बैंक ऑफ़ बड़ौदा Bank of Baroda

Ahmedabad City Region-1 3rd Floor, Bank of Baroda Towers, Nr. Law Garden,Ellisbridge, Ahmedabad-380006
Email: Recovery.ahmedabadcity@bankofbaroda.co.in

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

"APPENDIX- IV-A [See proviso to Rule 6 (2) & 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 6 (2) & 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) that the below described immovable properties mortgaged/charged to Bank of Baroda, the Secured Creditor, the **possession** of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on **"As is where is", "As is what is", and "Whatever there is"** for recovery of below mentioned account/s. The details of Borrower/s/ Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below –

Sr / Lot No.	Name & address of Borrower/s / Guarantor/ Mortgagors	Give short description of the immovable property with known encumbrances, if any Status of Possession (Constructive /Physical)	Total dues	Reserve Price EMD & Bid Increase Amount	Property Visit date and Visit Timings And Concerned Branch
1	**Mrs. Hemlata Dilipsinh Lodha (MD GARMENTS)**	Block-A, Shop/Unit no - A-113,1st Floor, Atithi Ashray, Besides Sepal Elegant, Near Adani Gas Station, Off SP Ring Road, New Vatva, Ahmedabad **Status of Possession : Physical**	**Rs .43,33,333/- (Rupees Forty three lacs thirty three thousand three hundred and thirty three only) + Unapplied Interest and other charges & less recovery thereafter.**	**Reserve Price :** Rs.27,60,000 /- (Rupees Twenty seven lacs sixty thousand Only) **EMD :** Rs.2,76,000 /- (Rupees Two lacs seventy six thousand Only) **Bid Increase Amount :** Rs. 10,000/- (Rupees Ten Thousand Only)	**Visit Date:** 17-08-2026 to 21-08-2026 **Timings:** 11:00 AM to 3:00 PM (With prior appointment from **Authorized Officer SP colony Branch Mob. No. +91 9978446546 Email: SARDAR@bankofbaroda.co.in)**
2	**Mrs Dipika Ambarnath Dan & Mr Ambarnath Devnarayan Dan (M/s Mahakali Engineering)**	Flat no A-306, 3rd Floor, Bhagwat Elegance", Nr Ganesh Apartment, Lambha-Vatva Canal Road,Mouje-Vatva, Dist-Ahmedabad-382405 **Status of Possession : Symbolic**	**Rs .39,55,421 /- (Rupees Thirty nine lacs fifty five thousand four hundred and twenty one only) + Unapplied Interest and other charges & less recovery thereafter.**	**Reserve Price :** Rs. 22,63,000 /- (Rupees Twenty two lacs sixty three thousand Only) **EMD :** Rs. 2,26,300 /- (Rupees Two lacs twenty six thousand Only) **Bid Increase Amount :** Rs. 10,000/- (Rupees Ten Thousand Only)	**Visit Date:** 17-08-2026 to 21-08-2026 **Timings:** 11:00 AM to 3:00 PM (With prior appointment from **Authorized Officer SP colony Branch Mob. No. +91 9978446546 Email: SARDAR@bankofbaroda.co.in)**

Date of e-Auction Time of E-auction : 24-08-2026, Start Time 2:00 PM to End Time 6:00 PM (unlimited extension of 10 minutes)

For detailed terms and conditions of sale, please refer/visit to the website link **https://bankofbaroda.bank.in/e-auction** and online auction portal **Baanknet.com.** Also, prospective bidders may contact the Authorised officer on Mobile **(GST/TDS as per Government Rules applicable shall be payable by purchaser on sale of Movable/ Immovable Assets.)**

AS PER SARFAESI Act, STATUTORY -30- DAYS SALE NOTICE TO THE BORROWER /GUARANTOR/ MORTGAGOR

The above mentioned borrower /s is/ are hereby noticed to pay the sum as mentioned in section 13(2) Notice in full before the date of auction, failing which property will be auctioned / sold and balance dues if any will be recovered with Interest and cost from borrowers/ guarantors /mortgagor.

Date : 22-07-2026 | Place : Ahmedabad **Sd/- Authorized Officer, BANK OF BARODA**

SBI

STATE BANK OF INDIA

Stressed Assets Management Branch, 4th Floor, Old LHO building, Lal Darwaja, Ahmedabad-380 001, Phone : 079-26580795 / 079-26581206
E-mail: sbi.04199@sbi.co.in, team6samb.ahm@sbi.co.in, Authorised Officer's Name : Kamlesh Kumar Bairwa; Mob: 9587652468

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Appendix - IV-A [See Proviso to Rule 8 (6)] - (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(6) [For sale of immovable properties] of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Guarantor(s) that the below described immovable properties charged/ mortgaged to the Secured Creditor, **Physical Possession** of which has been taken by the Authorised Officer **State Bank of India**, the Secured Creditor will be sold on **'As is Where is', 'As is What is" and "Whatever there is"** basis on **10.08.2026** for recovery of dues of **Rs. 13,37,02,779.11 (Rs. Thirteen Crore Thirty Seven Lakhs Two thousand Seven hundred Seventy Nine and Ps. Eleven only) as on 11.04.2021** + interest thereon + expenses & costs thereon and thereafter, as per Demand Notice dated **13.04.2021** less :Recoveries thereafter due to the secured creditor from Guarantors of **M/s Jiya Eco Products Ltd (Resolved under CIRP) (i) Shri Bhavesh Jivrajbhai Kakadiya (Mortgagor & Guarantor) (ii) Smt Hetalben Bhaveshbhai Kakadiya (Guarantor) (iii) Shri Yogeshkumar Chimanlal Patel (Guarantor) (iv) Shri Vipulbhai Shashikant Vora (Guarantor) (v) Shri Babubhai Gopalbhai Kakadiya (Mortgagor & Guarantor) (vi) Shri Nanjibhai Ranabhai Khamal (Mortgagor & Guarantor) (vii) Smt Ramaben Tikhabhai Khamal (Mortgagor & Guarantor) (viii) Shri Tikhabhai Ranabhai Khamal (Mortgagor & Guarantor).**

The Bidders Should get themselves registered on **https://baanknet.com/eauction-psb/x-login** by providing requisite KYC documents and registration fee as per the practice followed by **https://baanknet.com/eauction-psb/x-login** well before the auction date.

Date & Time of public E-Auction 10.08.2026 from 11:00 am to 04:00 pm with unlimited extension of 10 minutes each.

Lot No.	Detail of Property	Type of Possession	Reserve Price (Rs.)	Earnest Money Deposit (Rs.)	Bid increase Amount (Rs.)	Date & time of inspection
SBIN001016080005	**Property - 1 :** All that piece and parcel of immovable residential property bearing Flat No. 501 in building No. 'G/2' of Suryam Residency admeasuring about 43.725 Sq. Mts. builtup, consisting a part of R.S. No. 112, Hissa No. 2. T.P. Scheme No. 26 (Singanpor), F.P. No. 50/3 paiki of village Siganpor, Tal- Katagram, Dist-Surat, Gujarat, along with 24.542 Sq. Mts. Undivided proportionate share in the land of the building.@ **Property - 2 :** All that pieces & parcel of the immovable residential property bearing Flat No. 502 in building No. 'G/2' of Suryam Residency admeasuring about 43.725 Sq. Mts. builtup, consisting a part of R.S. No 112, Hissa No. 2, T.P. Scheme No. 26 (Singanpor), F.P. No. 50/3 paiki of village Siganpor, Tal-Katagram, Dist-Surat, Gujarat, along with 24.542 Sq. Mts. Undivided proportionate share in the land of the building.@ **@ Both the flats will be auctioned as a single lot. Both flats have single entrance and combine as one flat from inside.**	Physical	31,00,000/-	3,10,000/-	50,000/-	28.07.2026 Time 11:00 am to 01:00 pm

Encumbrances : To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the properties. The intending bidders should make their own independent enquiries 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 bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized officer / Secured Creditors shall not be responsible in any way for any third party claims/rights/dues.
Sale Confirmation will be subject to consent of mortgagor/borrower if auction do not fetch more that the reserve price as per provision of SARFAESI Rule 9(2). Applicable GST / TDS and Society dues will be borne by successful buyer over and above bid amount.
For detailed terms and conditions of the sale, please refer to the link provided in the Secured Creditor's Website https://sbi.co.in and e-auction site https://baanknet.com/eauction-psb/x-login or contact to AGM/Case Lead Officer Mob. No. 9587652468 & Case Officer Mob. No. 9427223984

Bank website www.sbi.bank.in	E-auction website https://baanknet.com/eauction-psb/x-login

This Notice Should Also Be Considered As 15 Days Notice To The Guarantors / Mortgagors Under Rule 8 (6) of The Security Interest (enforcement) Rule 2002

Date : 23.07.2026
Place : Ahmedabad
Sd/- Authorized Officer, State Bank of India

AXIS FINANCE

AXIS FINANCE LIMITED

(CIN No. U65921MH1995PLC212675)

Axis House, C-2, Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai - 400025

NOTICE FOR SALE OF IMMOVABLE PROPERTY

(Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

E-Auction Notice of **30 / 15 days** for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below mentioned Borrower and/ Co- Borrower, or their legal heirs/representatives (Borrowers) that the below described immovable property mortgaged to Axis Finance Ltd. (AFL), the Possession of which has been taken by the Authorised Officer of AFL, will be sold on **12.08.2026 & 18.08.2026 & 25.08.2026 & 24.08.2026 on "As is where is" & "As is what is" and "Whatever there is" and without any recourse basis"** for recovery of outstanding dues from below mentioned Borrower and Co-Borrowers. The Reserve Price and the Earnest Money Deposit is mentioned below. Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said secured asset / property shall be sold by E- Auction at 2.00 P.M. on the said **12.08.2026 & 18.08.2026 & 25.08.2026 & 24.08.2026.** The sealed envelope containing Demand Draft of EMD for participating in E- Auction shall be submitted to the Authorised Officer of the AFL on or before **11.08.2026 & 17.08.2026 & 21 .08.2026 & 23.08. 2026** till 5.00 PM at Branch address **AXIS FINANCE LIMITED,** Office (Axis Finance Limited I **At C-2, Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai-400025.**
The sale of the Secured Asset/ Immovable Property will be on "as is where condition is" as per brief particulars described herein below ;

Sr. No	Loan A/c. No	Name of Borrower(s) / Co-borrower(s)Legal Heir(s) / Legal Representative/ Guarantor(s)	Date of Demand Notice and amount mentioned in demand notice	Auction date	Reserve Price	Outstanding as on on 17th July 2026
1.	**0456MMA 00012380**	**Mr Antim Kumar Modi, Mrs Trupti Antim Modi**	**6th May, 2025, Rs 1,24,77,147/- (Rupees One Crore Twenty Four Lakhs Seventy Seven Thousand One Hundred and Forty Seven Only)** due as on 06th May 2025	18.08.2026 **Possession: Physical**	**RP: Rs. 1,61,91,378/-** (Rupees One Crore Sixty One Lakhs Ninety One Thousand Three Hundred and Seventy Eight Only) **EMD: Rs. 16,19,137/-** (Rupees Sixteen Lakhs Nineteen Thousand One Hundred and Thirty Seven Only)	**Rs.1,44,19,533/- (Rupees One Crore Forty Four Lakhs Nineteen Thousand Five Hundred and Thirty Three only) due as on 17th July 2026**

All that piece and parcel of bearing Plot No 3 Arya Estate 2, NR Haria Collage Nr Sandhiya Pull Jamnagar Gujarat 361006. BOUNDARIES : North :Plot No 2, South: Common Plot, East : Plot No 5, West : 09:00mtr wide road

Sr. No	Loan A/c. No	Name of Borrower(s) / Co-borrower(s)Legal Heir(s) / Legal Representative/ Guarantor(s)	Date of Demand Notice and amount mentioned in demand notice	Auction date	Reserve Price	Outstanding as on on 17th July 2026
2.	**0456AHA 00006669**	**Akash kumar Vasantkumar Sarkhedi, Harshaben Vasantkumar Sarkhedi**	**10.10. 2025, Rs 30,03,665 (Rupees Thirty Lakhs Three Thousand Six Hundred and Sixty Five only)** as on 17.10.2025	18.08.2026 **Possession: Symbolic**	**R.P Rs. 24,03,513/-** (Rupees Twenty Four Lakhs Three Thousand Five Hundred and Thirteen Only) **EMD: Rs. 2,40,351/-** (Rupees Two Lakhs Forty Thousand Three Hundred and Fifty One Only)	**Rs.32,36,936/- (Rupees Thirty Two Lakhs Thirty Six Thousand Nine Hundred and Thirty Six only) due as on 17th July 2026**

All that right, title and interest of property Flat No. B/2, Built - Up area admeasuring 102.11 Sq. Mtrs., super Built-Up area admeasuring 111.53 Sq. Mtr. on First Floor of City Survey No. 1540 to 1542, Ward No. 7, sheet No. 169, Known as "Akash Deep Residency " Situated at Nr. Pill Garden, Sardar Patel Road, Dist. Bhavnagar, The property is bounded as under: EAST : Flat No. B/3, WEST : Vraj Swami Apartment, NORTH : Bahubali Complex. SOUTH : Entrance, Passage & Stair

Sr. No	Loan A/c. No	Name of Borrower(s) / Co-borrower(s)Legal Heir(s) / Legal Representative/ Guarantor(s)	Date of Demand Notice and amount mentioned in demand notice	Auction date	Reserve Price	Outstanding as on 17th July 2026
3.	**0456MMA 00009788**	**Mr. Ajaykumar Dinesh bhai Patel (Borrower/ Mortgagor), M/s. Horizon Scan (Co-Borrower I / Mortgagor) Mrs. Bhavnaben Ajaykumar Patel (Co-Borrower 2)**	**24.01.2025, Rs. 97,84,522/- (Rupees Ninety-Seven Lakh Eighty-Four Thousand Five Hundred Twenty-Two Only)** due as on 5th January, 2025	18.08.2026 **Possession: Physical**	**R.P Rs. 1,51,23,105 /-** (Rupees One Crore Fifty One Lakhs Twenty Three Thousand One Hundred and Five Only) **EMD : Rs. 15,12,310** (Rupees Fifteen Lakhs Twelve Thousand Three Hundred and Ten Only)	**Rs.1,15,49,618/- (Rupees One Crore Fifteen Lakhs Forty Nine Thousand Six Hundred and Eighteen only) due as on 17th July 2026**

All that piece and parcel of bearing Non-agricultural plot of land in **Moje Adajan**, Surat lying being land bearing Survey No. 490+491/1 Paikki T.P. Scheme No.12 (Adajan), F.P. No.36, **Govindnagar** Co. Op. Ho. So. Ltd. Plots Paiki A-19 area admeasuring 154.85 Sq. Mtrs., & Plot No. A -20 area admeasuring 144.86 Sq. Mtrs., Total area admeasuring 299.71 Sq. Mtrs., Known as "GOVIND VILLA" Ground Floor, **Shop No.1 & 2**, Super Built-Up area admeasuring 1036.00 Sq. Fts., i.e. 96.28 Sq. Mtrs., & Built up area admeasuring 518 Sq. Fts., i.e. 48.14 Sq. Mtrs., at Registration District & Sub-District- Adajan, District -Surat, within the State of Gujarat. (Hereinafter referred to as the "said property"), The property is bounded as under- **East:** Adj. Property, **North:** Road, **West:** Road, **South:** C.O.P.

Sr. No	Loan A/c. No	Name of Borrower(s) / Co-borrower(s)Legal Heir(s) / Legal Representative/ Guarantor(s)	Date of Demand Notice and amount mentioned in demand notice	Auction date	Reserve Price	Outstanding as on 17th July 2026
4.	**0456MMA 00011528**	**(1) Sudhir Dalsukhbhai Kotadiya (Borrower/ Mortgagor) (2) Ranjanben Sudhirbhai Kotadiya (Co-Borrower I) (3) Dalsukhbhai P Kotadiya (Co-Borrower II) (4) Muktaben D Kotadiya (Co-Borrower III)**	**26.07.2024, Rs. 1,15,76,156/- (Rupees One Crore Fifteen Lakh Seventy-Six Thousand One Hundred and Fifty-Six Only)** due as on 5th July, 2024	18.08.2026 **Possession: Physical**	**Reserve Price: Rs. 82,01,250 /-** (Rupees Eighty Two Lakhs One Thousand Two Hundred and Fifty Only) **EMD: Rs. 8,20,125/-** (Rupees Eight Lakhs Twenty Thousand One Hundred and Twenty Five Only)	**Rs. 1,47,70,198/- (Rupees One Crore Forty Seven Lakhs Seventy Thousand One Hundred and Ninety Eight only) due as on 17th July 2026**

All that piece and parcel of freehold immovable property **Office No. 313** on 3rd Floor having its carpet area admeasuring 148.08 sq. mtrs., together with undivided share in land admeasuring 75.99 sq. mtrs.., with common facilities and amenities in the scheme known as **"SANKALP ICON"** constructed on Non-agricultural Land of Sub Plot No. 3 admeasuring 1868 sq. mtrs., made out of Final Plot No. 140 admeasuring 9834 sq. mtrs., (allotted in lieu of Survey No. 517/2/2) of Town Planning Scheme No. 111 situate, lying and being at Mouje Nikol Taluka Asarwa & District Ahmedabad and Registration Sub- **District Ahmedabad**-12 (Nikol) within the state of Gujarat. The property is bounded as under: **East:** Scheme Passage, **North:** T.P. Road, **West:** Scheme Margin, **South:** Office No. 312.

Sr. No	Loan A/c. No	Name of Borrower(s) / Co-borrower(s)Legal Heir(s) / Legal Representative/ Guarantor(s)	Date of Demand Notice and amount mentioned in demand notice	Auction date	Reserve Price	Outstanding as on 17th July 2026
5.	**0456AHA 00002173**	**. 1) Chirag Himmatbhai Dhola (Borrower/ Mortgagor), (2) Priya Prafulbhai Dudhatra (Co-Borrower I)**	**01.06.2023, INR. 1,33,31,209 (Rupees One Crore Thirty Three Lakh Thirty One Thousand Two Hundred Nine Only)** due as on 31st May, 2023	18.08.2026 **Possession: Physical**	**Reserve Price: Rs. 76,76,370 /-** (Rupees Seventy Seven Lakhs Seventy Six Thousand Three Hundred Seventy Only) **EMD: Rs. 7,67,637/-** (Rupees Seven Lakhs Sixty Seven Thousand Six Hundred and Thirty Seven Only)	**Rs. 1,88,31,359/- (Rupees One Crore Eighty Eight Lakhs Thirty One Thousand Three Hundred and Fifty Nine only) due as on 17th July 2026**

All that Piece and Parcel of bearing Non-agricultural plot of land in Moje Phoolpada, lying being land bearing R. S. No. 117, Known as "JAY ASHAPURI CO. OP. HO. SOCIETY LTD." Paikki Plot no. 17, Plot admeasuring 126.80 Sq. Mtrs., i.e. 1365.00 Sq. Ft., City Survey Ward Phoolpada Nondh no. 8556, as per City Survey admeasuring 136.92 Sq Mtrs., Surat Mahanagarpalika Office Tenement no. 18B-17-0241-0-001-003, Along with Road, C.O.P. Undivided Share of Land, at Registration District & Sub-District Choryasi, District Surat within the State of Gujarat - 395008.

Sr. No	Loan A/c. No	Name of Borrower(s) / Co-borrower(s)Legal Heir(s) / Legal Representative/ Guarantor(s)	Date of Demand Notice and amount mentioned in demand notice	Auction date	Reserve Price	Outstanding as on 17th July 2026
6.	**0456AHA 00003508**	**Mahesh Kakdia (Borrower) Shardaben Kakadia (Co-Borrower I)**	**20.06.2024, INR.57,21,527/- (Rupees Fifty-Seven Lakh Twenty-One Thousand Five Hundred Twenty-Seven Only)** As on 05th June 2024	18.08.2026 **Possession: Physical**	**Rs. 52,65,000/-** (Rupees Fifty Two Lakhs Sixty Five Thousand Only) **EMD: Rs. 5,26,500/-** (Rupees Five Lakhs Twenty Six Thousand Five Hundred Only)	**Rs. 72,41,679/- (Rupees Seventy Two Lakhs Forty One Thousand Six Hundred and Seventy Nine only) due as on 17th July 2026**

All that piece and parcel of properties namely Non-agricultural Plot of land in Moje Piplod, Surat lying being land bearing Survey No.59 & 61, T.P. Scheme no.6 (Piplod), F.P. No.67 Paikki Block – E admeasuring 1227.00 Sq. Mtrs., Known as "MAHIMA" Paikki Ninth Floor, Flat no.9/A, Undivided Share of Land admeasuring 13.00 Sq. Mtrs., Surat Mahanagar Palika Tax Bill Carpet admeasuring 88.17 Sq. Mtrs., at Registration District & Sub-District Surat & District Surat, within the State of Gujarat.

Sr. No	Loan A/c. No	Name of Borrower(s) / Co-borrower(s)Legal Heir(s) / Legal Representative/ Guarantor(s)	Date of Demand Notice and amount mentioned in demand notice	Auction date	Reserve Price	Outstanding as on 27th June 2026
8.	**0456AHA 00002019**	**JASMINBHAI JENTIBHAI MAKWANA (Borrower/Mortgagor) JENTIBHAI JADAVJIBHAI MAKWANA (Co-Borrower)**	**29.07.2024 INR. Rs. 28,06,768/- (Rupees Twenty Eight Lakh Six Thousand Seven Hundred Sixty- Eight Only) due as on 5th July, 2024**	12.08.2026 **Possession: Physical**	Rs 21,87,000/- (Rupees Twenty One Lakhs Eighty Seven Thousand only) **EMD:** Rs 2,18,700 (Rupees Two Lakhs Eighteen Thousand and Seven Hundred only)	**Rs 3461729 (Rupees Thirty Four Lakhs Sixty One Thousand Seven Hundred and Twenty Nine only) outstanding as on 27th June 2026**

All that piece and parcel of bearing Non-agricultural plot of land in Moje Magob, lying being land bearing Revenue Survey No. 83/1, Block no. 148, Draft T.P.S. no. 64 (Magob) F.P. 98 & 99, admeasuring 10218.00 Sq Mtrs., Paikki Vibhag (1) admeasuring 2800.00 Sq. Mtrs., Known as "N. J. COMPLEX" Paikki Fourth Floor, Paikki Flat No. A/403, admeasuring 111.48 Sq. Mtrs. i.e., 1200 Sq. Fts., at Registration District & Sub-District Navagam, District Surat within the State of Gujarat and bounded as under (Hereinafter referred to as the "said property"). Share of the Applicant- 100% (Hereinafter referred to as the "said portion of the said property") The property is bounded as under- East: Darbar Nagar Property, North: Surat Kadodara State Highway, West: Gujarat Motors Property, South: Survey no. 83/1, Block No. 148 Paikki. Sub Plot no. 3

Sr. No	Loan A/c. No	Name of Borrower(s) / Co-borrower(s)Legal Heir(s) / Legal Representative/ Guarantor(s)	Date of Demand Notice and amount mentioned in demand notice	Auction date	Reserve Price	Outstanding as on on 15.07.2026
8.	**0456MMA 00013169**	**Vinodbhai P Ladhava, Manjulaben V Ladhava**	**13th July, 2026 issued u/s 13(2) of SARFAESI Act Rs 1,61,75,000 (Rupees One Crore Sixty One Lakhs Seventy Five Thousand only)** due as on 6th April, 2026	24.08.2026 **Possession: Symbolic**	**Reserve Price: Property 1 - 25,81,000 (Rupees Twenty Five Lakhs Eighty One Thousand Only) Property 2 - 25,81,000 (Rupees Twenty Five Lakhs Eighty One Thousand Only) Property 3 - 13,49,000 (Rupees Thirteen Lakhs Forty Nine Thousand Only) Property 4 - 13,49,000 (Rupees Thirteen Lakhs Forty Nine Thousand Only) Property 5 - 13,49,000 (Rupees Thirteen Lakhs Forty Nine Thousand Only) Property 6 -13,49,000 (Rupees Thirteen Lakhs Forty Nine Thousand Only) Property 7 - 13,49,000 (Rupees Thirteen Lakhs Forty Nine Thousand Only) Property 8 - 13,49,000 (Rupees Thirteen Lakhs Forty Nine Thousand Only)** EMD: **Property 1 - 2,58,100 (Rupees Two Lakhs Fifty Eight Thousand One Hundred Only) Property 2 - 2,58,100 (Rupees Two Lakhs Fifty Eight Thousand One Hundred Only) Property 3 - 1,34,900 (Rupees One Lakhs Thirty Four Thousand Nine Hundred) Property 4 - 1,34,900 (Rupees One Lakhs Thirty Four Thousand Nine Hundred) Property 5 - 1,34,900 (Rupees One Lakhs Thirty Four Thousand Nine Hundred) Property 6 - 1,34,900 (Rupees One Lakhs Thirty Four Thousand Nine Hundred) Property 7 - 1,34,900 (Rupees One Lakhs Thirty Four Thousand Nine Hundred) Property 8 - 1,34,900 (Rupees One Lakhs Thirty Four Thousand Nine Hundred)**	**Rs 1,61,75,000 (Rupees One Crore Sixty One Lakhs Seventy Five Thousand only) due as on 15.07.2026**

Property details.
Property -1 All the piece and parcel of the property address at Ground Floor Shop No 34 admeasuring 25.69 sq mtr known as Amarjyot Complex situated in revenue Survey no 103/3 B of Village Taluka Talaja and District Bhavnagar, Boundaries: East: Talaja Mahuva Road, West: Land of R.S no 103 Paiki, North: Talaja Palitana Road, South: Property of Ashokbhai Nanjibhai Parmar
Property - 2 All the piece and parcel of the property address at Ground Floor Shop No 35 admeasuring 25.69 sq mtr known as Amarjyot Complex situated in revenue Survey no 103/3 B of Village Taluka Talaja and District Bhavnagar, Boundaries: East: Talaja Mahuva Road, West: Land of R.S no 103 Paiki, North: Talaja Palitana Road, South: Property of Ashokbhai Nanjibhai Parmar
Property – 3 All the piece and parcel of the property address at First Floor Shop No 134 admeasuring 25.69 sq mtr known as Amarjyot Complex situated in revenue Survey no 103/3 B of Village Taluka Talaja and District Bhavnagar, Boundaries: East: Talaja Mahuva Road, West: Land of R.S no 103 paliki, North: Talaja Palitana Road, South: Property of Ashokbhai Nanjibhai Parmar
Property – 4 All the piece and parcel of the property address at First Floor Shop No 135 admeasuring 25.69 sq mtr known as Amarjyot Complex situated in revenue Survey no 103/3 B of Village Taluka Talaja and District Bhavnagar, Boundaries: East: Common Passage, West: Shop No F-151, North: Shop No F-136, South: Shop No 134
Property- 5 All the piece and parcel of the property address at First Floor Shop No 136 admeasuring 25.69 sq mtr known as Amarjyot Complex situated in revenue Survey no 103/3 B of Village Taluka Talaja and District Bhavnagar, Boundaries: East: Shutter of Shop and Common Passage, West: Shop No F-151, North: Adj Shop No F-137 to F - 139, South: Shop No F-135
Property- 6 All the piece and parcel of the property address at First Floor Shop No 137 admeasuring 25.35 sq mtr known as Amarjyot Complex situated in revenue Survey no 103/3 B of Village Taluka Talaja and District Bhavnagar, Boundaries: East: Shutter of Shop and Common Passage, West: Shop No F-151, North: Adj Shop No F-137 to F - 139, South: Shop No F-135
Property- 7 All the piece and parcel of the property address at First Floor Shop No 138 admeasuring 25.35 sq mtr known as Amarjyot Complex situated in revenue Survey no 103/3 B of Village Taluka Talaja and District Bhavnagar, Boundaries: East: Shop No F-137, West: Shop No F-139, North: Shutter of Shop and Common Passage, South: Shop No F-136
Property No – 8 All the piece and parcel of the property address at First Floor Shop No 139 admeasuring 25.35 sq mtr known as Amarjyot Complex situated in revenue Survey no 103/3 B of Village Taluka Talaja and District Bhavnagar, Boundaries: East: Shop No F-138, West: Shop No F-140, North: Shutter of Shop and Common Passage, South: Shop No F-136

Sr. No	Loan A/c. No	Name of Borrower(s) / Co-borrower(s)Legal Heir(s) / Legal Representative/ Guarantor(s)	Date of Demand Notice and amount mentioned in demand notice	Auction date	Reserve Price	Outstanding as on 15.07.2026
9.	**0456AHA 00010543**	**Nirmalbhai Prabhatbhai Dhranga, Parasben Nirmalbhai Dhranga**	**7th April, 2026 issued u/s 13(2) of SARFAESI Act Rs Rs 20,85,483 (Rupees Twenty Lakhs Eighty Five Thousand Four Hundred and Eighty Four only)** due as on 3rd January, 2026.	25.08.2026 **Possession: Symbolic**	**Reserve Price: Rs. 20,74,521/- (Rupees Twenty Lakhs Seventy Four Thousand Five Hundred and Twenty One Only) EMD: Rs. 2,07,452/- (Rupees Two Lakhs Seven Thousand Four Hundred Fifty Two Only)**	**Rs 21,28,479/- (Rupees Twenty Lakhs Eighty Five Thousand Four Hundred and Eighty Four only) due as on 15.07.2026**

All that peace and parcel of Immovable Property being Residential House, Bearing Revenue Survey No. 431/2 Paiki; Gayatri Nagar Sumara Society Near Mahmadia Masjid Off Gayatri Nagar Main Road Constructed on land area admeasuring 41-80 Sq. Mtrs; of Plot No. 32 Paiki; At. Village: Gondal, Ta: Gondal; Dist.: Rajkot of Gujarat State.

Sr. No	Loan A/c. No	Name of Borrower(s) / Co-borrower(s)Legal Heir(s) / Legal Representative/ Guarantor(s)	Date of Demand Notice and amount mentioned in demand notice	Auction date	Reserve Price	Outstanding as on 15.07 2026
10.	**0456MMA 00001580**	**Dhiraj Sons Super Market, Bipin Modi, Chirag Modi, Denish Modi, Krishna Modi, Himani Modi, Nayna Modi**	**8th April, 2026 issued u/s 13(2) of SARFAESI Act Rs. 1,09,67,169 (Rupees One Crore Nine Lakh Sixty Seven Thousand One Hundred and Sixty Nine only)** as on 6th April, 2026.	25.08.2026 **Possession: Symbolic**	**Reserve Price: Property 1 - Rs. 83,70,000/- (Rupees Eighty Three Lakhs Seventy Thousand Only) Property 2 - Rs. 83,70,000/- (Rupees Eighty Three Lakhs Seventy Thousand Only) Property 3 - Rs. 1,45,15,200/- (Rupees One Crore Forty Five Lakh Fifteen Thousand Two Hundred Only) EMD: Property 1 - Rs. 8,37,000 (Rupees Eight Lakhs Thirty Seven Thousand Only) Property 2 - Rs. 8,37,000 (Rupees Eight Lakhs Thirty Seven Thousand Only) Property 3 - Rs. 14,51,520/- (Rupees Forteen Lakhs Fifty One Thousand Five Hundred Twenty Only)**	**Rs. 1,09,67,169 (Rupees One Crore Nine Lakh Sixty Seven Thousand One Hundred and Sixty Nine only) As on 15.07 2026**

PROPERTY DETAILS
Property 1 All that piece and parcel of immovable property in Mauje Athva Surat R.S No 3 & 4 Surat City Survey Nodh 696/ C Virat Apartment Co-operative Ho. So. Ltd known as " VIRAT APARTMENT" Paikki Ground Floor, Shop No 20, admeasuring 41.61 sq mtrs i.e 28.79 sq mtrs i.e 310.00 sq fts at Registration District and Sub District Surat within the State of Gujarat
Property -2 All that piece and parcel of immovable property in Mauje Athva Surat R.S No 3 & 4 Surat City Survey Nodh 696/ C Virat Apartment Co-operative Ho. So. Ltd known as " VIRAT APARTMENT" Paikki Ground Floor, Shop No 21 , admeasuring 41.61 sq mtrs i.e 448.00 sq mtrs at Registration District and Sub District Surat within the State of Gujarat
Property - 3 All that piece and parcel of immovable property in Mauje Athva Surat R.S No 3 & 4 Surat City Survey Nodh 696/ C Virat Apartment Co-operative Ho. So. Ltd known as " VIRAT APARTMENT" Paikki Ground Floor, Shop No 14, admeasuring 41.61 sq mtrs i.e 448.00 sq mtrs at Registration District and Sub District Surat within the State of Gujarat

Sr. No	Loan A/c. No	Name of Borrower(s) / Co-borrower(s)Legal Heir(s) / Legal Representative/ Guarantor(s)	Date of Demand Notice and amount mentioned in demand notice	Auction date	Reserve Price	Outstanding as on 15.07.2026
7.	**0456AHA 00008406**	**Mayurkumar Jitendrabhai Rathod, Hinaben Parbatbhai Parmar**	**8th April, 2026 issued u/s 13(2) of SARFAESI Act Rs 26,70,418 (Rupees Twenty Six Lakhs Seventy Thousand Four Hundred and Eighteen only)** due as on 5th April, 2026.	22nd August 2026 **Possession: Symbolic**	**Rs 2700000/-**(Rupees Twenty Seven Lakhs only) **EMD: Rs. 2,70,000/-** (Rupees Two Lakhs Seventy Thousand Only)	**Rs 27,18,195/- (Rupees Twenty Seven Lakhs Eighteen Thousand One Hundred and Ninety Five only) due as on 18.06.2026**

All the piece and parcel of the property address Residential Property out of Revenue Survey No 4 Paiki 6, Sheet No 7 City Survey No 4813/A Plot NO 89 & Plot No 90 Paiki Municipal Tenement No 10012380 (Old No 2380) total admeasuring 86-045 sq meter , 925-84 sq fts situated in lying and being at Jalaram Bungalow in the sim of Nava Deesa Taluka Deesa District Banaskanth State, Gujarat

Sr. No	Loan A/c. No	Name of Borrower(s) / Co-borrower(s)Legal Heir(s) / Legal Representative/ Guarantor(s)	Date of Demand Notice and amount mentioned in demand notice	Auction date	Reserve Price	Outstanding as on 27th June 2026
9.	**0456AHA 00001690 & 0456AHA 00002595**	**Mrs. Rekha Rajesh Kumar Jain (Borrower / Mortgagor) Mr. Rajesh Kumar Jain (Co-Borrower I / Mortgagor) Mr. Yash Rajeshkumar Jain (Co-Borrower II / Mortgagor)**	**25th July 2024 , Rs 1,11,79,168/- (Rupees One Crore Eleven Lakhs Seventy Nine Thousand One Hundred Sixty Eight Only) as on 5th July 2024**	12.08.2026 **Possession: Physical**	Rs. 65,82,870 (Rupees Sixty Five Lakhs Eighty Two Thousand Eight Hundred and Seventy only) **EMD:** Rs 6,58,287 (Rupees Six Lakhs Fivety Eight Thousand Two Hundred and Eighty Seven Only)	**Rs 1,03,96,478 (Rupees One Crore Thirty Nine Lakhs Six Thousand Four Hundred and Seventy Eight only) due as on 27th June 2026**

All that Piece and Parcel of bearing non agricultural plot of land in Moje Umra, lying being land bearing R. S. No. 66/3B, T. P. Scheme No. 4 (Umra South), Final Plot no. 10/B, Paikki Block No. 1, Paikki, admeasuring 1289 Sq. mtrs. known as "Devdarshan Apartment" Paikki Ninth Floor, Flat No. 903, admeasuring 199.95 Sq. mtrs. i.e. 2150 Sq. fts. Municipal Tenement no. 36A-11-8111-0-001, at Registration District & Sub-District Surat City, District Surat within the State of Gujarat

At the Auction, the public generally is invited to submit their bid(s) personally. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the Immovable Property sold.
The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and the terms and conditions prescribed : The E-auction of the properties will take place through portal on Auction Tiger _between 2.00 PM to 3.00 PM with limited extension of 5 minutes each.

Note :- The bidders are advised to conduct due diligence before submitting the bid. The auction shall be subject to the outcome of the litigation, Dispute if any.

Place: Gujarat Date : 23.07.2026 Sd/- Authorised Officer, Axis Finance Ltd.