इंडियन बैंक Indian Bank
इलाहाबाद ALLAHABAD

Zonal Office : 301-311/3rd Floor, Neelkanth Avenue-1,
Opp. Gujarat Vidyapeeth, C.U. Shah College Street, Income Tax Cross Road,
Ashram Road, Ahmedabad-380014. Phone: 079-27431248/27461066

MEGA E - AUCTION NOTICE

FOR SALE OF IMMOVABLE PROPERTIES
[See proviso Rule 8 (6)]

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower/s and Guarantor/s and Mortgagor/s that the below described immovable property mortgaged/ charged to the Secured Creditor, the Physical/Symbolic Possession of which has been taken by the Authorised Officer of Indian Bank, Secured Creditor, will be sold on **"As is where is", "As is what is", and "Whatever there is"** on **17.07.2025** for recovery of due to the Secured Creditor from the below mentioned Borrower/s and Guarantor/s Borrower/s and Guarantor/s and Mortgagor/s. The reserve price and the earnest money deposit and short description of immovable property are also mentioned hereunder "The borrowers attention is invited to the provision of sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets."

Sr. No.	Name of Borrowers/Guarantor/Mortgagor (s) & Branch Name	Detailed description of the Property	Amount of Secured debt	Reserve Price / Bid Inc. Amount
1	Mrs. Anandiben Jatinkumar Patel (Borrower & Mortgagor), Mr. Jatinkumar Dashrathbhai Patel (Co-Borrower and Mortgagor) Branch : Bhadra	**Property Details** : All the piece and parcel of property bearing Flat No. C-101, on 1st Floor, having area admeasuring 71.52 sq. mtrs. super built up with undivided share in the land admeasuring 26.64 sq.mtrs. in the scheme known as "SHREEDHAR SPARSH" constructed and situated at land bearing Survey No. 167 being final plot no. 15/2 of town planning scheme No. 112 of Mouje-Odhav, Taluka-Vatva in the district Ahmedabad-7 (Odhav) within the state of Gujarat-382415. Boundary : North : Flat No. C-104, South : Common Plot, East : Block-B, West : Flat No. C-102 **(Symbolic Possession)**	**Rs. 15,50,503.00 as per demand notice dated 10.03.2025,** Plus interest till the date of realization & cost, charges & other expenses.	**Rs. 27,63,000.00 Bid Inc. Amt. 10,000.00**
2	Mr. Dhaniram Babulal Pasi (Borrower & Mortgagor), Mrs. Sumanben Dhaniram Pasi (Co-Borrower) Branch : Vatva	**Property Details** : All that piece and parcel of immovable property Flat No. A/19, on 4th floor (As per Approved Plan Block No. C) admeasuring about 112.04 sq.mtrs. i.e. 134.00 sq. yards Super Built area in the scheme known as Binali Shops and Residence Apartment, constructed on Non-Agricultural land bearing Revenue Survey No. 665 Paiki 4 admeasuring about 8877 sq. mtrs. paiki 2670.00 sq. mtrs. situated, lying and being at Village-Kathlal, taluka-Kathlal, within District: Kheda and Registration Sub District of Kathlal. The boundaries of the above mentioned property are as follows : By East : Flat No. A-18, By West : Flat No. A-20, By North : Road going to backside, By South : Road of Block A and B **(Symbolic Possession)**	**Rs. 24,91,691.00 as per demand notice dated 07.01.2025,** Plus interest till the date of realization & cost, charges & other expenses.	**Rs. 30,25,000.00 Bid Inc. Amt. 10,000.00**
3	Mrs. Kailashben Narvatbhai Khant (Legal Heir of Borrower Late Sh. Narvatbhai Somabhai Khant), Mr. Lallubhai Bhudarbhai Rathva (Guarantor), Mr. Navinbhai Balubhai Moria (Guarantor) Branch : Halol	**Property Details** : All that piece and parcel of immovable property situated at City Survey No. 485/1+482/2 Paiki2 Plot No. E/103 paiki north side admeasuring 44.15 sq. mtrs. Area 20.77 sq. mtrs. whose Halol Muni Ward No. 9, Property No. 6879/1 situated at Halol, Taluka-Halol Dist. Panchmahal which having its boundaries as : East : Block/Revenue S.V. No. 484, West : Plot No. 100, 101 and 102, North : Plot No. E-104, South:- Plot No. E 103 Paikit **(Symbolic Possession)**	**Rs. 14,28,779.00 as per demand notice dated 07.02.2025,** Plus interest till the date of realization & cost, charges & other expenses.	**Rs. 15,00,000.00 Bid Inc. Amt. 10,000.00**
4	Mr. Keshavlal Gendaldas Solanki (Borrower & Mortgagor), Mr. Paresh Keshavlal Solanki (Co-Borrower) Branch : Bhadra	**Property Details** : All that piece and parcel of property bearing Flat No. B/118, on 1st Floor, having area admeasuring 45.10 sq.mtrs. super built up with undivided share in the land admeasuring 17.49 sq. mtrs. in scheme known as "Umang Narol-2" constructed and situated at land bearing S. No. 153/1, being Final Plot No. 69, Paiki Sub Plot No. 1, TP Scheme No. 60 (Narol-South-2) Narol, Taluka-Maninagar in the District Ahmedabad-5 (Narol) within the state of Gujarat-382405. Boundary : North : Flat No. B-119, South : Flat No. B-117, East : Flat No. B-114, West : Flat No. B-120 **(Symbolic Possession)**	**Rs. 4,36,513.00 as per demand notice dated 16.01.2025,** Plus interest till the date of realization & cost, charges & other expenses.	**Rs. 6,55,000.00 Bid Inc. Amt. 10,000.00**
5	Mr. Manubhai Somaram Rajput (Borrower and Mortgagor) Branch : Relief Road	**Property Details** : Flat No. 604, on 6th floor Block-E, admeasuring about 120.00 sq.yds. (Super built up area) together with undivided share of land admeasuring about 19.24 sq. mtrs. in the scheme known as KUBER RESIDENCY situated on NA land bearing block/survey no. 262 of T P Scheme no. 40 of F.P. No. 28 at Mouje Bhadaj, Taluka Ghatlodiya in Registration district sub district Ahmedabad and sub registration District Ahmedabad-8 (Sola) with in state of Gujarat. The boundaries of the property are : North : Block No. D, South : Flat No. E-605, East : Common Plot, West : Flat No. E-603 **(Symbolic Possession)**	**Rs. 28,17,925.00 as per demand notice dated 31.01.2025,** Plus interest till the date of realization & cost, charges & other expenses.	**Rs. 40,64,000.00 Bid Inc. Amt. 10,000.00**
6	Mrs. Minaben Jagdishbhai Sidhpura (Borrower), Mr. Jagdishbhai Hargovindbhai Sidhpura (Co-Borrower and Mortgagor) Branch : Naranpura	**Property Details** : All that pieces and parcels of the constructed property bearing Tenament No. A-12 having plot area 140.81 sq.mtrs. together with undivided share of road and common plot admeasuring 72.45 sq.mtrs. totally admeasuring 213.26 sq.mtrs. and construction of ground floor, first floor, and second floor admeasuring 158.06 sq.mtrs. (built up area) in the scheme known "Vrundavan Villa" constructed on land bearing R.S. No. 759, 760/1, 777, 778, 803 Final Plot no. 20/1/1 paiki sub Plot No. 5 of T.P. Scheme no. 114 (Vastral-Ramol) of Mouje Vastral, taluka Vatva, Opp. RAF Camp, S.P. Ring Road, Vastral, Ahmedabad-382418, within the district of Ahmedabad and registration Sub-district of Ahmedabad12 (Nikol) within the state of Gujarat. This property belongs to Mr. Jagdishbhai Hargovindbhai Siddhpura. Boundaries are as under : East : Marginal Land thereafter society's Boundary, West : Main Entrance thereafter Marginal Space, North : Tenament No. 11, South : Marginal Land thereafter Society's Boundary **(Physical Possession)**	**Rs. 1,19,84,695.35 as per demand notice dated 10.12.2024,** Plus interest till the date of realization & cost, charges & other expenses.	**Rs. 1,74,15,000.00 Bid Inc. Amt. 10,000.00**
7	Mr. Mukesh Ramprasad Khatik (Borrower and Mortgagor), Mrs. Anandiben Ramprasad Khatik (Borrower and Mortgagor) Branch : Ranna Park	**Property Details** : All that piece and parcel of immovable property of C/203, Surface Paradise, Opposite Takshashila School, Near Vidhyanagar, Behind Govardhan Park, Odhav, Ahmedabad, Gujarat 382415, admeasuring 106.30 sq.mtrs. (super built up) together with undivided share in land with common facilities and amenities in the scheme known as Surface Paradise being N.A. Land of final plot no. 16 admeasuring 7588 sq. mtrs. (allotted in lieu of survey no. 374 admeasuring 12647 sq.mtrs.) of Draft town planning scheme no. 104, situated, lying and being at Mouje Odhav, Taluka Vatva and District Ahmedabad and registration Sub-District Ahmedabad-7 (Odhav) and Bounded as under : East : Society Boundary, West : Flat No. C/201, North : Flat No. C/202, South : Flat No. D/202 **(Symbolic Possession)**	**Rs. 15,92,519.00 as per demand notice dated 10.12.2024,** Plus interest till the date of realization & cost, charges & other expenses.	**Rs. 23,65,000.00 Bid Inc. Amt. 10,000.00**
8	Mrs. Nirupama Amarnath Nai (Borrower and Mortgagor), Mr. Amarnath Thakurdin Sharma (Guarantor) Branch : Ranna Park	**Property Details** : All that piece and parcel of immovable property at Flat no. E-1-402, 4th Floor, Block E1, having area adm. 46.82 sq.mtrs. along with undivided share 11.60 sq. mtrs. in the scheme known as "Umang Vatva" built up in Non Agriculture land bearing survey no. 921, 987 TP Scheme no. 88, Final Plot No. 50,52/1 situated lying and being at Mouje : Vatva Taluka Vatva in the registration district of Ahmedabad with Sub District Ahmedabad 11 Aslali owned by Nirupama Amarnath Nai bounded as under : East : Flat No. E/1/403, West : Flat No. E/1/401, North : 7.51 mtr. Road, South : Flat No. E/1/405 **(Symbolic Possession)**	**Rs. 10,08,654.00 as per demand notice dated 10.12.2024,** Plus interest till the date of realization & cost, charges & other expenses.	**Rs. 13,00,000.00 Bid Inc. Amt. 10,000.00**
9	Mr. Shivshankar Ramnaresh Yadav (Borrower & Mortgagor) Branch : Old Sharda Mandir	**Property Details** : All that piece and parcel of immovable property at Flat No. A-403, on 4th floor, construction admeasuring about 120 sq. yds. i.e. 100.33 sq. mtrs. (Super built up area) together with undivided share of land admeasuring about 31.40 sq. mtrs. in the scheme known as "Nilkanth Residency" is situated and lying on freehold N.A. land bearing Revenue Survey No. 578, T.P. Scheme no. 58 of Final Plot no. 44/4 admeasuring about 4677 sq. mtrs. at mouje Village Vatva, Taluka Ahmedabad 11 (Aslali) District Ahmedabad within the state of Gujarat and which is bounded as under : By East : T. P. Road, By West : Flat No. A/402, By North : Mangalmurti Apartment, By South : Flat No. A/404 **(Symbolic Possession)**	**Rs. 11,46,712.00 as per demand notice dated 06.12.2024,** Plus interest till the date of realization & cost, charges & other expenses.	**Rs. 21,00,000.00 Bid Inc. Amt. 10,000.00**

For Sr. 1 to 5 & 7 to 9 further details and Terms & Conditions, Contact
Mr. Mukesh Jangid, Chief Manager, Ph.: 079-27431248, Mo.: 8999910549
E-mail : zoahmrecovery@indianbank.co.in, zoahmedabad@indianbank.co.in

For Sr. 6 further details and Terms & Conditions, Contact
Mr. Deepak Kumar, Chief Manager, Ph.: 079-27431248, Mob: 8999910549
E-mail : zoahmrecovery@indianbank.co.in, zoahmedabad@indianbank.co.in

Earnest Money Deposit : 10% of Reserve Price.

Last Date & time for Submission of Process compliance Form with EMD amount : On 16.07.2025 up to 08.00 P.M. E-auction through https://baanknet.com/ Registration should be completed by Intending bidder on or before EMD Date and there should be EMD balance in global wallet.

E-Auction Date : On 17.07.2025
Between 11.00 A.M to 03.00 P.M. with unlimited extension.

Detail of encumbrance, if any known to the Bank - There is no encumbrance on the property described herein to the best of knowledge & information of the Authorized Officer.

Important note for the prospective bidders : Bidder has to complete following formalities well in advance : Step 1 : Bidder / Purchaser Registration : Bidder to register on e-Auction portal (link given above) https://baanknet.com/ using his mobile number and email-id. Step 2 : KYC Verification: Bidder to upload requisite KYC documents. KYC documents shall be verified by e-auction service provider (may take 2 working days). Step 3 : Transfer of EMD amount to his Global EMD Wallet : Online/off-line transfer of fund using NEFT/Transfer, using challan generated on e-Auction portal. Step 1 to Step 3 should be completed by bidder well in advance, on or before EMD date.

For downloading further details and Terms & Conditions, please visit: 1. https://www.indianbank.in, 2. https://baanknet.com/

Note : This is also a notice to the Borrower/Guarantors/Mortgagors of the above said loan about holding of this sale on the above mentioned date and other details.

Date : 09.06.2025, Ahmedabad **Authorised Officer, Indian Bank**



ESAF SMALL FINANCE BANK

REGD. OFFICE: ESAF Bhavan, Mannuthy, Thrissur- 680 651, Kerala.

GOLD AUCTION NOTICE

Notice is hereby given for the information of all concerned that Gold ornaments pledged with ESAF Small Finance Bank and not redeemed by borrowers, despite repeated reminders and notices, of our branches, are listed below. This will be auctioned as per the details given below:

DATE OF AUCTION: 20-06-2025 **TIME:** 2pm to 5 pm
AUCTION VENUE: Through e-Auction
AUCTION ADDRESS: https://gold.matexnet.org/
Contact Number: 9944171360 / 9843312694

To register as bidder for the e-Auction with terms and conditions, and full details of e-Auction please visit the above site.

BRANCHES & LOAN ACCOUNT NUMBERS

SURAT: 63250000119995, 75240003470543.

Customers who are interested to release the ornaments by paying the total due amount may do so, at the respective branches, on or two days before the date of the auction.

Bidders who wish to participate in the auction shall produce their KYC documents. GST No. is mandatory for registered firms/companies. Bidders shall deposit a sum of Rs.50,000 as EMD before participating in the auction.

Thrissur Sd/-
Date: **12-06-2025** Authorized Signatory

IDFC FIRST Bank Limited

CIN: L65110TN2014PLC097792
Registered Office: KRM Towers, 8th Floor, Harrington Road, Chetpet, Chennai - 600031. TEL: +91 44 4564 4000 | FAX: +91 44 4564 4022.
Authorized Officer – Pragati Tejani, Contact Number – 8866656299
Authorized Officer – Pooja Goyel, Contact Number – 9913465019

Property For Sale Under Provisions of Sarfaesi Act, 2002 by Private Treaty

Whereas the Authorised Officer of IDFC FIRST Bank Ltd has taken the Possession u/s 13(4) of the Securitisation & Reconstruction of Financial Assets and Enforcement of Security interest Act, 2002 (The SARFAESI Act, 2002) of the property being **All That Piece And Parcel Of Immovable Property, Bearing Plot No. 96, Admeasuring 40.19 Sq. Mtrs., In The Land Of "V.K.Homes", Situated At Revenue Survey No. 256/1, Block No. 183/A/2 Of Moje: Village Tatithaiya, Taluk: Palsana, District: Surat, Gujarat-394315, And Bounded As:- 7East: Plot No. 141, West: 7.5 Mt. Wide Road, North: Plot No. 95 & South: Plot No. 97** ("the Secured Asset") with respect to Loan Account No. **17909298** of **Jayshri Yuvraj Patil, Yuvraj Dinkar Patil, Jayshri Yuvraj Patil C/O Capital Modern School & Yuvraj Dinkar Patil C/O C.K. Lace Industries (Borrowers).** The Authorised Officer has received an expression of interest from a prospective purchaser towards purchase of the above mentioned Secured Asset under the SARFAESI Act. Now, the Authorised Officer is hereby giving the Notice to Sale of the aforesaid property by Private Treaty in terms of rule 8 and 9 of the Security Interest (Enforcement) Rules 2002. The Sale will be on "AS IS WHERE IS BASIS and AS IS WHAT IS BASIS".

Mortgaged Property Address	All That Piece And Parcel Of Immovable Property, Bearing Plot No. 96, Admeasuring 40.19 Sq. Mtrs., In The Land Of "V.K.Homes", Situated At Revenue Survey No. 256/1, Block No. 183/A/2 Of Moje: Village Tatithaiya, Taluk: Palsana, District: Surat, Gujarat-394315, And Bounded As:- 7East: Plot No. 141, West: 7.5 Mt. Wide Road, North: Plot No. 95 & South: Plot No. 97
Reserve Price	Rs. 475000.00/- (Rupees Four Lakhs Seventy Five Thousand Only)
Auction date of Private Treaty	30-Jun-2025

The Borrower and Co Borrower are hereby notified to pay the sum as mentioned in the demand notice i.e **Rs. 900266.82/-** (Rupees Nine Lakhs Two Hundred Sixty Six and Paise Eighty Two Only) along with interest and ancillary expenses before 30-Jun-2025, failing which the property will be sold by Private Treaty.

Sd/-
Date: 12.06.2025 **Authorised Officer**
Place: Surat **IDFC FIRST Bank Limited**

ELECTRONICA FINANCE LIMITED

Audumber, Plot No 101/1, Dr. Ketkar Road, Erandwane, Pune-411004

POSSESSION NOTICE [(Appendix IV) Rule 8(1)]

Whereas the Authorized officer of Electronica Finance Limited, a Non-Banking Financial Institution, under the provision of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 01 2002) (hereinafter referred to as "SARFAESI Act, 2002") having its Registered Office at Audumbar, Plot No 101/1, Dr. Ketkar Road, Opp. To Paranjape Builder Office, Erandawane, Pune-411004 (hereinafter referred to as "EFL") and in exercise of the powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rule, 2002 issued a Demand Notice upon you the Borrower/Co-borrower/Guarantor mentioned in the below table.
This is to inform you that the Notice issued under Section 13(2) of the Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 and thereby calling upon you to repay the amount mentioned in the notice along with interest within 60 days from the date of receipt of the said notice
The borrower/Guarantor having failed to repay the amount, notice is hereby given to the borrower 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 Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002.
The borrower in particular and the public in general is hereby cautioned not to deal with the Asset mentioned in below table and any dealings with the Asset described in below table Shall be subject to the charge of "EFL" for outstanding amount and interest other charges thereon. The attention of the Borrower is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured asset.

Sr. No.	Name of Obligor(s)/Legal Heir(s)/ Legal Representative(s)/Loan A/c No.	Total Outstanding Dues (Rs.) as on below date'	Date of Demand Notice & Possession Date
1.	**Loan A/c No. : - APPL00059544 / LOAN000005020421., 1. ROHITBHAI BATHABHAI PARMAR (BORROWER), 2. MADHUBEN ROHITBHAI PARMAR (CO-BORROWER) , Both Add.- ADD -** ADD - SHAMPARA KHODIYAR, BHAVNAGAR, BHOJPARA, GUJARAT- 364060.	**Rs. 2456950/- TWENTY FOUR LAKHS FIFTY SIX THOUSAND NINE HUNDRED FIFTY ONLY)**	**18-03-2025 -------------- 07/06/2025**

Alt the piece and parcel of immovable residential property bearing Plot No.50, admeasuring 501.6780 Sq. Meter. situated at Revenue survey no. 151, 152, 153, and 157, 158, 159 paiki known as Swet Kamal Coloni, village: Shampara (Khodiyar), Taluka: Bhavnagar and District Bhavnagar in the state of Gujarat. Surrounded by Boundaries :- EAST - 20.00 feet wide Road, NORTH - Plot No.49, WEST - Plot No.53, SOUTH - Plot No.51.

PLACE : Bhavnagar , DATE : 12.06.2025 **Authorised Officer, For ELECTRONICA FINANCE LIMITED**

UPL LTD

Reg Office: 3-11, GIDC, Vapi, Dist. Valsad, Vapi, Gujarat, 396195.

NOTICE FOR LOSS OF SHARE CERTIFICATES

This is to inform the General Public that following share certificates of face value of Rs. 10/- and Rs. 2 /- respectively registered in the names of **Venkatasamy Gurusamy** Jointly with **Gengammal Gurusamy** have been lost or misplaced and they have applied to the company to issue duplicate share certificates.

FOLIO NO. V04041

SHARES CERT No.	DISTINCTIVE Nos FROM	DISTINCTIVE Nos TO	No. OF SHARES
183796	55823704	55824123	420
21191	439318684	439320783	2100

The Public are hereby cautioned against purchasing or dealing in any way with the above referred share certificate[s].
Any person who has any claim in respect of the said share certificate[s] should lodge such claim with the **Company or its Registrar and Transfer Agents : MUFG Intime India Private Limited,** 247 Park, C-101, 1st Floor, L. B. S. Marg, Vikhroli (W), Mumbai - 400083. TEL: 022-49186270 **within 15 days** of publication of this notice after which no claim will be entertained and the Company shall proceed to issue with the Duplicate Share Certificate[s].

Name[s] of the holder[s]
Date : 11/06/2025 **Venkatasamy Gurusamy**
Place : Chennai **Gengammal Gurusamy**

Indian Bank

इंडियन बैंक · इलाहाबाद · ALLAHABAD

Naranpura Branch : 5, Narsinh Park Society, Vijay Char Rasta, Ankur Char Rasta, Naranpura - Ahmedabad
Email Id : naranpura@indianbank.co.in

APPENDIX-IV POSSESSION NOTICE
(For immovable property) [Rule 8(1)]

Whereas, The undersigned being the Authorized Officer of **Indian Bank** under the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002 issued demand notice Dated **10.12.2024** calling upon the borrowers, **Mrs. Minaben Jagdishbhai Sidhpura (Borrower) & Mr. Jagdishbhai Hargovindbhai Sidhpura (Co-Borrower & Mortgagor)** With Our **Naranpura Branch** to repay the amount mentioned in the notice being **Rs. 1,19,84,695.35 (Rupees One Crore Nineteen Lakh Eighty Four Thousand Six Hundred Ninety Five and Paise Thirty Five Only) as on 10.12.2024** and accrued interest and cost within 60 days from the date of receipt of the said notice.
The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken **Physical Possession** of the property described herein below in exercise of powers conferred on him/her under sub-section (4) of section 13 of Act read with Rule 8 of the Security Interest Enforcement) Rules, 2002 and in compliance of **Chief Judicial Magistrate, At Ahmedabad order dated 23.04.2025** under Section 14 of the said Act on this the **08th Day of June of the year 2025.**
The borrower/ guarantor/ mortgager in particular and the public in general is hereby cautioned not to deal with the property and any dealing with property will be subject to the charge of **Indian Bank, Naranpura Branch, Dist. Ahmedabad** for an amount of **Rs. 1,19,84,695.35 (Rupees One Crore Nineteen Lakh Eighty Four Thousand Six Hundred Ninety Five and Paise Thirty-Five Only) towards Term Loan, Funded Interest Term Loan and Cash Credit as on 10.12.2024** together with Interest, Charges, Costs applicable till the date of payment.
"We draw attention to the provisions of Section 13(8) of the SARFAESI Act and the Rules framed there under which deals with your rights of redemption over the securities"

DESCRIPTION OF THE IMMOVABLE PROPERTY

All that pieces and parcels of the constructed property, bearing Tenement No. A-12 having Plot area 140.81 Sq.mtrs together with undivided share if road and common plot admeasuring 72.45 Sq.mtrs. Totally admeasuring 213.26 Sq. mtrs. and construction of Ground Floor, First Floor and Second Floor admeasuring 158.06 sq.mtrs (built up area) in the scheme known "Vrundavan Villa" constructed on land bearing R.S. Nos. 759, 760/1/, 777, 778, 803, Final Plot No. 20/1/1/ Paiki Sub Plot No. 5 of T.P Scheme No. 114 (Vastral - Ramol) of Mouje, Vastral, Taluka, Vatva, Opp. RAF Camp, S.P. Ring Road, Vastral, Ahmedabad-382418. Within in the district of Ahmedabad and registration Sub-District of Ahmedabd-12 (Nikol) Within the state if Gujarat. This Property is belonging to **Mr. Jagdishbhai Hargovindbhai Siddhpura. Boundaries are as under : North :** Tenement No. 11, **South :** Marginal Land thereafter Society's Boundary, **East :** Marginal Land thereafter Society's Boundary, **West :** Main Entrance thereafter Marginal Space

Date : 08.06.2025 **Authorised Officer**
Place : Ahmedabad **Indian Bank**

FORM NO. URC.2

Advertisement giving notice about registration under Part I of Chapter XXI

[Pursuant to section 374(b) of the companies Act, 2013 and rule 4(1) of the companies (Authorised to Register) Rules, 2014]

1. Notice is hereby given that in pursuance of sub-section (2) of section 366 of the Companies Act, 2013, an application has been made to the Registrar at Ahmedabad, Gujarat that Aalayam Healthcare LLP (LLPIN:AAG-2806) a Limited Liability Partnership may be registered under Part I of Chapter XXI of the Companies Act 2013, as a company limited by shares.
2. The principal objects of the company are as follows:
To Carry On The Business of Hospital, Healthcare, Medical Assistance And Services Medical Path Laboratories, Telemedicine Services, Occupational Therapy, Speech Therapy, Home Healthcare, Medical Clinic, Pharmacy Advice, Physiologist, Nursing, Physical Therapy, Physiotherapy, Aroma Theorapy Rest Homes, Artificial Insemination Services, Hygienic & Beauty Care For Human Beings Whether In India Or Abroad.
3. A copy of the draft memorandum and articles of association of the proposed company may be inspected at the office at 401 - 402 Indraprasth Business House, Amar Society, Nr Vijay Crossroad, Ahmedabad-380009, Gujarat, India
4. Notice is hereby given that any person objecting to this application may communicate their objection in writing to the Registrar at Central Registration Centre (CRC), Indian institute of Corporate Affairs (IICA), Plot No. 6,7,8 Sector-5, IMT Manesar, District Gurgaon – 122052, Haryana within twenty-one days from the date of publication of this notice, with a copy to the company at its registered office.

For, Aalayam Healthcare LLP
SD/-
Dated this 11th day of June, 2025. **Mr. Dipen Patel**
Designated Partner
DIN: 07496216

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kotak — Kotak Mahindra Bank

Regional Office : Kotak Mahindra Bank Ltd. 9th Floor, B-Wing, Vivaan Square, Jodhpur Cross Road, Satellite, Ahmedabad, Gujarat – 380015

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 **KOTAK MAHINDRA BANK LIMITED,** a banking company within the meaning of the Banking Regulation Act, 1949 having it's Registered Office at 27BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai – 400051 and branch office situated at Rajkot under the Securitization 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 9 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated **18.03.2025** calling upon the Borrower **1) Mr. Nitesh Jairamdas Lalwani** (Borrower / Mortgagor) **2) Mrs. Maya Nitesh Lalwani** (Co Borrower / Mortgagor) to repay the amount mentioned in the notice being aggregating **Rs. 19,52,495.15/-** (Rupees Nineteen Lakh Fifty Two Thousand Four Hundred Ninety Five and Fifteen Paisa only)as on **17-03-2025** within 60 days from the date of receipt of the said notice.
The Borrowers having failed to repay the amount, notice is hereby given to the Borrowers and the public in general that the undersigned has taken **Symbolic Possession** of the property described herein below in exercise of powers conferred on him under Section 13 (4) of the said Act read with Rule 9 of the said rules on this **05.06.2025.**
The Borrowers mentioned hereinabove 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 **KOTAK MAHINDRA BANK LIMITED,** for an amount of aggregating **Rs. 19,52,495.15/-** (Rupees Nineteen Lakh Fifty Two Thousand Four Hundred Ninety Five and Fifteen Paisa only) as on **17-03-2025,** along with future interest at the contractual rate and substitute interest, incidental expenses, costs and charges etc. due from **18.03.2025** till the date of full repayment and/or realization.
Further 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.

DESCRIPTION OF THE IMMOVABLE PROPERTY

Mortgage over following properties:
All that piece and parcels of the immovable property bearing Flat No.1, admeasuring 64.38 Sq. Mtrs on 2nd floor in of building namely "GANESH APARTMENT"constructed on 99 years hold Plot No. 41/A bearing City Survey No. 1663 & 1664 Paiki, Sheet No. 192 of Ward No.6 at Krushna Nagar, Gandhi Smruti, opp- Ghani center, Bhavnagar in the state of Gujarat within the limit of Bhavnagar SRO-2, and **bounded as under:** North: Flat No. 4, South: Radhika Flats, East: Balcony on Road, West: Stairs and Flat No. 2.

Date : 05.06.2025, **Sd/- Authorised Officer,**
Place : Bhavnagar **Kotak Mahindra Bank Limited**

Bank of Baroda

बैंक ऑफ़ बड़ौदा

Zonal Stress Asset Recovery Branch
4th Floor, Suraj Plaza-3, Sayaji Gunj Baroda 390020
Ph.:0265 2360022 armsgz@bankofbaroda.com

APPENDIX-IV [Rule 8(1)] POSSESSION NOTICE (Immovable Property)

Whereas, The undersigned being the Authorized Officer of the **Bank of Baroda** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of Powers conferred under Section 13(12) read with (Rule-8) the Security Interest (Enforcement) Rules, 2002, issued a demand notice dated **25-01-2022** calling upon the Borrowers / Guarantor / Mortgagor **M/s Sai Krupa Construction / Mrs. Shobhanaben Jawaharbhai Parekh (Wife & Legal heir of deceased borrower Mr. Jawaharbhai Bachubhai Parekh) /Mr. Pradeep Jawaharbhai Parekh (Son & Legal heir of deceased principal borrower Mr. Jawaharbhai Bachubhai Parekh)/ Mrs.Mehram Jafarullamiya I Malek (Widow & Legal heir of deceased guarantor Jafarullamiya I. Malek)/ Mr. Imran Jafarullamiya Malek (Son & Legal heir of deceased guarantor Jafarullamiya I Malek)/Janak Laxmanbhai Patel (Guarantor)** to repay the amount mentioned in the notice being **Rs.11,77,16,153.46 (Rupees Eleven Crore Seventy Seven Lakh Sixteen Thousand One Hundred Fifty Three and Paisa Forty Six Only)** as on 27-12-2021 with further interest and expenses within 60 days from the date of notice/date of receipt of the said notice.
The Borrowers/Guarantor/Mortgagor 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 **Physical 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 **07 & 08th day of June of the year 2025.**
The Borrowers/Guarantor/Mortgagor 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 **Bank of Baroda** for an amount of **Rs. 13,82,14,154.72 (Rupees Thirteen Crores Eighty-Two Lacs Fourteen Thousand One Hundred Fifty -Four and Paisa Seventy-Two only)** as on **31-05-2025** and interest plus other charges thereon.
The borrower's attention is invited to provision of sub section (8) of the section 13 of the Act, in respect of time available, to redeem the secured assets.

Description of Immovable Property

All that part & parcel of the mortgaged **residential property** being **Flat No. 02 on Ground Floor** having construction area 79.92 Sq Mtrs (860.00 Sq Fts) situated on Non-Agricultural land bearing Plot no. 2, R.S No. 124, C.S. No. 1058 whereon a scheme/project **Aavishkar Apartment at** Mouje Village **Jetalpur** in the Registration Sub District and District Vadodara **in the name of Jawaharbhai Bachubhai Parekh** and bounded as under On the East: Plot No. 01, On the West: 40 Ft Road, On the North: Open Land, On the South: Plot No. 03.

Possession Date :07-06-2025, Place : Vadodara

All that part & parcel of the mortgaged **residential house property** being **Plot/Block No. 14-A,** admeasuring area 254.25 Sq Mtrs (2700 Sq Fts) with the construction of Ground Floor Adm 100.15 Sq Mtrs and First Floor 101.45 Sq Mtrs with proportionate undivided share of common plot and road area, situated on Non Agricultural land bearing R.S No. 81 and 145/paiki, T.P. scheme No. 14, F.P. No. 10, C.S. No. 1986/A/20 whereon a scheme/project **Rokadnathnagar Co-operative Housing Society** at Mouje Village **Jetalpur** in the Registration Sub District and District Vadodara in the name of **1. Jawaharbhai Bachubhai Parekh 2. Shobhanaben Jawaharbhai Parekh** and bounded as under On the East: Plot/Block No. 13 of Mr. Mahendra D Desai, On the West: Plot/Block No. 14-B of Mr. M. A. Modi,On the North: Plot/Block No. 11-B,On the South: Leaving 25 ft (7.5 Mtrs) wide road, Plot/Block No. 24-22/23.

Possession Date :08-06-2025, Place : Vadodara Authorized Officer Bank of Baroda

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KOGTA FINANCIAL (INDIA) LIMITED

CIN No. U67120RJ1996PLC011406 Registered Office: Kogta Financial (India) Limited S-1 Gopalbari, Near Ajmer Pulia, Opp. Metro Pillar No. 143, Jaipur - 302001, Rajasthan, India

APPENDIX- IV-A [See proviso to rule 8 (6) & (9)]
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) & (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 constructive/physical possession of which has been taken by the Authorised Officer of Kogta Financial (India) Limited, the same shall be referred herein after as KOGTA. The Secured Assets will be sold on "As is where is", "As is what is"; and "Whatever there is" basis through Auction for recovery of amount mentioned in the table below along with further interest, cost, charges and expenses being due to KOGTA viz. Secured Creditor. It is hereby informed to you that we are going to conduct public Auction.

Account No. and Name of borrower/ co-borrower/ Mortgagors/ Guarantor	Date & Amount as per Demand Notice U/s 13(2) & Date of physical Possession and amount as on (Date)	Descriptions of the property/Properties	Reserve Price, Earnest Money Deposit & Bid Increment Amount (In Rs.)	Auction Date and Time, EMD Submission Last Date, Place of Submission of Bids and Documents, Inspection Date
0000126168 MR. BHARAT KUMAR CHANDULAL BHAVSAR (Applicant/Mortgagor) S/O MR. CHANDULAL SOMCHANDDAS BHAVSAR MRS. DHARMISHTHABEN BHARATKUMAR BHAVASAR (Co-Applicant) W/O BHARAT KUMAR BHAVSAR MR. DHAVALKUMAR NARESHBHAI BHAVSAR (Co-Applicant) S/O BHAVSAR NARESHBHAI CHANDULA	13(2) Notice Issue Date 23-11-2024 RS.2005002/- (Rupees Twenty Lakh Five Thousand Two Only) as on 23.11.2024 Physical Possession done on 27th April 2025	All the Piece and Parcel of commercial property situated at Village Pilucha, Ta: Vadgam, Dist. Banaskantha, Gujarat bearing N.A.S. No. 103 paiki 2 (New S.No. 170) Paiki Ground Floor Paiki Block No.16. Admeasuring around 54.00 Sq. mtr (581 feet approx.). Pratap Singh Hemtaji Rajput & Gaurangbhai Arvindbhai Bhavsar has sold N.A.S. No 103 Paiki 2 (New S. No. 170) paiki Ground Floor paiki Block No. 16 to Bharatkumar Chandulal Bhavsar by Reg. Sale Deed No. 513 on dated 07/03/2019. Mortgaged Property Bounded as: East: - Block no. 19, West: - Block No. 15 & Common wall, North: - Block No. 17 & Common Wall, South: - 13 Mt. Wide Road.	**Reserve Price:** RS. 20,45,120/- (Rupees Twenty Lakh Forty-Five Thousand One Hundred Twenty Only) **EMD Price:** RS. 2,04,512/- (Rupees Two Lakh Forty-Five Thousand One Hundred Twenty only) **Incremental Amount:** Rs. 10,000/- (Rupees Ten Thousand only)	Auction Date – 24.07.2025 Last Date of Bid Submission 23.07.2025 up to 05:00 PM Office Shop No. 8, First Floor, Sanskrut Complex, Abu Highway, Palanpur, Banaskantha, Gujrat. Email ID: jitendra.singh2@kogta.in & shyam.dadhich@kogta.in Inspection Date 22.07.2025 (From 11:00 AM to 05:00 PM)
0000115141 MR. CHETAN KUMAR RAMESH BHAI PATEL (Applicant) S/O MR. RAMESHBHAI MADHAVLAL PATEL ANAND MANDAP DECORATERS THROUGH PROPRIETOR MR. CHETAN KUMAR RAMESH BHAI PATEL MRS. TEJALBEN CHEATANBHAI PATEL (Co-Applicant) W/O MR. CHETAN BHAI RAMESH BHAI PATEL MR. RAMESHBHAI MADHAVLAL PATEL (Co-Applicant/Mortgagor) S/O MR. MADHAVLAL SHANKARLAL PATEL MR. BABU BHAI J PATEL (Guarantor) S/O MR. JIVRAMDAS PATEL	13(2) Notice Issue Date Date – 07-08-2024 RS. 2007359 /- (Rupees Twenty Lakh Seven Thousand Three Hundred Fifty-Nine Only) as on 07.08.2024 Physical Possession done on 30th March 2025	All that piece and parcel of property Block No.1, paiki eastern side constructed first Plot bearing Gram Panchayat Property No.1308 and Milkat Property No. 5/145, Situated at N.A. land Revenue Survey No.1221 of Village Kahoda, Taluka Unjha, Dist. Mehsana, Gujrat. Admeasuring 980 Sq. Ft. (91.078 Sq. Mt.). Gift Deed executed by Rameshbhai Madhavlal Patel in favor of Tejalben Chetanbhai Patel. Mortgaged Property Bounded as under – East – Internal Road, West – Plot of Kiritbhai Shivrambhai Patel, North – Internal Road, South – Road of Kahoda to Samoda.	**Reserve Price:** RS. 18,29,360/- (Rupees Eighteen Lakh Twenty-Nine Thousand Three Hundred Sixty Only) **EMD Price:** RS. 1,82,936/- (Rupees One Lakh Eighty-Two Thousand Nine Hundred Thirty-Six Only) **Incremental Amount:** Rs. 10,000/- (Rupees Ten Thousand only)	Auction Date – 24-07-2025 Last Date of Bid Submission 23.07.2025 Up to 05:00 PM Office No. Shop No. 5,6,7 Sanskrut Mall, Opp.Kotak Mahindra Bank, Nagalpur Highway Mehsana – 384001 GUJRAT. Email ID: jitendra.singh2@kogta.in & shyam.dadhich@kogta.in Inspection Date 22.07.2025 (From 11:00 AM to 05:00 PM)
0000112676 MR. ISHVARBHAI KHENGARBHAI DESAI (Applicant/Mortgagor) S/O MR. KHENGARBHAI DESAI MA LAKHU KIRANA STORE THROUGH PROPRIETOR MR. ISHVARBHAI KHENGARBHAI DESAI MRS. SAKARBEN KHENGARBHAI DESAI (Co-Applicant) W/O MR. KHEGARBHAI DESAI MR. ISHWARBHAI CHEHARBHAI DESAI (Guarantor) S/O MR. CHEHARBHAI DESAI	13(2) Notice Issue Date Date – 19-11-2024 RS. 21,54,173 /- (Rupees Twenty One Lakh Fifty Four Thousand One Hundred Seventy Three Only) as on 06.11.2024 Physical Possession done on 26th April 2025	All that Piece and Parcel of Freehold Immovable Gamtal Property being Residential Milkat No. 40, which is situated in Samau Nana, Ta. Deesa & Dist. Banaskantha within the State of Gujarat the said property owned by Mr. Ishvarbhai Khengarbhai Desai. Admeasuring – 625.00 Sq. Feet (58.08 Sq. Meters) Bounded as under – East – House of Jivabhai Ramabhai, West – Road, North – Temple of Sadhimata, South – Road.	**Reserve Price:** RS. 7,25,000/- (Rupees Seven Lakh Twenty Five Thousand Only) **EMD Price:** Rs.72,500/- (Rupees Seventy Two Thousand Five Hundred only) **Incremental Amount:** Rs. 10,000/- (Rupees Ten Thousand only)	Auction Date – 24-07-2025 Last Date of Bid Submission 23.07.2025 Up to 05:00 PM Office No. Shop No. 5,6,7 Office Shop No. 8, First Floor, Sanskrut Complex, Abu Highway, Palanpur, Banaskantha, Gujrat. Email ID: jitendra.singh2@kogta.in & shyam.dadhich@kogta.in Inspection Date 22.07.2025 (From 11:00 AM to 05:00 PM)
0000139632 MR. MADHAV CHANDUBHAI AHIR (Applicant/Mortgagor) S/O MR. CHANDUBHAI BHAVANBHAI AHIR KRISHNA BUILDING MATERIALS SUPPLIER THROUGH PROPRIETOR MR MADHAV CHANDUBHAI AHIR MRS. PARULBEN CHANDUBHAI SINDHAV (Co-Applicant) D/O MR. DEVENDRABHAI BABARIYA MR. CHANDULAL BHAVANBHAI SINDHAV (Co-Applicant) S/O MR BHAVANBHAI KARSHANBHAI SINDHAV	13(2) Notice Issue Date Date – 09-09-2024 Rs.20,07,891/- (Rupees Twenty Lakh Seven Thousand Eight Hundred Ninety-One Only) as of 09.09.2024 Physical Possession done on 16th March 2025	All that Piece and Parcel of Property an Open Land of, Lekh No. 928, City Survey Sheet No. 7, City Survey Ward No. Wankaner, City Survey No. 7206/A, Plots Paiki Plot no. 8/2, admeasuring area 188-51 Sq. Meters thereon in Wankaner, In the registration District of Morbi, in Gujarat Division owned by Mr. Madhav Chandubhai Ahir AS PER THE REGISTERED SALE DEED NO. 2694 DATED 25.10.2019. Mortgaged Property Bounded as under – East – Waste Land, West – City Survey No. 7204, North - Plot No. 8/1, City Survey No. 7205, South – Plot No. 8/3, City Survey No. 7206/B.	**Reserve Price:** RS. Rs.25,96,301/- (Rupees Twenty-Five Lakh Ninety-Six Thousand Three Hundred One Only) **EMD Price:** Rs.2,59,630/- (Rupees Two Lakh Fifty-Nine Thousand Six Hundred Thirty only) **Incremental Amount:** Rs. 10,000/- (Rupees Ten Thousand only)	Auction Date – 24-07-2025 Last Date of Bid Submission 23.07.2025 Up to 05:00 PM Office Shop No -18 & 19 ,Second Floor,Galaxy Plaza , Near Umiya Circle,Sanala Road, Morbi-363641, Gujarat Email ID: jitendra.singh2@kogta.in & shyam.dadhich@kogta.in Inspection Date 22.07.2025 (From 11:00 AM to 05:00 PM)

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6) & (9) OF THE SECURITY INTEREST (ENFORCEMENT) RULES

OTHER TERMS AND CONDITIONS OF AUCTION SALE: 1.The properties are being sold on **"AS IS WHERE IS BASIS"**, "AS IS WHAT IS" AND "WHATEVER THERE IS" 2.The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation. 3.The secured asset will not be sold below the reserve price. The auction sale will be held on the given time and at **Office Shop No. 8, First Floor, Sanskrut Complex, Abu Highway, Palanpur, Banaskantha, Gujrat., Shop No. 5,6,7 Sanskrut Mall, Opp.Kotak Mahindra Bank, Nagalpur Highway Mehsana – 384001 GUJRAT., Shop No -18 & 19 ,Second Floor,Galaxy Plaza , Near Umiya Circle,Sanala Road, Morbi-363641, Gujarat.** 4.The bidders are also advised to go through the detailed terms and conditions as mentioned in this Proclamation of Sale (POS) for AUCTION sale before submitting their bids and taking part in the AUCTION sale proceedings and or contact **Mr. Jitendra Singh (Mobile No.9116674526) and Mr. Shyam Dadhich (Mobile No.8233031000)** or All interested participants/bidders are requested to visit our website https://kogta.in/media-center/propertyAuction/ 5.The interested bidders shall deposit the EMD by way of Demand Draft favoring "Kogta Financial (India) Ltd." payable at Gujarat. The draft should not be of a Cooperative Bank. 6.Thereafter, on deposit of EMD, the bidders shall submit- 1. Proof of deposit of EMD. 2. ID Proof, that is- PAN card, Aadhar Card, etc. 3. Proof of residential address 4. (a)Bidder's Name (b) Mobile No./Contact No.(c) Address (d) E-Mail Address (5) The bidders appearing through some others representative shall also submit proper mandate for bidding, else shall not be permitted. and also to submit self-attested hard copies of these documents to the Authorised Officer, at the Branch address mentioned hereinabove in the envelope super scribing as 'Bid in the A/C- **MR. BHARAT KUMAR CHANDULAL BHAVSAR, MR. CHETAN KUMAR RAMESH BHAI PATEL, MR. ISHVARBHAI KHENGARBHAI DESAI., MR. MADHAV CHANDUBHAI AHIR.**

The borrower/guarantors/mortgagors are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses before the date of AUCTION, failing which the property will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.

Date: 11-06-2025, Place: Gujarat **Thanking You, Authorised Officer, Kogta Financial (India) Limited**

CENTRAL BANK OF INDIA

સેન્ટ્રલ બેંક ઓફ ઈન્ડિયા · सेन्ट्रल बैंक ऑफ इंडिया

BRANCH: RAIPUR CHAKLA

APPENDIX-IV [Rule-8(1)] POSSESSION NOTICE
(For immovable property)

Whereas The undersigned being the authorized officer of the **Central Bank of India, Raipur Chakla Branch , Distt. Ahmedabad,** 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 dated **08/11/2024** calling upon the borrower **Mr. Ranjeet Jayantilal Jain Prop. M/s Ranjeet Enterprises & all his legal heirs** to repay the amount mentioned in the demand notice issued under section 13(2) being **Rs. 11,22,378.00 (Rupees Eleven Lakh Twenty Two Thousand Three Hundred and Seventy Eight only) as on 08/11/2024** together with further interest, incidental expenses, costs, charges etc. till date of payment and / or realization.
The Borrower/Guarantor/ Legal Heirs having having failed to repay the amount notice is hereby given to the public in general that the undersigned has taken **Symbolic Possession** of the property described herein below in exercise of powers conferred on him/her under Sub Section (4) of Section 13 of the act read with rule 8 of the Security Interest Enforcement Rules, 2002 on this **10th day of June of the year 2025.**
The Borrower/Guarantor/ Legal Heirs 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 **Central Bank of India Raipur Chakla Branch , Distt. Ahmedabad,** for an amount **Rs. 11,22,378.00 (Rupees Eleven Lakh Twenty Two Thousand Three Hundred and Seventy Eight only.) as on 08/11/2024** and further interest & expenses thereon until full payment.
"The Borrower's/Guarantor's/ Legal Heir's / Mortgagor's attention is invited to provision of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets."

DESCRIPTION OF THE IMMOVABLE PROPERTY

Shop No. 2282/P FF Survey No 3629 Paiki First Floor Khadayta Ni Khadki Opp. Munshi No Khancho Front Of Central Bank Of India Raipur Chakla Ahmedabad 380001.Gujarat, Property Nature- Shop, **Owner -1. Mr. Ranjeet Jayantilal Jain Prop. M/s Ranjeet Enterprises. .2. Mrs. Vimalaben Jayanti Lal Jain (Guarantor) 3. Legal Heir Of Late Mr. Jayantilal Jain (Guarantor).** Boundaries: **North:** Road, **East:** Common wall with property of Virbalaben Harendrabhai Trivedi (Mu.Se. No. 2281) **South:** Open Margin then Mahalaxmi Temple **West:** Common Wall With Property of K. T. Shah (Mu. Se. 2283).

Date: 10/06/2025 **Authorised Officer**
Place: Ahmedabad **Central Bank of India**

AXIS BANK

Collection, 1st Floor Balleshwar Avenue, S G Highway, Opp Rajpath Club, Bodakdev, Ahmedabad, Gujarat - 380054.

POSSESSION NOTICE
APPENDIX –IV [Rule 8(1)]

Whereas, the undersigned being the Authorized Officer of the AXIS BANK LTD, under the Securitization 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 mentioned herein below table calling upon the Borrower/Co-Borrower/Mortgagor/Guarantor, mentioned herein below table to repay the amount mentioned hereunder in the notice as mentioned in the said notice together with further interest at the contractual rate on the aforesaid amount and incidental expenses, costs , charges etc. incurred / to be incurred, within 60 days from the date of the said notice.
Borrower/Co-Borrower/Mortgagor/Guarantor, mentioned herein below table having failed to repay the Banks dues as mentioned in the notice issued to him under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, notice is hereby given to the Borrower and other mentioned herein above in particular and the public, in general, that the undersigned has taken Possession (mentioned herein below table) of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rule 8 of the said Rules on following date.
Borrower/Co-Borrower/Mortgagor/Guarantor mentioned herein below table 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 the AXIS BANK LTD for an amount mentioned herein below table as mentioned in the said notice together with further interest at the contractual rate on the aforesaid amount and incidental expenses, costs , charges etc. incurred / to be incurred.
The Borrowers attention is invited to the provisions of sub Section (8) of Section 13 of the SARFAESI act, 2002 in respect of time available, to redeem the secured assets

DESCRIPTION OF THE PROPERTIES

Name of Borrower/ Guarantor/ Co-Borrower	Demand Notice Date & O/s. Amount Rs. (Interest + Charges - Recovery)	Schedule of Immovable Property	Date & Type of Possession
LAN : PHR000302510269 (1) BHAGWANDAS MANILAL PATEL (2) ILABEN BHAGWANDAS PATEL	**31.01.2025 ---------- Rs. 6,11,316.00/- as on 24.01.2025**	ALL THE PIECES AND PARCEL OF THE IMMOVABLE PROPERTY IN THE SCHEME OF " PRAYOSHA GREENS" HAVING FLAT NO: B - 404, SITUATED ON THE LAND BEARING FINAL PLOT NO. 06 OF T.P.S NO. 114 MOUJE. VASTRAL TA. VATVA DIST. AHMEDABAD GUJARAT-382418 OWNED BY BHAGWANDAS MANILAL PATEL & MRS. ILABEN BHAGWANDAS PATEL. EAST :- AS PER SITE - FLAT NO. B-403, WEST :- AS PER SITE - FLAT NO. B-405, NORTH :- AS PER SITE - FLAT NO. B-401, SOUTH :- AS PER SITE - SOCIETY MARGIN	**10-06-2025 SYMBOLIC**
LAN : PHR044810219859 (1) BHARGAV RAHUL RAMESHVARBHAI (2) BHARGAV RAMESHVARBHAI	**31.01.2025 ---------- Rs. 20,78,373.00/- as on 24.01.2025**	ALL THAT PIECES AND PARCELS OF IMMOVABLE PROPERTY HAVING FLAT NO. 701 OF 7th FLOOR LAND SHARE OF 22.64 SQ.MTRS CARPET AREA OF 50.54 SQ.MTRS TOTAL AREA OF 55.65 SQ.MTRS IN THE SCHEME OF "RADHE ENCLAVE", IN LAND SURVEY NO. 1210, COVERING AREA OF 8296 SQ.MTRS. ROPDA VATVA ROAD AHMEDABAD GUJARAT-382440. EAST :- FLAT NO. A-706, WEST :- FLAT NO. A-702, NORTH :- FLAT NO. A-704, SOUTH :- SOCIETY ROAD	**09-06-2025 SYMBOLIC**
LAN : PHR044809506170 (1) BHAVASAR BHAGVANDAS RAMJILAL (2) BHAVASAR VIDHYABEN BHAGVANDAS	**23.01.2025 ---------- Rs. 18,93,791.00/- as on 23.01.2025**	ALL THAT PIECES AND PARCELS OF IMMOVABLE PROPERTY HAVING FLAT NO.404 ADM 54.25 SQ.MTRS & 59.97 SQ.MTRS BUILT UP AREA ON 4TH FLOOR OF BLOCK NO. A IN SCHEME KNOWN AS "RADHE HEIGHTS-2", OF SUB PLOT NO. 1 & 2 OF FINAL PLOT NO. 11 OF TPS NO. 127 OF R.S NO. 213 OF MOUJE VILLAGE. VINZOL TA. VATVA OF SUB DISTRICT. AHMEDABAD-11 DISTRICT AHMEDABAD GUJARAT OWNED BY BHAVASAR VIDHYABEN BHAGVANDAS & BHAVASAR BHAGVANDAS RAMJILAL. EAST :- FLAT NO. B/404, WEST :- FLAT NO. A/401, NORTH :- FLAT NO. A/403, SOUTH :- SOCIETY ROAD	**09-06-2025 SYMBOLIC**
LAN : PHR000304136175 (1) CHAUHAN ISHVARBHAI DINANATH (2) SUNITA ISHAVARBHAI CHAUHAN	**03.01.2025 ---------- Rs. 14,95,930.00/- as on 03.01.2025**	ALL THAT PIECES AND PARCELS OF IMMOVABLE PROPERTY FLAT NO. B/304 ADM 83.61 SQ.MTRS SUPER BUILT UP AREA OF BLOCK NO. B IN SCHEME KNOWN AS "PUSHP RESIDENCY", OF SUB PLOT NO. 1 & 2 OF FINAL PLOT NO. 93+95+96 OF TPS NO. 114 OF R.S.NO. 1207 & 1211+1212/1 OF MOUJE. VASTRAL TALUKA. VATVA SUB DISTRICT AHMEDABAD-12 DISTRICT AHMEDABAD OWNED BY SUNITA ISHWARBHAI CHAUHAN & ISHWARBHAI DINANATH CHAUHAN. EAST :- SOCIETY INTERNAL ROAD, WEST :- SUB PLOT NO. 1, FLAT NO. 301 IN BLOCK. B, NORTH :- SUB PLOT NO. 1, FLAT NO. 303 IN BLOCK. B, SOUTH :- COMMON PLOT	**10-06-2025 SYMBOLIC**
LAN : PHR008009788279 (1) KARAN JANARDHAN WANKHADE (2) JANARDHAN PRAHLAD WANKHADE	**23.01.2025 ---------- Rs. . 22,28,619.00/- as on 23.01.2025**	ALL THAT PIECES AND PARCELS OF IMMOVABLE PROPERTY BEARING FLAT NO. 204 ADM. 49.97 SQ.MTRS CARPET AREA & 54.11 SQ.MTRS BUILT UP AREA ON 2nd FLOOR OF BLOCK NO. C IN SCHEME NAMED "RADHEY INFINITY", OF FINAL PLOT NO. 87 OF T.P.S NO. 127 OF BLOCK/SURVEY NO. 283 OF MOUJE VILLAGE. VINZOL TA. VATVA OF SUB DISTRICT. AHMEDABAD-11 DISTRICT AHMEDABAD GUJARAT OWNED BY KARAN JANARDHAN WANKHADE. EAST :- FLAT NO. C-203, WEST :- SOCIETY COMPOUND WALL, NORTH :- FLAT NO. C-201, SOUTH :- T.P. ROAD	**09-06-2025 SYMBOLIC**

Please further note that as mentioned in sub-section 13 of Sec.13 of the aforesaid Act, you shall not transfer by way of sale, lease or otherwise any of the assets stated under security referred to in this Notice without prior written consent of our Bank.

Date: 12.06.2025 **Place:** Gujarat Sd/- Authorised Officer, Axis Bank Ltd.