6	Reserve (excluding Revaluation Reserves as shown in the Balance Sheet of previous year)	Nil	Nil	Nil	Nil
7	Earnings Per Share (Before & After extraordinary items) (Face Value of Rs.10/- each)	1.07	0.10	1.04	1.65
	Basic : EPS (Rs.)	1.07	0.10	1.04	1.65
	Diluted : EPS (Rs.)	1.07	0.10	1.04	1.65

Notes : (1) The above is an extract of the detailed format of Standalone Audited Financial Results filed with the Stock Exchanges under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of the Standalone Audited Financial Results are available on the Stock Exchange websites at www.bseindia.com and on Company's website at www.decocaltd.com

(2) The above Financial Results have been reviewed by the Audit Committee and approved by the Board of Directors in the meeting held on Friday, 14th August 2026.

By Order the Board of Directors For, DECO-MICA LIMITED
Mr. Vijaykumar D. Agarwal
(Managing Director & CEO - DIN No : 01869337)



Date : 14/08/2026 Place : Ahmedabad

SAWACA ENTERPRISES LIMITED

(Formerly Known as Sawaca Business Machines Limited) (CIN:-L74110GJ1994PLC023926)

Registered Office: 45, Chinubhai Tower, Opp. Handloom House, Ashram Road, Ahmedabad-380009, Gujarat, India.

Website: www.sawacabusiness.com E-mail: sawaca.business@yahoo.com Contact No: +91-79 2658 3309

EXTRACT OF STANDALONE UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2026

(Rs. in lakhs)

Sr. No	Particulars	QUARTER ENDED 30/06/2026 Unaudited	31/03/2026 Audited	30/06/2025 Unaudited	31/03/2026 Audited
1	Total income from Operations	312.86	1236.98	846.87	3796.79
2	Other Income	152.55	(19.13)	46.56	216.27
3	Net Profit/(Loss) from ordinary activities for the period (before tax, Exceptional and/or Extraordinary items)	121.81	(81.26)	2.94	10.96
4	Net Profit/(Loss) from ordinary activities for the period before tax, (After Exceptional and/or Extraordinary items)	121.81	(81.26)	2.94	10.96
5	Net Profit/(Loss) from ordinary activities for the period after tax, (After Exceptional and/or Extraordinary items)	90.81	(106.18)	4.37	(41.16)
6	Total Comprehensive Income for the period (Comprehensive Profit/(Loss) for the period (after tax) and other Comprehensive Income (after tax)	90.81	(106.18)	4.37	(41.16)
7	Equity Share Capital (Face Value of Rs. 1/- each)	5720.50	5720.50	5720.50	5720.50
8	Reserve (excluding Revaluation reserve) as shown in the Audited Balance Sheet of the previous year	-	-	-	82.61
9	Earning Per Share (Face Value of Rs. 1/- each) (not annualized)				
a. Basic		0.02	(0.02)	0.00	(0.01)
b. Diluted		0.02	(0.02)	0.00	(0.01)

Note : The above is an extract of the detailed format of detailed Quarter ended June 30, 2026 Un Audited Financial Results filed with the Stock Exchange under Regulation 33 of SEBI (Listing Obligation and Disclosure Requirements) Regulation, 2015. The full format of the Financial Result are available on the Company's website www.sawacabusiness.com and the Stock Exchange website www.bseindia.com.

FOR, SAWACA ENTERPRISES LIMITED
SHETAL SATISHKUMAR SHAH - Managing Director (DIN : 02148909)



Date : 14/08/2026 Place : Ahmedabad



SITAARA HOUSING FINANCE LTD

(Formerly known as Sewa Grih Rin Ltd)

Registered office: 1st Floor, 216/C-12, Old No. C-12, Plot No. 13-B, Guru Nanak Pura, Laxmi Nagar, Delhi-110092, Delhi - India

1. Authorized Officer Sanket Oza, Mobile No.: 7698283088, Email ID : osa.sanketmanur@gmail.com
2. Auction Service Provider - C1 India Private Limited, Contact Person - Balaji Mannar, Mobile no. 7977701080

E-AUCTION SALE NOTICE

(See Rule 8(6) & (7) read with Rule 9 (1) Security Interest (Enforcement) Rules, 2002)

Notice is hereby given to the public in general and to the Borrowers and Guarantors in particular by the Authorized Officer of **Sitaara Housing Finance Limited** (Formerly known as Sewa Grih Rin Limited) that physical possession of the below mentioned properties mortgaged to **Sitaara Housing Finance Limited** (Formerly known as Sewa Grih Rin Limited) (Secured Creditor) have already been taken over under provisions of the **Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002** (54 of 2002) and whereas the secured creditor acting through its Authorized Officer in exercise of its rights under **Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002** will put below mentioned properties to E-auction for the recovery of amount due (alongwith further interest, charges, etc. from Borrower, Co-Borrower (s) and Mortgagor (s). Offers/Bids are invited by the undersigned for purchase of immovable property, as described hereunder, which is in the physical possession, on 'As is Where is Basis', 'As is What is Basis' and 'Whatever is There is Basis', and "Without Recourse Basis" as such sale is without any kind of warranties and indemnities. The below mentioned properties will be sold by way of Online E-Auction through website: <http://www.banksauctions.com> and will be conducted through the SGRIL approved online auction service provider "C1 India Private Limited".

Inspection Date & Time	14.09.2026 till 06:00 PM
Last Date of Submission of Bid/EMD	15.09.2026
Auction Date & Time of Auction	16.09.2026, 11:00 AM to 02:00 PM (Auto extension: 5 minutes)

Sr. No.	Loan Account No. & Name of Borrower & Co-Borrowers	Demand Notice Date & Amount	Description of Property	Reserve Price (RP) Earnest Money Deposit (EMD) 10% of RP Minimum Incremental Bid Value
1.	Loan No. H3CPD00005008615 1. Smt. Nagori Annes, Wife of Shri Shabbirkhan (Borrower) 2. Shri Nagori Shabbirkhan, Son of Shri Ummerkhan (Co-Borrower) 3. Shri Sipal Mahamadrfik, Son of Shri Sipal Bhikhubhai (Guarantor)	05.11.2024 Rs. 3,94,301/- as on 30.09.2024	District Vadgam, Mauje Village Nandotra Gamtal, Gram Nai Zameen Property No. 1001, Old Mikat No. 1266, East Public Road, West: House of Yankavars, North: House of Viraji Thakur, South: House of Salim Khan Nagori, The area of the mortgaged property plot is 675.00 Sq. Feet,	Rs. 7,08,750/- Rs. 70,875/-
2.	Loan No. H3CPD00005051306 1. Smt. Komalben Local Thakor W/o Shri Lalaji Thakor (Borrower) 2. Shri Lalaji Laxmanji Thakor S/o Shri Laxmanji Thakor (Co-Borrower) 3. Shri Thakor Pravini Laxmanji S/o Shri Laxmanji (Guarantor)	01.01.2025 Rs. 4,53,924/- as on 30.11.2024	Mikat Number - 5192 (Ambelpura), Thakor Vas, Near Jagari Mata Temple, Village Valsava, Taluka Valsava, District - Mehsana, 364345, Mehsana-364345, Gujarat, East: Road, West: House of Thakor Isvarji Anari, North: House of Stalini Laxmanji Thakor, South: Open Space, The area of the mortgaged property plot is 608.00 Sq. Ft.,	Rs. 7,42,500/- Rs. 74,250/- Rs. 10,000/-
3.	Loan No. L1CPCD00005008901 1. Smt. Nayanaben Prajapati W/o Shri Narsinghbhai (Borrower) 2. Shri Narsinghbhai Prajapati S/o Shri Sonabhai Prajapati (Co-Borrower) 3. Shri Patel Kantibhai Marghabhai S/o Shri Marghabhai Patel (Guarantor)	16.09.2025 Rs. 5,16,221.83/- as on 10.08.2025	Gram Panchayat Property No. 229, Prajapati Vas, Mauje Ambapur, Taluka Gadhincharg, Gujarat, East: House of Ibrahimbhai Karimbhai, West: House of Parsarabhai Somabhai, North: House of Bureshbhai Bhulabhai, South: House of Murnabhai Bhikhabhai, The area of the mortgaged property plot is 83.61 Sq. Meters,	Rs. 8,26,200/- Rs. 82,620/- Rs. 10,000/-

TERMS AND CONDITIONS:

- To the best of knowledge and information of the Authorized Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of properties put on auction and 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 company. The property is being sold with all the existing and future encumbrances whether known or unknown to the company. The Authorized Officer Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues/outstanding statutory dues/taxes, etc.
- It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of properties put on auction will be permitted to interested bidders at sites as mentioned against each property description.
- All interested participants of this E-Auction shall need to fill Bids/Tender Forms and submit the same along with EMD of 10% of above Reserve Price on or before the last date. All participants/bidders are required to submit their bids online on the web portal of online auction service provider "C1 India Private Limited" and the highest bidder shall be declared as Successful Bidder in whose favor Sale of above/said secured asset would take place. Bids submitted in any other format/incomplete bids are liable to be rejected. For details please contact above persons of M/s C 1 India Private Limited on <https://www.banksauctions.com> / Contact Person Mr. Balaji Mannar, Mobile no. 7977701080 Support no. 07291981124/25/26, Email id: support@banksauctions.com, mannar.govindrajagan@india.com
- For detailed terms and conditions of the E-Auction, bidders are required to read the E-Auction advertisement and the terms and conditions of the E-Auction. The online bidder hereby agrees that once he/she has formally registered a qualified bid before the Authorized Officer, he/she will have to express their intention to participate through the E-auction bidding platform, by submitting this document. It shall be the bidder's/online bidder's sole responsibility to procure his/her login id and password from auction service provider. Bid forms shall be accompanied by copies of the following KYC documents viz. i) PAN Card ii) Aadhar Card/Passport iii) Current Address id iv) valid e-mail id v) contact number (mobile/landline) vi) Board Resolution in the auction (for a company) etc. Scanned copies of the said documents shall be submitted to the e-mail id stated above. For details please contact above persons of M/s C 1 India Private Limited on <https://www.banksauctions.com> / Contact Person Mr. Balaji Mannar, Mobile no. 7977701080, Support no. 07291981124/25/26, Email id: support@banksauctions.com, mannar.govindrajagan@india.com
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- Bid forms that are not filled up or EMDs received beyond last date will be considered as invalid and shall accordingly be rejected. No interest shall be paid on the EMD. The EMD shall be forfeited to Secured Creditor/SGRL if the successful bidder of this E-Auction, is either, not able to pay 25% of the sale proceeds price (inclusive of EMD) immediately upon acceptance of the bid/offer or a day thereafter in terms of Rule 9(3) of SARFAESI Rules, 2002, or wishes to withdraw from Auction post declaration of him as Successful Bidder. The EMDs of unsuccessful bidders shall be returned.
- The balance 75% of the sale price/bid price shall have to be paid within 15 (fifteen) days of confirmation of the sale by the Financial Institution/ SITAARA HOUSING FINANCE LIMITED (FORMERLY KNOWN AS SEWA GRIH RIN LIMITED) or such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer failing which the amounts already paid/deposited by the Purchaser/Bidder shall stand forfeited along with all claims to the property or to any part of the sum for which it may be subsequently sold. Please refer Rule 9(3), 9(4) & 9(5) of SARFAESI Rules 2002 for more details with regards to Time of payment of Sale Price and related timelines.
- In no eventuality the property would be sold below the Reserve Price. The property shall be sold to highest bidder, subject to acceptance of the bid by the secured creditor.
- FOR DETAILED TERMS AND CONDITIONS OF THE SALE PLEASE REFER TO OUR WEBSITE

