



Anand Rathi Global Finance Limited, Express Zone,
B Wing, 5th Floor, Western Express Highway, Malad (E),
Mumbai - 400 097 India **Phone:** +91 9838879391
Website: www.anandrathiglobal.com

E-AUCTION SALE NOTICE

Notice is hereby given to the public in general and in particular to the below Borrower/Co-Borrower/s/Guarantor that the below described **Schedule** immovable property inter alia secured to Anand Rathi Global Finance Limited ("ARGFL") (Secured Creditor) having Loan Account No. **APR000000063 & APR00014223 & APR0006594** the Constructive Possession of which, will be sold by an Online e-Auction through website <https://www.bankelections.com> on the date specifically mentioned in Schedule, on an "As is where it is" & "As is what is" and "Whatever there is" basis towards recovery of total sum specifically mentioned in **Schedule** and the contractual interest thereon and other cost and charges till the date of realization from Borrower/Co-Borrower/s/Guarantor as mentioned below:

Name of the Borrower/ FLEX SYSTEM 02020 (Borrower) Plot No. 13, A, Shri Chand Mahal Yojna, Amer Road, Jaipur: 302002, Rajasthan.	
Name of the Co-borrower/s: Deepak Trilokani (Co-Borrower) 50 A, Shri Chand Nagar, Jaipur Gurjar Ghati, Amer Road, Jaipur: 302002, Rajasthan. Also at: Plot No. 13, A, Shri Chand Nagar, Jaipur, Gurjar Ghati, Amer Road, Jaipur: 302002. Geeta Bhagwani (Co-Borrower) 50 A, Shri Chandra Nagar, Amer Road, Gurjar Ghati, Jaipur: 302002, Rajasthan. Neeta (Co-Borrower) 50 A, Shri Chandra Nagar, Amer Road, Gurjar Ghati, Tripoliya Bazaar, Jaipur: 302002, Rajasthan.	

Property Address: Mortgage of Plot No. 13-A, Scheme No 5 and 5, A, Jal Mahal Yojna, Amer Road, Gurjar Ghati Jaipur 302002, Rajasthan, India addressing 133.33 Sq. Yd. **Boundaries:** East: Plot No. 12, West: Plot No. 14, North: Plot No. 16

Outstanding Amount (as per demand notice for future interest and cost)		
Rs.17,70,558/- (Rupees Seventy Five Thousand Five Hundred And Fifty Five Only)	Rs.9,87,236/- (Rupees Ninety Eight Thousand Two Hundred And Thirty Six Only)	Rs.10,40,380/- (Rupees Ninety Four Thousand Three Hundred And Eighty Only)

Reserve Price **Rs.79,00,000/-** (Rupees Seventy Nine Lakhs Only)

Earnest Money Deposit **10%** of the Reserve Price

Minimum Bid increment Amount **Rs. 10,000/-**

Date and time of inspection of property for intending purchasers **18th Nov 2026 From 11am to 4pm**

Date and time for submission of tender form along with KYC documents **23rd Nov 2026 Up to 4.00 PM with KYC documents / Proof of EMD etc.**

Date & time of opening of online offers **25th Nov 2026 Between 11:00 am and 1.00 PM**

Note: The intending bidder/purchaser may visit Anand Rathil Global Finance Limited website <https://www.anandrathilglobal.com> for detail terms and conditions regarding auction proceedings.

This Publication is also 30 days' notice stipulated under rule 8(6) & 9(1) or Security Interest (Enforcement) Rules, 2002 to the above Borrower/ Co-Borrower/s /Guarantor.

Anand Rathil Global Finance Limited
Authorized Signatory

Date: 08/10/2026
Place: Rajsthan

Karnataka Bank Ltd. Your Family Bank Across India

ARMB - Ahmedabad: The FIRST B-7/05, Between Keshavnagar Flyover Plot, Off. 132 Ft. Road, Vastupur, Ahmedabad - 380015 Phone: 079-29727921 / 92 93 0 E-Mail: arbm.ahm@kblb.com

Website: www.karnatakabank.com **CIN:** L8510KA1924PL0001173

PUBLIC NOTICE OF SALE THROUGH E – AUCTION

E-auction sale of movable & immovable property mortgaged to the bank under the Secured Credit and Enforcement of Security 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 Borrowers, Guarantor/s and Co-obligant/s that the below described immovable properties mortgaged/charged to the Secured Credit and Enforcement of Security Assets and Enforcement of security Interest Act, 2002 dated on 27.05.2026 and 07.08.2026 will be sold on "As is Where is" & "What is" and "Whatever there is" condition on 16.11.2026 for recovery of Rs. 5,32,05,881.48/- (Rupees Five Crore Thirty Two Lakh Five Thousand Eight Hundred Eighty One and Forty Eight Paisa only) along with interest from 01.10.2026 compounded monthly at a rate of interest of 9.42% plus costs due to the Karnataka Bank Ltd. - Jaipur Branch from the below mentioned before mentioned borrower and co-obligant/guarantor.

(A) Name & Address of the Borrower : (1) **M/s Bhavayabhatt Infrastructure and Construction Private Limited** Represented by its Directors: a. **Mr. Vineet Raveensingh Gehlot** b. **Mr. Vineet Raveensingh Gehlot** c. **Mr. Ground Floor, Vaishali Nagar, Jaipur, Rajasthan -302021** 2. **Mr. Vineet Raveensingh Gehlot** S/o **Mr. Ranveer Singh Gehlot** Plot D75, Ground Floor, Vaishali Nagar, Jaipur, Rajasthan -302021 3. **Mrs. Vandana Gehlot** W/o **Mr. Vineet Raveensingh Gehlot** Plot D75, Ground Floor, Vaishali Nagar, Jaipur, Rajasthan -302021

(B) Description of Immovable Secured Assets: Item No. 1 : All that part and parcel of residential property bearing Flat No. 219, 2nd Floor, having built up area measuring 1432.95 sq. ft. in Residential Complex "Vaishali Retreat" situated at Plot No. 1, Khadra No. 9/26A, Beed Nathpura, adjoining Pratap Nagar Colony, Cues Road, Jaipur and Jaipur Bypass, Jaipur, Rajasthan -302021. And open sky. **East :** Open to Sky, **West :** Flat No. 218 Item No. 2; All that part and parcel of residential flat addressing measuring 1676.5 sq ft (Total covered area) bearing No. 517, 3rd Floor, along with open private terrace addressing 605.58 sq. ft. situated on the land bearing khassa No. 426, chittar hills, Unad heritage, Jodhpur, Rajasthan 342001 together with rights over common areas and other amenities. **Bounded by:** North : Open to Sky. **South :** Open to Sky. **East :** Open to Sky. **West :** Flat No. 218 Item No. 2 & 3A and 3B

(C) Details of Secured Debt: The Secured debt for Recovery of which the properties are to be sold is **Rs.32,05,881.48/-** (Rupees Five Crore Thirty Two Lakh Five Thousand Eight Hundred Eighty One and Forty Eight Paisa only) along with interest from 01.10.2026 compounded monthly at a rate of interest of 9.42% plus costs due to the Karnataka Bank Ltd. Jaipur-Branch

(D) Reserve price/price paid below which the property may not be sold for: (i) Above-mentioned Immovable property at Item No. 1 is for **Rs.1,53,00,000/-** (Rupees One Crore and Fifty Three Thousand Only). (ii) Above-mentioned Immovable property at Item No. 2 is for **Rs.1,78,00,000/-** (Rupees One Crore and Seventy Eight Lakh Only).

(E) (i) Earnest money to be Deposited (EMD) for Immovable property at Item No. 1 is Rs. 15,30,00,00/- (Rupees Fifteen Lakh and Thirty Thousand Only). (ii) Earnest money to be Deposited (EMD) for Immovable property at Item No. 2 is Rs. 17,80,00,00/- (Rupees Seventeen Lakh and Eighty Thousand Only).

(F) Address of the Secured Creditors: Karnataka Bank Ltd. Jaipur Branch - (Rajasthan) - Plot: 11/237/28642 (G), Mob 9440686265, (BM) and 9414060262,(AM)

(G) Date, and time of opening of offers received from public: The E-auction will be conducted through portal <https://bankauctions.in/> on 16.11.2026 at 11:00AM to 12.00 Noon. The intending bidders are required to register their name at <https://bankauctions.in/> and get the user id and password free of cost and get online training on E-auction (tentatively on 03.11.2026) from **M/s. A4closure, Mr. Nilesh D. Pawar (Coordinator), Block No. 605A, 6th Floor, Matirvihar Commercial Complex, Ameerpet, Hyderabad - 500038. Mobile No: 8142000725, Technical Support: 814200066, E-mail: info@bankauctions.in.**

Date : 08.10.2026 | Place : Ahmedabad **Sd/- Chief Manager & Authorised Officer**

HERO HOUSING FINANCE LIMITED

Registered Office: 4/3, Community Centre, Basant Lok, Vasant Vihar, New Delhi-110057.

Branch Office: 402, 4th Floor, Amrapali Plaza, Near Amrapali Circle, Vaishali Nagar, Jaipur, Rajasthan -302019-1H

PUBLIC NOTICE (E- AUCTION FOR SALE OF IMMOVABLE PROPERTY)

[UNDER RULE 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002]

NOTICE FOR SALE OF IMMOVABLE PROPERTY MORTGAGED WITH HERO HOUSING FINANCE LIMITED (SECURED CREDITOR) UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.

Notice is hereby given to the public in general and in particular to the borrower(s) and guarantor(s) or their legal heir/ representatives that the below described immovable properties mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of Hero Housing Finance Limited (secured creditor), will be sold on 30-10-2026 (E-Auction Date) on "AS IS WHERE IS" & "As is What is" and "Whatever there is" condition. Recovery of outstanding dues from below mentioned Borrower/ Co-Borrowers or Guarantors. The Reservations and EMD to be submitted in public is mentioned below. The EMD should be made through Demand Draft/RTGS/NEFT for participating in the Public E-Auction along with the Bid Form which shall be submitted to the Authorized Officer of the Hero Housing Finance Ltd. On or before 29-10-2026 till 5 PM at Branch Office: 402, 4th Floor, Amrapali Plaza, Near Amrapali Circle, Vaishali Nagar, Jaipur, Rajasthan -302019-1H

Loan Account No.	Name of Borrower(s) / Co-Borrower(s) /Guarantor(s) (Legal Heir/s) of Legal Rep.	Date of Demand Notice	Type of Possession Under Constructive (Physical)	Earnest Money
HFFHA/ HOU2400	Khem Chandra Khanwani, Vimla Vima of Khemchandra	22-10-2025 Rs. 29,57,03/- as on 12-10-2026	Physical	Rs. 19,00,000/-
040759	Hitesh Khanwani	as on 12-10-2026		Rs. 1,90,00,00/-

Description of property: All that piece and parcel of immovable Property Bearing Plot No. 30 (Corner), Part of Khassa No. 1663 (Old) and New Khassa No. 1437 & 1438, Rakha 07-18-10, Deep Dargah 235, Sd. Jail No. 1, Khajwadi, District Jaipur, Rajasthan-302002, Area Measuring 133.39 Sq. Yds, Along with all other amenities written in Title Document. Bounded By: North-Plot No. 29; East- 20 Foot Wide Road; West- Plot No. 37; South- 20 Foot Wide Road

HFFAJAHO180000 Vijay Kumar, Sunita, Shrawan Kumar
21-11-2025
Rs. 17,21,349/-
as on 12-10-2026

Description of property: All that piece and parcel of immovable Property Bearing Plot No. 202, Situated at Ground Floor of Plot No. C-122, Builders Known as Suraj Apartment, Block-C, Royal City, Village Manohar, Kalwar Road, District Jaipur, Rajasthan-302012 Area Measuring 110.00 Sq. Ft. Along with all other amenities written in Title Document. Bounded By: North-Plot No. C-121; East: 40 Foot Wide Road; West- Others Plot. South- Plot No. C-123;

Loan Account No.	Narayan Lal Gadri, Narayan Lal Gadri Contractor At Chairman Process, Radha Vima of Narayan, Ladulal Gadri	17-09-2025 Rs. 29,03,61/- as on 12-10-2026	Physical	Rs. 20,50,000/- Rs. 2,05,00,00/-
HFFHBL/HOU220				
00027775 & HFFHBLP/L2200				
0027778				

Description of property: All That piece and parcel of immovable Property Bearing Plot No.