



ACE SOFTWARE EXPORTS LIMITED

CIN: L62011GJ1994PLC022781

609 to 619, 6th Floor, Solitaire Connect, Nr. Gallops Motors, Makarba, S.G. Highway, Ahmedabad-380051

Phone No: +91-9023038718 | Website: www.acesoftex.com | Email: investorinfo@acesoftex.com

Ref: acesoftware/BSE/Regulation 47 (LODR)/paper cutting/Result

August 02, 2026

To,

The Department of Corporate Services

The BSE Limited

Phiroze Jeejeebhoy Towers,

Dalal Street,

Mumbai-400 001

Scrip Code: 531525/890230

Dear Sir/Ma'am,

Sub: - Newspaper Publication of Financial Results – Regulation 47 of SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015

With reference to the above-mentioned subject, please find attached herewith the copies of each of the following newspaper in which Extract of Financial Result for the quarter ended June 30, 2026 of the Company was published;

Financial Express (English)

Dated 01st August, 2026

Financial Express (Gujarati)

Dated 01st August, 2026

Kindly take the same on your records.

Thanking you,

Yours truly,

For, Ace Software Exports Limited

Mansi Patel

Company Secretary & Compliance Officer

Encl: As above

Bank of Baroda, S.M.E. Chonod Branch : Chandralok Complex, Vapi Silvassa Road, Nr. D. Mart, Chanod, Vapi-396 195, Dist. Valsad, Gujarat, India

APPENDIX IV (See Rule 8(i)) POSSESSION NOTICE

Whereas, the undersigned being the Authorised Officer of the Bank Of Baroda under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of Powers conferred under Section 13 read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice dated 07-05-2026 calling upon the Borrowers/ Guarantors, MIS VR Packaging, Proprietor Mrs. Roshni Jagdishbhai Patel to repay the amount mentioned in the notice being Rs. 56,53,688.59 (Rupees Fifty Six Lacs Fifty Three Thousand Six Hundred Eighty Eight and Paise Fifty Nine) as on 30-04-2026 with further interest & expenses thereon Until Payment in Full within 60 days from the date of notice/date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the Borrower/Guarantor/Mortgagor and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on this 27th day of July of the year 2026.

The Borrower/Guarantor/Mortgagor and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Bank Of Baroda for an amount of Rs. 58,59,340.65 (Rupees Fifty Eight Lacs Fifty Nine Thousand Three Hundred Forty and Paise Sixty Five) as on 26-07-2026 with further interest & expenses thereon until full payment.

The Borrower Attention is invited to Provision of sub section (8) of section 13 of Act in respect of time available to redeem the secured assets.

Description of immovable properties

All the piece and parcel of immovable property in the name of Mrs. Roshni Jagdishbhai Patel being Residential Row House No. 17, Adm. 721.19 Sq. Ft. i.e. 67 Sq. Mtrs. Super built up area, and land area measuring 619 sq. ft. i.e. 57.50 sq. mtrs. known as "Valramdham Residency" Constructed on N.A. land bearing survey no. 219/2/2/Palkaee 1, adm. 4957.00 sq. mtrs., situated at Vill. Dunga, Within the limits of Vapi Nagarpalika, Taluka-Vapi, Dist.-Valsad, Gujarat State and is bounded as under:- On the East:- B y internal Road No. 13, By Row House No. 20 On the North:- By Row House No. 18 On the South:- By Row House No. 16.

Date: 27-07-2026

Sd/- Authorized Officer
Bank of Baroda

Place: Chanod, Vapi

Chola
Enter a better life

CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED
Corporate Office: Chola Crest, C-54 & 55, Super B-4, Thiru Vi Ka Industrial Estate, Guindy, Chennai- 600032.
Branch Office: B-293, 2nd Floor, The First Serdes TIC Naroda, Biding Keshav Baug, Vastapur, Ahmedabad - 380015. Contact No: Premal Bhatt- 9376152588

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 & 9 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower / Co-Borrower / Mortgagor (s) that the below described immovable properties mortgaged to the Secured Creditor, the **PHYSICAL POSSESSION** of which has been taken by the Authorised Officer of Cholamandalam investment and Finance Company Limited the same shall be referred herein after as Cholamandalam investment and Finance Company Limited. The Secured Assets will be sold on "As is where is", "As is what is" and "Whatever there is" basis through E-Auction.

It is hereby informed to General public that we are going to conduct public E-Auction through website www.auctionfocus.in/chola-lap.

A/C No. & Name of Borrower, Co-borrower, Mortgagors	Date & Amount as per Demand Notice u/s 13(2)	Descriptions of the Property/Properties	Reserve Price, EMD & Bid Inc. Amount (In Rs.)	E-Auction Date and Time, EMD Submission Last Date, Inspection Date
(Loan A/C No. X0HEAHM00002300874) 1. Sunilkumar Srichand Panjwani, 2. Karina Sunilkumar Panjwani, 3. Vall Vihat Creation 4. Sunilkumar Srichand Panjwani All Are Having Address For Communication At 15, Neelkanth Vihar Society, Maya Cinema Road, Ahmedabad- 382340 Also At, Shop No. 1 Bungalow Area, Nr. Shreeji Dairy Salpur Bogha, Ahmedabad- 382330 Also At, Tenement No. 2, Khialdas Coop. Housing Society, Opp. English School, Salpur Bogha, Ahmedabad-382330	31/07/2020 Rs. 92,55,470/- as on 27/07/2020	Tenement No.2 admeasuring about 219 sq.mtrs. construction area at and in "Khialdas Khanchand Co. Op. Hsg. Soc. Ltd" Situated on the land bearing City Survey No.41, Mouje Village: Salpur Bogha, Taluka Asarva, Dist. Ahmedabad In the District of Ahmedabad and Registration No. District of Ahmedad-6 (Naroda) PHYSICAL POSSESSION	Rs. 68,00,000/- Rs. 6,80,000/- Rs. 50,000/-	21-08-2026 at 11:00 am to 1:00 PM with unlimited extension of 3 min each, etc. 26-08-2026 (up to 5.30 P.M.) 12-08-2026 (11.00 A.M to 1.00 P.M)

1. All interested participants / bidders are requested to visit the website www.auctionfocus.in/chola-lap & <https://cholamandalam.com/news/auction-notices>. For details, help, procedure and online training on e-auction, prospective bidders may contact **Mis. Auction Focus Private Limited; Contact: Kairon Contact number: 7358770148, email id: support@auctionfocus.in & Mr. Muhammad Rahees - 6124000030/6374845616, Email id: CholaAuctionLAP@chola.murugappa.com.**

2. For further details on terms and conditions please visit www.auctionfocus.in/chola-lap & <https://cholamandalam.com/news/auction-notices> to take part in e-auction.

This is also a **Statutory 15 Days Sale Notice Under Rule 8 & 9 of Security Interest (Enforcement) Rules, 2002**
Date : 31-07-2026, Place : Ahmedabad
Sd/- Authorized Officer, Cholamandalam Investment and Finance Company Limited

AUTHUM AUTHUM INVESTMENT & INFRASTRUCTURE LIMITED

Regd. Off. : 707, Rajha Centre, Free Press Journal Road, Nariman Point, Mumbai-21, Ph: (022) 6747 2117 Fax: (022) 6747 2118 E-mail: info@authum.com
Branch Off. : 307,3rd Floor Proton Plus,BH Star Bazar, L.P.Savani Road, Adajan, Surat-395009

POSSESSION NOTICE

(As per Rule 8(1) of Security Interest (Enforcement) Rules, 2002)

Whereas, the undersigned being the Authorised officer of the Authum Investment & Infrastructure Limited ("AIL") (Resulting Company pursuant to the demerger of lending business from Reliance Commercial Finance Limited ("RCFL") to AIL, vide NCLT order dated 10.05.2024), under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of Powers conferred under Section 13(2) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice dated 01.08.2026 calling upon the below named **GEETABEN KISHORBHAI SURTI & KISHORBHAI BALUBHAI SURATI** to repay the amount mentioned in the notice being of Rs. 3258884/- (RUPEES THIRTY TWO LAKH FIFTY EIGHT THOUSAND EIGHT HUNDRED EIGHTY FOUR ONLY) as on date 24/07/2025 under Loan Account No. RLLPSUR00126636 with further interest and costs within 60 days from the date of receipt of the said notices.

The Borrower having failed to repay the amount, notice is hereby given to the Borrower/Co-Borrower that the undersigned has taken **POSSESSION** of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the Security Interest Enforcement Rules, 2002 on this 31/07/2026.

The Borrower/ Co-Borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Authum Investment & Infrastructure Limited for an amount of Rs. 38,76,158/- (Rupees Thirty Eight Lakh Seventy Six Thousand One Hundred Fifty Eight Only) as on date 22/07/2026 and interest thereon. The Borrower/Co-Borrower's attention is invited to provisions of Section 13(6) of the said Act, in respect of time available, to redeem the secured assets.

Description of Immovable Property

All the piece and parcel of immovable Property bearing Plot No. 9 admeasuring 798 sq. meters i.e. 74.13 sq. meters in "Randhori Nagar", situate at Revenue Survey No. 214, Town Planning Scheme No. 2, Final Plot No. 5, Moje Udhna, B/H, Adarsh Chemo, Udhna, City of Surat.

Date: 31/07/2026
Place: SURAT

Authorised Officer
Authum Investment & Infrastructure Limited

Ace Software Exports Limited									
Regd. Office : 609 to 619, 6th Floor, Solitaire Connect, Nr. Gallops Motors, Makarba, S.G. Highway, Ahmedabad, Gujarat, 380051 CIN: L62011GJ1994PLC022781 Web site: www.acesoftex.com Phone: 91-9023038718 Fax: 91-2232918 Email: investorinfo@acesoftex.com									
STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 30TH JUNE, 2026 (Rs. in Lacs except per share data)									
Sr. No.	Particulars	Quarter ended on 30-06-2026	Quarter ended on 31-03-2026	Quarter ended on 30-06-2025	Year ended on 31-03-2026	Quarter ended on 30-06-2026	Quarter ended on 31-03-2026	Quarter ended on 30-06-2025	Year ended on 31-03-2026
		(Un-audited)	(Un-audited)	(Un-audited)	(Audited)	(Un-audited)	(Un-audited)	(Un-audited)	(Audited)
1.	Total income from operations (net)	353.62	354.61	325.53	1455.59	1429.22	1466.71	1324.70	5681.22
2.	Net Profit / (Loss) for the period (before Tax, Exceptional and/or Extraordinary items)	83.99	74.54	58.87	300.13	118.20	119.55	121.95	598.38
3.	Net Profit / (Loss) for the period before Tax (after Exceptional and/or Extraordinary items)	83.99	74.54	58.87	300.13	118.20	119.55	121.95	598.38
4.	Net Profit / (Loss) for the period after Tax (after Exceptional and/or Extraordinary items)	83.99	0.81	58.87	226.40	118.20	(33.58)	121.95	445.24
5.	Total Comprehensive Income for the period (Comprising Profit/Loss) for the period (after tax) and Other Comprehensive Income (after tax)	89.09	(10.19)	67.06	231.33	122.58	(27.38)	130.14	467.33
6.	Equity Share Capital	1,522.79	1,522.79	1,276.59	1,522.79	1522.79	1522.79	1276.59	1522.79
7.	Reserves (excluding Revaluation Reserve as shown in the Audited Balance Sheet of previous year)				9247.78				10,500.97
8.	Earnings Per Share (for continuing operations) (of Rs. 10/- each)								
	Basic	0.46	0.01	0.46	1.69	0.65	(0.25)	0.96	3.33
	Diluted :	0.46	0.00	0.46	1.24	0.65	(0.18)	0.96	2.44

NOTE : a) The above is an extract of the detailed format of Standalone & Consolidated un-audited Financial Results for quarter ended 30th June, 2026 filed with the Stock Exchange under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of the aforesaid Unaudited Financial Results is available on the Stock Exchange website of BSE at www.bseindia.com and company's website at www.acesoftex.com
b) The financial results have been prepared in accordance with the Companies (Indian Accounting Standards) Rules, 2015 (IND AS) prescribed under section 133 of the Companies Act, 2013
c) The above results have been reviewed by the audit committee and approved by the Board of Directors at their meeting held on 31.07.2026

Place : AHMEDABAD
Date : 31.07.2026

Amit M. Mehta
Managing Director & CEO
DIN - 00432898

MUTHOOT HOUSING FINANCE COMPANY LIMITED
Registered Office: TC No.14/2074-7, Muthoot Centre, Punnen Road, Thiruvananthapuram - 695 034, CIN No: U65922KL2010PLC025624.
Corporate Office: 12/A 01, 13th floor, Parinree Crescendo, Plot No. C38 & C39, Bandra Kurla Complex-G block (East), Mumbai-400051 TEL. No: 022-62728517, Branch Address: 204 2nd Floor Union Trade Center Beside Apple Hospital Opposite Reliance Mall Udhana Darwaja Surat 395002
Authorised Officer: Contact Person: Vipul Kalola, Mobile No.: 9924113421, Email ID: authorised.officer@muthoot.com

PUBLIC NOTICE FOR E- AUCTION FOR SALE OF IMMOVABLE PROPERTIES

E- AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES UNDER SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS & ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISIO 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 (s) / Mortgagor(s) and Guarantor(s) that the below described immovable properties mortgaged / charged to Muthoot Housing Finance Company Ltd., the possession of which has been taken by the Authorised Officer of Muthoot Housing Finance Company Ltd., Secured Creditor pursuant to demand notice (s) issued under Section 13(2) of the Securitization And Reconstruction Of Financial Assets & Enforcement Of Security Interest Act, 2002 in the following loan account (s) the property (ies) will be sold on "AS IS WHERE IS", "AS IS WHAT IS", AND "WHATSOEVER THERE IS" AND "WITHOUT RECOURSE BASIS" for recovery of dues plus interest to Muthoot Housing Finance Company Ltd. Secured Creditor from Borrower(s) Mortgagor(s) and Guarantor(s). The Sale will be conducted through E- auction on Web Portal : <https://sarfaesi.auctiontiger.net/EPROC/>

Sr. No.	Loan Account No. / Name of Borrower (s) / Co Borrower(s) / Guarantor(s) / Mortgagor (s)	Outstanding Amount (Rs.) Future Interest Applicable	Possession Type & Date	Inspection date and time	Reserve Price	Earnest Money Deposit (EMD)	Date and Time of E- Auction	Last Date of Bid Submission
1.	16100068956 1. Dayaram Lakshman Gujar 2. Miradevi Dayaram Gujar	Rs.9,27,491.59/- Rupees Nine Lakhs Twenty Seven Thousand Four Hundred Ninety One And Paise Fifty Nine Only as on 23-July-2026	Physical Possession on 09-May-2026	14/August/ 2026 11:00 AM to 03:00 PM	Rs.5,31,200/-Rupees Five Lakhs Thirty One Thousand Two Hundred Only	Rs.53,120/-Rupees Fifty Three Thousand One Hundred Twenty Only	08-September-2026, 11:00 AM to 12:00 PM	07-September-2026, 10:00 AM to 05:00 PM
Description of Mortgaged Properties: ALL THE PIECE AND PARCEL OF IMMOVABLE PROPERTY BEARING PLOT NO 51 ADMEAS-URING 48 SQ.YARD I.E 40.13 SQ.MTMS., ALONG WITH 22.10 SQ.MTMS UNDIVIDED SHARE IN ROAD & C.O.P. IN " ARADHANA LAKE TOWN PART - I", SITUATE AT REVENUE SURVEY NO 2/2, BLOCK NO.2 ADMEASURING HECTOR 0.90 ARE 38 SQ.MTMS I.E 9038 SQ.MTMS. OF MOJE VILLAGE JOLWA, TALUKA PALSANA, DIST SURAT BOUNDED BY: EAST: SOCIETY INTERNAL ROAD WEST: PLOT NO 40 NORTH: PLOT NO 50 SOUTH: PLOT NO 52								
2.	16100072487 1. Nandlal Rameshwar Verma 2. Kanchan Namdev Verma Kanchanben Nandlal Verma	Rs.5,84,490.12/- Rupees Five Lakhs Eighty Four Thousand Four Hundred Ninety And Paise Twelve Only as on 23-July-2026	Physical Possession on 15-May-2026	14/August/ 2026 11:00 AM to 03:00 PM	Rs.3,12,320/-Rupees Three Lakhs Twelve Thousand Three Hundred Twenty Only	Rs.31,232/-Rupees Thirty One Thousand Two Hundred Thirty Two Only	08-September-2026, 12:00 PM to 01:00 PM	07-September-2026, 10:00 AM to 05:00 PM
Description of Mortgaged Properties: ALL THE PIECE AND PARCEL OF IMMOVABLE PROPERTY BEARING FLAT NO 101 ADMEAS-URING 510 SQ.FEET I.E 45.33 SQ.MTMS SUPER BUILT UP AREA ALONG WITH UNDIVIDED SHARE IN THE LAND OF "NYALKARAN RESIDENCY OF SAMRAT GREENTCY", SITUATE AT REVENUE SURVEY NO.129 & 130 BLOCK NO.112 ADMEASURING 45022 SQ.MTMS., AAKAR RS 63-19 PAISA, SOUTH SIDE ADMEASURING 16973 SQ.MTMS.PAKI PLOT NO 19 & 20 OF MOJE VILLAGE KADODARA TAL: PALSANA, DIST: SURAT. BOUNDED BY: EAST: OPEN PLOT WEST: FLAT NO 102 NORTH: ROAD SOUTH: FLAT NO 110								
3.	16100062322 1. Vikaskumar Hirral Bind 2. Guddidevi Vikaskumar Bind	Rs.8,62,549.62/- Rupees Eight Lakhs Sixty Two Thousand Five Hundred Forty Five And Paise Twenty Eight Only as on 23-July-2026	Physical Possession on 15-May-2026	14/August/ 2026 11:00 AM to 03:00 PM	Rs.6,90,560/-Rupees Six Lakhs Ninety Thousand Five Hundred Sixty Only	Rs.69,056/-Rupees Sixty Nine Thousand Fifty Six Only	08-September-2026, 12:00 PM to 01:00 PM	07-September-2026, 10:00 AM to 05:00 PM
Description of Mortgaged Properties: ALL THE PIECE AND PARCEL OF IMMOVABLE PROPERTY BEARING AS PER PASSING PLAN PLOT NO 354 (AS PER SOCIETY LAY OUT PLOT NO 313) ADMEASURING 46.82 SQ.MTMS., ALONG WITH 32.36 SQ.MTMS UNDIVIDED SHARE IN ROAD IN " HARIDHAM (SOUTH) CO.OP HO.SOC.LTD" SITUATE AT REVENUE SURVEY NO 124/1, 126/1, BLOCK NO 91 AND 95 ADMEASURING 36118 SQ.METERS PAKI BLOCK NO 91 ADMEASURING 7614 SQ.METERS AND BLOCK NO 95 ADMEASURING 3191 SQ.METERS TOTAL 10805 SQ.METERS OF MOJE KADODARA, TAL PALSANA DIST SURAT, BOUNDED BY: NORTH: PLOT NO 314 SOUTH: PLOT NO 312 EAST: PLOT NO 332 WEST: SOCIETY INTERNAL ROAD								
4.	16100072489 1. Ajaybhai Prakashbhai Marathi 2. Ashaben Prakashbhai Marathi	Rs.7,89,741.46/- Rupees Seven Lakhs Eighty Nine Thousand Seven Hundred Forty One And Paise Forty Six Only as on 23-July-2026	Physical Possession on 09-May-2026	14/August/ 2026 11:00 AM to 03:00 PM	Rs.5,74,080/-Rupees Five Lakhs Seventy Four Thousand Eighty Only	Rs.57,408/-Rupees Fifty Seven Thousand Four Hundred Eight Only	08-September-2026, 12:00 PM to 01:00 PM	07-September-2026, 10:00 AM to 05:00 PM
Description of Mortgaged Properties: ALL THE PIECE AND PARCEL OF IMMOVABLE PROPERTY BEARING PLOT NO 20/A/3 ADMEASURING 450.00 SQ.FEET I.E 41.845 SQ.MTMS. IN " SAI RIVER SIDE RESIDENCY", SITUATED AT REVENUE SURVEY /BLOCK NO 328/PAKI/B PAKI PLOT NO I/B ADMEASURING 113 SQ.MTMS & AKAR RS 11:30 PAISA, OF MOJE TEN, TA: BAROLI, DIST : SURAT BOUNDARIES AS FOLLOW: EAST: SOCIETY INTERNAL ROAD WEST: SOCIETY PLOT NUMBER - PROPERTY OF 19/B/3 NORTH: SOCIETY PLOT NUMBER - PROPERTY OF 20/B/1 SOUTH: SOCIETY PLOT NUMBER - PROPERTY OF 20/A/2								
5.	16100085423 1. Sahid Mu Khalil Alishahid Ali 2. Anvari Md Masook Begam Alas Anvari Begam Sahid Ali	Rs.7,64,599.62/- Rupees Seven Lakhs Sixty Four Thousand Five Hundred Ninety Nine And Paise Sixty Two Only as on 23-July-2026	Physical Possession on 09-May-2026	14/August/ 2026 11:00 AM to 03:00 PM	Rs.4,72,875/-Rupees Four Lakhs Seventy Two Thousand Eight Hundred Seventy Five Only	Rs.47,288/-Rupees Forty Seven Thousand Two Hundred Eighty Seven And Paise Fifty Only	08-September-2026, 12:00 PM to 01:00 PM	07-September-2026, 10:00 AM to 05:00 PM
Description of Mortgaged Properties: ALL THE PIECE AND PARCEL OF IMMOVABLE PROPERTY BEARING FLAT NO 304 ADMEASURING BUILT UP AREA AROUND 301.58 SQ.FEET I.E 28.02 SQ.METERS BUILTUP AND SUPER BUILT UP AREA ADMEASURING AROUND 422.21 SQ.FT I.E 39.23 SQ.METERS AMONG UNDIVIDED DISTRIBUTION ADMEASURING ABOUT 10.00 SQ.METERS ON THE 3RD FLOOR TOGETHER WITH UNDIVIDED PROPORTIONAL SHARE ADMEASURING 10.00 SQ.METERS IN THE LAND UNDERNEATH THE BUILDING KNOWN AS " HIRA RESIDENCY" CONSTRUCTED AND SITUATED ON THE PLOT NOS 131, 132, 143, & 144 OF TOTAL ADMEASURING ABOUT 260.32 SQ.METERS " AMRUT NAGAR" OF LAND BEARING BLOCK NO 157 OF VILLAGE KADODARA, SUB DIST: PALSANA, DIST SURAT BOUNDARIES AS FOLLOW: EAST: PLOT NO 130 AND 145 WEST: PLOT NO 133 AND 142 NORTH: ROAD SOUTH: ROAD								

TERMS & CONDITIONS : 1) The E- auction Sale is strictly subject to the terms and conditions mentioned hereunder as per extant guidelines under SARFAESI Act, 2002 & also the terms and condition mentioned in the bid/offer/ tender document to be submitted by the interested bidder(s). 2) The sale will be held on "as is where is", "as is what is", and "whatever there is" and "without recourse basis". 3) The interested bidders shall submit the Offer/ Bid in the prescribed Bid/Offer/tender form that is available on e-auction portal: <https://sarfaesi.auctiontiger.net/EPROC/> and must be accompanied by Earnest Money Deposit (EMD) by way of Demand Draft in favor of "Muthoot Housing Finance Company Limited". Along with bid/tender/offer documents, the interested bidder are required to submit KYC documents i.e copy of PAN card bidder's identity proof and the address proof such as copy of the Passport, Election Commission Card, Ration Card, Driving license etc. 4) To the best of knowledge and information of the Authorised Officer of Muthoot Housing Finance Company Limited, there is no encumbrances /claims except as disclosed as per the records available with respect of the property(ies). MHFCL however shall not be responsible for any outstanding statutory dues/ encumbrances/ third party claims/rights/ dues /Municipal Taxes, Maintenance / Society Charges, Electricity and water taxes or any other dues including Stamp Duty, GST, Registration Charges, Transfer Charges and any other expenses and charges in respect of the registration of the Sale Certificate in respect of the said properties shall be paid by the successful bidder/purchaser. The interested bidders should make their own independent inquiries regarding encumbrances, title of property and to inspect and satisfy themselves. 5) The successful bidder/purchaser shall have to pay 25% of the final bid amount (after deducting 10% of the E.M.D. already paid) not later than the next working days after the acceptance of the bid by the Authorized Officer. 6) The balance 75% of the Sale price shall have to be paid on or before 15 days of confirmation of the sale to the successful Purchaser by the Authorized Officer or such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer. In case of default in payment by the successful bidder, the amount already deposited shall be liable to be forfeited and property shall be put to re-auction and the defaulting borrower shall have no claim in respect of the property and amount. 7) The interested bidder who have deposited the EMD and require any assistance in login to the e-auction portal, submitting bid, training on e-bidding process etc. may contact during office hours on working days to our service provider **M/s e-Procurement Technologies Limited – (Auction Tiger), Help line No: 9173528722 & 63518 96643, Mr. Maulik Shrivall, E-mail id: maulik.shrivall@auctiontiger.net** and for any property related query may contact the Authorised Officer as mentioned above. 8) The Authorized Officer reserves the right to reject any/all bids without assigning any reason. All the bids received from the prospective bidders shall be returned to them without any liability / claim against MHFCL. 9) The borrower's attention is invited to the provisions of sub section 8 of section 13, of the SARFAESI Act, in respect of the time available, to redeem the secured asset. 10) Public in general and borrower(s) mortgagor(s) in particular please take notice that if in case auction scheduled herein fails for any reason whatsoever then secured creditor may enforce security interest by way of sale through court process. 11) For detailed terms and conditions of sale, please refer our website <https://muthoothousing.com> and web portal of M/s e-Procurement Technologies Limited – (Auction Tiger) <https://sarfaesi.auctiontiger.net/EPROC/> 12) The borrower(s) guarantor(s) mortgagor(s) are hereby given STATUTORY 30 DAYS NOTICE UNDER RULE 8 & 9 of The Security Interest (Enforcement) Rules of SARFAESI ACT

Place: GUJARAT; Date: 01 August, 2026
Sd/- Authorised Officer, For Muthoot Housing Finance Company Limited

Chola
Enter a better life

CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED
Corporate Office : Chola Crest, C54 & 55, Super B-4, Thiru Vi Ka Industrial Estate, Guindy, Chennai- 600 032, T. N.

E-AUCTION SALE NOTICE (Sale Through e-bidding Only)

SALE NOTICE OF IMMOVABLE SECURED ASSETS ISSUED UNDER RULE 8(6) AND 9(1) 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) indicated in COLUMN (A) that the below described immovable property(ies) described in COLUMN (C) Mortgaged / Charged to the secured creditor the **POSSESSION** of which has been taken as described in COLUMN (D) by the **Authorized Officer of Housing CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED** Secured Creditor, will be sold on "As is where is", "As is what is" and "Whatever there is" as per details mentioned below - Notice is hereby given to Borrower/ Mortgagor(s) / legal heir, legal representatives (Whether Known or unknown), executor(s), administrator(s), successor(s) & assign(s) of the respective Borrower(s) / Mortgagor(s) (Since deceased) as the case may be indicated in COLUMN (A) U/s. 9(1) of the Security Interest (Enforcement) Rules 2002. For detailed terms & conditions of the sale, please refer to the link provided in CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED secured Creditor's website i.e. <https://www.cholamandalam.com> & www.auctionfocus.in

[A]	[B]	[C]	[D]	[E & F]	[G]	
Sr. No.	Loan Account No. / Names Of Borrower(s) / Mortgagor(s) / Gaurantor(s)	O/S Dues to be recovered (Secured Dues)	Description of the Immovable Property / Secured Asset	Type of Possession	Reserve Price (In Rs.) Earnest Money Deposit (In Rs.)	Date of Auction & Time
1	Loan A/C. No.(s) : H218A0000133287 1. Mr/Ms. Makwana Divya 2. Mr/Ms. Vishal Makwana Add For Sr. No. 1 & 2 : 67, Sarvoday Mohalla, Opp. Gori Talav, T.b. Sanatorium, Gori, Vadodra - Gujarat - 390021 Add For Sr. No. 1 & 2 : Flat No.A/701, 7th Floor, Plot 558/2,3/4, Neelkanth Greens, Opp. Aditya Bunglows, Bhayli Road, Neelkanth Greens, Tower-A, Bhayli, Nr. Lalitha Party Vadodra, Vadodra, Gujarat, 391410.	Rs. 22,41,004/- (Rupees Twenty Two Lakh Forty One Thousand Four Only) as on 09-01-2026	An Immovable Residential Property Being Flat No.A-701 On Seventh Floor Of Tower -A, Carpet Area Admeasuring 54.28 Sq.mtrs., Balcony And Wash Area Admeasuring 5.89 Sq.mtrs., Undivided Share Of Land Area Admeasuring 24.13 Sq.mtrs. In The Scheme Known As "Neelkanth Greens" Situated At Revenue Survey No. 558/2,3,4, Block No.458, Area Admeasuring 0-31-36 Hec. Are.sq.mtrs. T.p. Scheme No.4, Final Plot No.67, Area Admeasuring 2208.00 Sq.mtrs. Of Moje - Bhayli, Registration Sub District- Vadodra, District - Vadodara And The Said Property Bounded As Below: East: 5.00 Mtrs. Road West: Passage Of Stair North: Flat No.702 South: Society Road.	PHYSICAL POSSESSION	Rs. 20,90,000/- (Rupees Twenty lakh Ninety Thousand Only) Rs. 2,09,000/- (Rupees Two lakh Nine Thousand Only)	25-08-2026 from 02.00 P.M. to 04.00 P.M. (with automatic extensions of 5 minutes each in terms of the Tender Document),
INSPECTION DATE & TIME : 21.08.2026 BETWEEN 11.00 a.m. to 4.00 p.m.						MINIMUM BID INCREMENT AMOUNT : Rs. 10,000/-
LAST DT. OF SUBMISSION OF BID / EMD /REQUEST LETTER FOR PARTICIPATION : 24.08.2026 before 05.00 p.m.						

* Together with further interest as applicable in terms of loan agreement with, incidental expenses, costs, charges etc. Incurred up to the date of payment and / or realisation thereof. For any assistance related to inspection of the property, or for obtaining the Bid document and for any other queries, please get in touch with " Mr. JIGNESH CHAWDA, Mobile No. 9898982611 & Email : chawdajigneshkumar@chola.murugappa.com, 2 MR RAHUL J.DHOBIL, Mobile No. 8758587337 & Email : rahuljd@chola.murugappa.com, official of CHOLAMANDALAM INVESTMENT & FINANCE COMPANY LIMITED to the best of Knowledge and information of the Authorized Officer of CHOLAMANDALAM INVESTMENT & FINANCE COMPANY LIMITED there are no encumbrances in respect of the above immovable properties / secured Assets.

Date : 31.07.2026
Place : Vadodra, Gujarat

Authorised Officer,
For CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED

Regional Office, Gandhinagar
Plot No. 322 to 325, Samruddhi Complex, Near Patnagar Bhavan, Sector 16 Gandhinagar 382016

केनरा बैंक Canara Bank
सिंडिकेट Syndicate

E-AUCTION 30 DAYS SALE NOTICE TO PUBLIC UNDER SARFAESI ACT, 2002

