यूनियन बैंक Union Bank of India

Asset Recovery Branch (55980), Ahmedabad :
1st Floor, Rangoli Complex Opp. V S Hospital, Ellisbridge, Asharam Road, Ahmedabad - 380006, E-mail: ubin0555983@unionbankofindia.bank

SALE NOTICE — FOR SALE OF IMMOVABLE PROPERTIES

Name of the Borrower & Guarantor/s :- M/s. Kanhaiya Creation, Mr. Dineshkumar Otaji Rajpurohit	Amount due :- Rs. 54,06,833/- as on 30.09.2026 and further interest at contractual rate & cost from 01.10.2026.

Property No. 5 :- All that Piece and Parcel of Property being Office No. 214 on Second Floor, Admeasuring 445 Sq. Fts i.e 41.35 Sq. mts. Super built-up area of Devashish Arcade, situated on the land bearing Final Plot No. 122/paiki (allotted in lieu of Survey/Block No. 258/A), T.P Scheme No. 3 (Odhav), Taluka - Vatva, in the registration District - Ahmedabad & Sub-district - Ahmedabad - 07 (Odhav) in name of Mr. Dineshkumar Otaji Rajpurohit. **Bounded by :- East :** Office No. 213, **West :** Office No. 215, **North :** Passage of said Arcade, **South :** Open Metal Sheds.
● **Type of Possession – Physical Possession** ● Details of encumbrances over the property, as known to the secured creditor, if any: None
● **Reserve Price - Rs. 17,30,000/-** ● **Earnest money to be deposited - Rs. 1,73,000/-** ● **Bid Increment Amount Rs. 18,000/-**

Name of the Borrower & Guarantor/s :- M/s. Sahajanand Sales Corporation (Borrower), Mr. Nilesh Pradyunbhai Trivedi (Guarantor), Mr. Jugal Nilesh Trivedi (Guarantor), Mrs. Jigna Vibhag Trivedi (Guarantor)	Amount due :- Rs. 1,72,96,072/- as on 30.06.2026 and further interest at contractual rate & cost from 01.07.2026.

Property No. 6 :- Commercial Shop bearing S-B/11, in Semi Basement, Saikruti Complex, situated on the Land bearing Sub-Plot Nos. 9 & 10, Final Plot Nos. 16 & 18, TP Scheme No. 02, Gotri, Vadodara in name of M/s. Sahajanand Sales Corporation. **Bounded by :- East :** Open Space of Saikruti Complex, **West :** Adjoining property of Saikruti Complex, **North :** Adjoining property of Mr. H M Dabhoiwala, **South :** Shop No. SB-10 of Saikrupa Complex.
● **Type of Possession – Physical Possession** ● Details of encumbrances over the property, as known to the secured creditor, if any: None
● **Reserve Price - Rs. 16,85,000/-** ● **Earnest money to be deposited - Rs. 1,68,500/-** ● **Bid Increment Amount Rs. 17,000/-**

Name of the Borrower & Guarantor/s :- M/s. Vishnushiva Infrastructures, Mrs. Poonam Rana, Mr. Birendra Singh Rana, Mr. Naveen Rana, Mr. Nirvek Bhati, Mrs. Seema Thakur, Mr. Padam Yashpal Thakur	Amount due :- Rs. 8,28,13,667/- as on 30.09.2026 and further interest at contractual rate & cost from 01.10.2026.

Property No. 7 :- Residential house owned by Mr. Birendrasingh Rana & Mrs. Poonam Rana at Unit No. 3 ('A' Type), Vicenza Highland, opp. Nilgiri Farm, Sevasi Road, Vadodara bearing Block No. 25,28, R S No. 26,30 and 31, The plot area admeasuring 638.12 Sq. mtr. and Common Plot area admeasuring 229.54 sq. mtr., Mouje - Khanpur. **Bounded by :- North :** Society Common Road and Residential Plot No. 12, **South :** RS No. 19, Block No. 27, **East :** Residential Plot No. 4, **West :** Residential Plot No. 2.
● **Type of Possession – Symbolic Possession** ● Details of encumbrances over the property, as known to the secured creditor, if any: None
● **Details of Stay / Status Quo/ Litigation pending against the property, if any, known to the secured creditor in Courts/Tribunals etc.**
SCA 13444 of 2021 before Hon'ble High Court Gujarat
● **Reserve Price - Rs. 4,85,00,000/-** ● **Earnest money to be deposited - Rs. 48,50,000/-** ● **Bid Increment Amount Rs. 2,00,000/-**

Name of the Borrower & Guarantor/s :- M/s. Patel Desai Builders & Contractors Pvt. Ltd. Legal Heirs of Late. Shri Rashmi Desai, Mrs. Neela Desai & Mr. Ashish Desai	Amount due :- Rs. 47,14,555/- as on 30.09.2026 and further interest at contractual rate & cost from 01.10.2026

Property No. 8 :- All the Pieces and Parcels of Land or Ground together with the Building/s Hereditaments and Premises standing thereon in the Registration, Sub-District of Vadodara, Property bearing Show Room on First Floor, Admeasuring 2400 Sq. Fts. in the " Aditi Plaza" constructed in the Plot No. 46/B of Gautamnagar Society bearing C.S No. 718, Village - Jetalpur, Tal. & Dist. Vadodara. **Bounded by :- East :** Race Course Road 120 feet, **West :** Plot No. 42 of Guatamnagar Society, **North :** Plot No. 47 of Guatamnagar Society, **South :** Plot No. 46/A of Guatamnagar Society.
● **Type of Possession – Symbolic Possession** ● Details of encumbrances over the property, as known to the secured creditor, if any: None
● **Reserve Price - Rs. 2,22,16,000/-** ● **Earnest money to be deposited - Rs. 22,21,600/-** ● **Bid Increment Amount Rs. 2,23,000/-**

Property No. 9 :- All the Piece and Parcel of Land of Plot No. 17/B being C.S. No. 1040/A Sheet No. 4 Chalta No. 35 at Village - Jetalpur Ta & Dist. Baroda. Admeasuring about 2580 sq. ft. with constructed about 1848 sq.ft. together with all buildings and structures thereon. **Bounded by :- East :** Plot No. 18B, **West :** 30 Mts Road, **North :** Plot No. 17A, **South :** Plot No. 19B.
● **Type of Possession – Symbolic Possession** ● Details of encumbrances over the property, as known to the secured creditor, if any: None
● **Reserve Price - Rs. 1,40,00,000/-** ● **Earnest money to be deposited - Rs. 14,00,000/-** ● **Bid Increment Amount Rs. 1,40,000/-**

Name of the Borrower & Guarantor/s :- Mr. Thakkar Tejas Kumar S, Mrs. Ilaben Thakkar, M/s. Ved Agencies, Proprietor Mr. Thakkar Tejas Kumar S	Amount due :- Rs. 48,67,835/- as on 30.09.2026 and further interest at contractual rate & cost from 01.10.2026.

Property No. 10 :- All that Part and Parcel of the Residential Property situated at Moje - Tandalja, Block No. A/52, adm. Plot area 120.86 Sq. Mtrs. Having proportionate Land of road adm. 31.86 Sq. Mtrs., Total adm. 152.72 Sq. Mtrs. Along with construction adm. 60.29 Sq. Mtrs., in Parth Park Society, lying being & situated on the land bearing R. S. No. 360/2, C.S. No. 277/B, Adm. 8397.00 Sq. Mtrs. of Village Moje - Tandalja, District - Vadodara. **Bounded by :- North :** Society Internal Road, **South :** R. S. No. 359, **East :** Block No. A-53, **West :** Block No. A-51.
● **Type of Possession – Physical Possession** ● Details of encumbrances over the property, as known to the secured creditor, if any: None
● **Reserve Price - Rs. 38,00,000/-** ● **Earnest money to be deposited - Rs. 3,80,000/-** ● **Bid Increment Amount Rs. 38,000/-**

Name of the Borrower & Guarantor/s :- Mrs. Pritiben Harishbhai Thakkar C/o Sahajanand Buildcon Pvt. Ltd. Mr. Harishbhai Nagindas Thakkar C/o Sahajanand Buildcon Pvt. Ltd.	Amount due :- Rs. 19,66,397.75 as on 30.09.2026 and further interest at contractual rate & cost from 01.10.2026.

Property No. 11 :- All the Piece and Parcel of Immovable Property situated at Flat No. A-501, Admeasuring 160 Sq. yards i.e. 133.78 Sq. metrs in Block No. A to gether with undivided proportionate share in the land of said scheme known as "Devkrupa Crystal" which is constructed on the N.A. land of bearing Revenue Survey No. 57/2 of TPS No. 73 (Vinzol-1) and Final Plot No. 26/2, Admeasuring 6617 Sq. meters situated at Mouje - Vinzol, Taluka - Dascroi in the Registration District - Ahmedabad and Sub-District - Ahmedabad-11 (Aslali). **Bounded by:- East :** Passage then Flat No. A-502, **West :** Margin & 60 Ft TP Road, **North :** Margin & Other Property, **Sourth :** Lift & Flat No. 504. ● **Type of Possession – Physical Possession** ● Details of encumbrances over the property, as known to the secured creditor, if any: None
● **Reserve Price - Rs. 19,00,000/-** ● **Earnest money to be deposited - Rs. 1,90,000/-** ● **Bid Increment Amount Rs. 19,000/-**

Contact Details : Chief Manager - Mr. Vinay Prasad Mobile - 97314 26553 / 99099 63733
Contact Details : Chief Manager- Mr. Deepak Pal at Mobile Number – 90999 31578 / 99099 63733

This may also be treated as 15 Notice Sale Notice u/r 8(6)/ 9(1) of Security Interest (Enforcement) Rules, 2002 to the Borrower(s) and Guarantor(s) of the above said loan, about the holding of E-Auction Sale on the above mentioned date. Invariably, the first bid of the property/ies will be Reserve Price + one Increment. This amount will be the minimum bid amount to participate in bidding process.

DATE AND TIME OF INSPECTION FOR PROPERTIES : AS PER CONSULTATION WITH BRANCH MANAGAR

Date : 19.10.2026 For Detailed Terms and Condition of the Sale, Please refer to the link provided in **https:// www.unionbankofindia.co.in** For Registration and Login and Bidding Rules visit **https://baanknet.com (PSB Alliance Pvt. Ltd.)**
Place : Ahmedabad **Sd/- Authorised Officer, Union Bank of India**

HDFC BANK We understand your world

Head Office: HDFC Bank House, Senapati BapatMarg,Lower Parel (West), Mumbai - 400 013
Regional Office: HDFC Bank Ltd.; Dept For Special Operations, Ground Floor ,Gulab Bhawan ,6,Bhadur Shah Zafar Marg ITO , New Delhi 110002

E-AUCTION SALE NOTICE- PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE AND MOVABLE MPROPERTIES

E-Auction Sale Notice for Sale of immovable Properties mortgaged to Bank under Securitization and Reconstruction of Financial assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rule, 2002. Notice is hereby given to the public in general and in particular to the Borrower(s)/Mortgagor(s)/Guarantor(s) that, the Authorized Officer of HDFC BANK LTD. had taken physical possession of the following properties mentioned hereunder, pursuant to demand raised vide notice(s) issued under Sec 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 in the following loan accounts with right to sell the same on "AS IS WHERE IS, AS IS WHAT IS, WHATEVER IS THERE IS AND WITHOUT RECOURSE BASIS" for realization of Bank's dues plus interest & other expenses as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act read with Rule 8 of the said Rules proposes to realize the Bank's dues by sale of the said properties. The sale of the below-mentioned Properties shall be conducted by way of E-Auction through Web Portal: https://www.bankeauctions.com.

DESCRIPTION OF IMMOVABLE PROPERTIES/DETAILS OF ACCOUNT/AMOUNT/EMD/ETC

Name of the Branch & Account	Name of the Mortgagor & Guarantors of the property	Details of property	Date & Time of Auction	Amount as per Demand Notice / Demand Notice Date	Reserve Price / EMD / Bid Increase Amount
HDFC Bank Ltd., Delhi M/S V V WOOD LLP	Mortgagors / Guarantors / Corporate Guarantors: MR. Vajeer Singh Mrs. Harmeet Kaur and M/S Namdhari Timber Private Limited	**Item No.1** Nos. 1, 2, 3, Revenue Survey No. 121/2, situated at Anjar to] Singh Bhachau Highway, Village Versamedi, Taluka Anjar, Near Sheel Oil, Distt. Katchch, Gandhidham, Gujarat 370203, situated in the Industrial Area together with all buildings and structures etc, constructed and/or constructed thereon, both present and future. Area- 1-55-80 Hectar And bounded as under: North: RS No. 119/2, East: RS No. 121/1, West Plot No. RS No. 118, South: RS No. 126, Sale deed dated 13.12.2021	04-12-2026 10:30 AM to 12:30 AM	Rs.7,73,61,920.98 Date of Demand Notice: 07-Jan-2025 Dues as on 31-Dec-2024 with further interest along with the costs and expenses till the date of full and final payment under the Credit Facilities	Rs.4,11,00,000/- Rs.41,10,000/- Rs.1,00,000/-
				Inspection Date and Time: 23-11-2026 11:00 AM to 01:00 PM (For Inspection RM Name-Pathik Dave-M-9033319756)	
		Office of the Authorized Officer- Vishal Kumar . Mobile No- 8076063777		**Last Date for Receipt of Bids :** 01-12-2026 up to 4:00 PM	

TERMS & CONDITIONS:

1. The e-Auction is being held on **"AS IS WHERE IS, AS IS WHAT IS, WHATEVER IS THERE IS AND WITHOUT RECOURSE BASIS"**
2. The interested bidders shall submit their EMD details and documents through Web Portal: https://www.bankeauctions.com (the user ID & Password can be obtained free of cost by registering name with https://www.bankeauctions.com) through Login ID & Password. The EMD shall be payable through NEFT / RTGS in the following Account: 57500000904261. Name of the Account: DFSO TRANSITORY ACCOUNT, Name of the Beneficiary: HDFC BANK LTD., IFSC Code: HDFC0000240 or through Demand Draft drawn in favour of HDFC Bank Ltd Account No. 57500000904261 latest by 4.00 P.M on or before the dates mentioned in the table above. Please note that the Cheques shall not be accepted as EMD amount. **The interested bidders are also required to submit KYC documents i.e. Copy of PAN Card; Proof of Identification/ Address Proof (KYC) viz. self-attested copy of Voter ID Card/ Driving License/ Passport/ Ration Card etc. and should carry their original for verification.**
3. To the best of knowledge and information of the Authorized Officer, there is no encumbrance, or claims except as disclosed as per Banks's record with respect to the Properties including statutory dues like property taxes, society dues, electricity dues etc. The Bank however shall not be responsible for any outstanding statutory dues / encumbrances / Municipal Corporation Dues / maintenance charges / electricity dues, charges/tax arrears etc, if any and it will be the sole liability of the buyer. The intending bidders should make their own independent inquiries regarding the encumbrances, maintenance charges, land-use, title of Property etc and should inspect & satisfy themselves, prior to submission of bid. Once bid is submitted, it will be presumed that intended bidder has satisfied himself / herself from all aspects with respect to property.
4. The prospective bidder/auction purchaser should take cognizance of all the litigations with respect to the property in auction including Securitization Application, if any filed before Debt Recovery Tribunal or any other Court. He/She should inquire all the cases with respect to the property in auction, independently and take cognizance of it prior to submission of bid. If due to any order/direction passed by Court/Tribunal, statutory authority, government agencies, auction or sale need to be cancelled and Authorized Officer have to refund/return the sale proceeds or EMD, in such case no interest or compensation shall be given. If any loss is caused, due to any legal case/action by the auction purchaser or successful bidder against the Authorized Officer or the Bank with respect to this auction/sale in such case they will indemnify the Authorized Officer or the Bank to the extent of loss incurred to it.
5. Properties can be inspected strictly on the above-mentioned date and time.
6. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact our service provider **M/s. C1 India Pvt. Ltd., Plot No 301, Gulf Petro Chem Building, Udyog Vihar, Phase 2, Gurgaon. Helpline No's: 0124-4302020/21/22/23/24, Mr. Mithalesh Kumar Mobile: 7080804466, Help Line e-mail ID: support@bankeauctions.com** and for any property related query may contact the Authorized officer as mentioned above during office hours during the working days. (10 AM to 5 PM).
7. The highest bid shall be subject to approval of HDFC Bank Limited. Authorized Officer reserves the right to accept/ reject all or any of the offers/ bids so received or cancel the auction with respect to any specific property, no. of Property/ies or all, without assigning any reasons whatsoever. His decision shall be final & binding.

(FOR DETAILED TERM AND CONDITIONS PLEASE REFER TO OUR WEBSITE www.hdfc.bank.in and www.bankeauctions.com)

Date: 27.10.2026, Place: Delhi **Authorised Officer, HDFC Bank Ltd.**

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pnb Housing Finance Limited

APPENDIX -IV-A - E-AUCTION-PUBLIC SALE NOTICE of IMMOVABLE PROPERTY/IES

E-AUCTION-SALE NOTICE FOR SALE OF IMMOVEABLE 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)

Regi. Off.:- 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi- 110001, Phones:-011-23357171, 23357172, 23705414, Web:-www.pnbhousing.com

B.O.AHMEDABAD: UG-4, Megha House, 1st Floor Nethaji Road, Mithakhali CIR, Opposite Kotak Bank, Ahmedabad, Gujarat 380006, **B.O.RAJKOT:** 305, 3rd Floor, R.K. World Tower, Nr. Sheetal Park Bus Stop, 150 Feet Ring Road, Rajkot- 360005, **B.O.VADODARA:** Trivia Mall, Race Course Road, Vadiwadi, Near Natubhai Circle, Vadodara, Gujarat – 390007

Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-D mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken (as described in Column no-C) by the authorized Officer of **M/s PNB Housing Finance Limited**/Secured Creditor will be sold on **"AS IS WHERE IS, AS IS WHAT IS and WHATEVER THERE IS BASIS"** as per the details mentioned below. Notice is hereby given to borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrowers/ mortgagor(s)-(since deceased) as the case may be indicated in Column no-A under Rule-8(6) & 9 of the Security Interest Enforcement Rules, 2002 amended as on date. For detailed terms and conditions of the sale, please refer to the link provided in **M/s PNB Housing Finance Limited/secured creditor's website i.e. www.pnbhousing.com.**

Loan No. Name of the Borrower/ Co- Borrower/ Guarantor/ Legal heirs(A)	Demanded Amount & Date (B)	Nature of possession (C)	Description of the Properties mortgaged (D)	Reserve Price (RP) (E)	EMD (10% of RP) (F)	Last Date of Submission of Bid (G)	Bid Incremental Rate (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Name/Contact Person/Mobile No.
HOU/AHM/1224/1341399, Sumitkumar Ramanlal Nayak, Nayak Manishaben Sumitkumar /Ramanlal Sukhabhai Nayak, B.O.: AHMEDABAD	Rs. 2,54,79,951 & 04-02-2026	Physical Possession	Tower B 301, 3.0. 301.0, Lyoka Life, Bs Indian Oil Bhavan Opp Aastha Bungalows, Nr Sola Flyover Nr Sg Highway, Sola Ahmedabad, Ahmedabad, Gujarat-380060, India.	Rs. 1,11,24,000	Rs. 11,12,400	12-11-2026	Rs. 1,00,000	04-11-2026 12:00pm to 04:00pm	13-11-2026 2PM to 03:00PM	NOT KNOWN
			Tower B 302, 3.0. 302.0, Lyoka Life, Bs Indian Oil Bhavan Opp Aastha Bungalows, Nr Sola Flyover Nr Sg Highway, Sola Ahmedabad, Ahmedabad, Gujarat-380060, India.	Rs. 1,11,24,000	Rs. 11,12,400		Rs. 1,00,000			
NHL/RJKT/0717/406089, Bhaveshbhai Naranbhai Dobariya / Anuya Bhaveshbhai Dobariya, B.O.: RAJKOT	Rs. 7,51,842.51 & 14-12-2023	Physical Possession	Office No 212, 2nd Floor, Parul Complex B, Sant Kabir Road, Nr Hotel Shiv Palace Residency, Rajkot, Gujarat, India, 360001	Rs. 8,02,000	Rs. 80,200	12-11-2026	Rs. 10,000	30-10-2026 12:00pm to 04:00pm	13-11-2026 2PM to 03:00PM	NOT KNOWN
HOU/VA/0717/410354, Sunita Nishad /Amarjeet Ramtirath Nishad, B.O.: VADODARA	Rs. 9,66,442.34 & 15-01-2025	Physical Possession	Plot No 300, Green City, Jitali Road, Ankleshwar, Vadodara, Gujarat-393001, India.	Rs. 5,84,000	Rs. 58,400	12-11-2026	Rs. 10,000	31-10-2026 12:00pm to 04:00pm	13-11-2026 2PM to 03:00PM	NOT KNOWN

***Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof. ** To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/ claims in respect of above mentioned immovable/secured assets except what is disclosed in the Column No.-K. Further such encumbrances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances. (1.)** As on date, there is no order restraining and/or court injunction PNBHFL/the authorized Officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties/secured assets and status is mentioned in column no-K **(2.)** The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/orders passed etc. if any, stated in column no-K. Including but not limited to the title of the documents of the title pertaining thereto available with the PNBHFL and satisfy themselves in all respects prior to submitting tender/bid application form or making Offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form. **(3.)** Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s)/the purchaser is legally bound to deposit 25% of the amount of sale price, (inclusive of earnest money) on the same day or not later than next working day. The sale may be confirmed in favour of (bidder(s) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the s sale consideration amount has to be deposited by the purchaser within 15 days' from the date of acknowledgement of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of expiry of mandatory period of 15 days mentioned in the sale confirmation letter and the property/secured asset shall be resold as per the provisions of Sarfaesi Act. **(4.) M/s C1 India Private Limited would be assisting the Authorised officer in conducting sale through an e-Auction having its Corperate office at Plot No. 68, 3rd Floor, Sector 44, Gurgaon, Haryana 122003 Website -www.bankeauctions.com For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate with Ashish Ashok Matta, Vivek Lodha, Toll Free No. - 1800 120 8800, E-Mail: auction@pnbhousing.com, is authorised Person of PNBHFL or refer to www.pnbhousing.com.**

PLACE : GUJARAT **DATE :- 27.10.2026** **SD/-AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED**

Bandhan Bank

Regional Office: Netaji Marg, Nr. Mithakhali Six Roads, Ellisbridge, Ahmedabad-6. Phone: +91-79-26421671-75

SYMBOLIC POSSESSION NOTICE

NOTICE is hereby given 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 3 of the Security Interest (Enforcement) Rules, 2002, the Authorized Officer issued demand notice to the borrower(s) on the date mentioned against the account stated hereinafter calling upon them to repay the amount within 60 days from the date of receipt of said notice. The borrower(s) having failed to repay the amount, notice is hereby given to the public in general and in particular the borrower(s) that the undersigned has taken the symbolic possession of the property described herein below under Section 13(4) of the said Act read with Rule 8 of the said Rules on the date mentioned against the account. The borrower(s) in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of the Bank for the amounts, interest, costs and charges thereon. The borrowers'/mortgagors' attention is invited to the provisions of sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

Name of borrower(s), Guarantor & Loan Account No.	Description of the property mortgaged (Secured Asset)	Date of Demand Notice	Date of Symbolic Possession Notice	O/s Amount as on date of Demand Notice
Hiteshbhai Chamanbhai Patel Deepaben Hiteshbhai Patel 20001000019980	All That Piece Or Parcel Of Area- 260.00 Sq. Mtr.,Survey No 340/2/1, Bunglow No. A/18 (As Per Approved Plan D/18), Maruti Nandan Villa, Near Popat Chokdi, City- Viramgam, Taluka :Viramgam, District : Ahmedabad, Gujarat,382350. And Same Bounded As Under: North: As Per Plan Bunglow No B-17, East: Survey No 340/2/2, West: Marutinandan Villa Road, South: As Per Plan Bunglow No D-19	June 24, 2026	October 22, 2026	Rs.16,18,552.08 (As on June 19, 2026)
Ghanshyambhai Dilipsinh Vaghela Shilaba Ghanshyambhai Vaghela 20001000020525	All That Piece Or Parcel Of Flat No.103, Block No. G, 1St Floor, Sadbhavna Township, Near Popat Chokdi, Bahucharaji Road, Viramgam, Ahmedabad, Gujarat, Area - 54.35 Sq. Mtr,382150. And Same Bounded As Under: North: Flat No. G 104, East: Passage, West: Road, South: Staircase	August 07, 2026	October 22, 2026	Rs.2,96,823.55 (As on August 06, 2026)

Place: Ahmedabad **Authorised Officer**
Date: October 27, 2026 **Bandhan Bank Limited**

AXIS BANK

Axis Bank Ltd. (CIN: L65110GJ1993PLC020769)

Branch Office: Axis Bank Limited, Collection Center, First Floor, Unit No.101 & 102 (Part) Balleshwar Avenue S G Highway Opp. Rajpath Club Bodakdev Ahmedabad Gujarat - 380054 **Corporate Office :** Axis Bank Ltd., 3rd Floor, Gigaplex, NPC – 1, TTC Industrial Area, Mugalsan Road, Airoli, Navi Mumbai – 400 708.

Possession Notice APPENDIX –IV [Rule 8(1)]

Whereas, the undersigned being the Authorized Officer of the AXIS BANK LTD, under the Securitisation 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 3 of the Security Interest (Enforcement) Rules 2002, issued a demand notice dated mentioned hereen below tabe 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 tabel having failed to repay the Banks dues as mentioned in the notice issued to him under Securitisation 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 tabel) 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 tabel 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 tabel 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

Sr. No	Name of Borrower/ Guarantor/ Co-Borrower	Demand Notice Date & o/s. Amount Rs (interest + Charges-Recovery	SCHEDULE OF IMMOVABLE PROPERTY	Date & Type of Possession
1	1) MR. GAJERA JAYESHBHAI VELJIBHAI 2) MRS. GAJERA MANISHA JAYESHBHAI	28-07-2026 & Rs 26,90,417/- as on 17-07-2026	All That Piece And Parcel Of Property Bearing Surat District, Subdistrict Taluka City, Currently The Land Registered With Survey No. 185/1+2, Block No. 136 Of Moje Village Utran Of Subdistrict Taluka Adajan, Which Has A Total Area Of 19324 Sq. M. As Per 7/12, To Which Tp Scheme No. 27 (Utran-Kosad) Applicable F.Plot No. 41, Area 12561 Sq. M. Has Been Allotted. Out Of The Buildings Constructed In The Project Named Rameshwaram Regency On That Non-Cultivated Land, The Property With Flat No. 101 On The First Floor Of Building No. G, Which Has An Area Of About 644.96 Sq. Ft. Or 59.92 Sq. M. Property With Carpet Area (Commercial Area) Having A Built-Up Area Of Approximately 709.78 Sq. Ft. I.E. 65.94 Sq. M., Which Is In The Name Of Mr. Gajera Jayeshbhai Veljibhai & Mrs. Gajera Manisha Jayeshbhai. Boundaries : East: Garden., West: Margin's Place., North: Garden., South: Building No. F.	23-10-2026 (Symbolic)
2	1) MR. BHAVIK PURUSHOTTAM BHARDWAJ 2) MRS. ANITA BHAVIK BHARDWAJ	28-07-2026 & Rs. 26,02,674/- as on 28-07-2026	All That Piece And Parcel Of Surat District Choryasi Sub-District City Surat Moje Village: Block No. 116, Res. No. 28 Of Didoli, Land Registered With Area: 19324.00 Sq.M. T.P. Scheme No. 69 (Godadara-Dindoli) Final Plot No. 104, Area: 12561.00 Sq.M. In The Land Of "Ms. Shakti Info" Built Under "Ms. Shakti Info", In "Ambika Heaven" Building No. "E" On The Ninth Floor, Flat No. 903, Whose Super Built-Up Area Is 1186.00 Sq.Ft And Whose Built-Up Area Is 1068.00 Sq.Ft I.E. 99.20 Sq.M. The Property Is A Property With A Proportionate Undivided, Indivisible Right, Share And All Internal And External Rights And Privileges Attaching To It. East: Adj. Land Of Block No. 115. West: Adj. Land Of Block No. 117, North: Adj. Land Of Block No. 114, South: Adj. T. P. Road Of 18 Mtr.	23-10-2026 (Symbolic)
3	1) MR. GOSWAMI DIPENKUMAR RAJENDRABHARATI 2) MRS. CHETANABEN RAJENDRABHARATI GOSWAMI	28-07-2026 & Rs 13,53,371.36 /- as on 17-07-2026	All That Piece And Parcel Of Immovable Property Being Situated Plot No. 122 (At The Panchayat Office No. 122 And Property No. 7713) Admeasuring About Area Size 12.6"38 Feet I.E. 44.15 Sq.Mtr And Ground Floor Construction Area 44.15 And First Floor Construction Area 44.15 Sq.Mtr Total Construction 88.30 Of Non Agriculture Land Residencial Purpose Constructed Known As "Asopalav Row House Vibhag 2" Situated At The Land R.S No. 599 And 600, Block No. 546 (After Kjp Block No. 546/122) Along With Undivided Share In The Land Of Property Village :- Kamrej, Sub Dist. Kamrej, District: Surat , Which Is In The Name Of Mr. Goswami Dipenkumar Rajendrabharati & Mrs. Chetanaben Rajendrabharati Goswami. Boundaries : East : Society's Road, West : Plot Number 97, North : Plot Number 123, South : Plot Number 121	23-10-2026 (Symbolic)
4	1) MR. JADAV ASHVIN SURESHBHAI 2) MRS. JADAV REKHABEN ASHWINBHAI	28-07-2026 & Rs. 9,79,014/- as on 17-07-2026	All That Piece And Parcel Of Immovable Property Being Surat District Sub-District Taluka Udhan Moje Pandesar Survey / Block No. 9/13 Paiki 13 Registered Non Agricultural Area Is 1-46-70 Sq.M. Out Of 1-21-51 Sq.M. Land Is Included In The Draft Tp Scheme No. 57 (Pandesara) Including Original Plot No. 12a And Final Plot 12/A/1 Area 6116 Sq.M. And F.Plot No. 12/A/2 Area 4120 Sq.M. Total 10236 Sq.M. Has Been Allotted Out Of Which Land Is Final Plot No. 12/A/1, A Multi-Storey Building Constructed On The Site Known As "Vastu Pujan Residency-1" Has A Total Of 11 Towers (A,B,C,D,E,F,G,H,I,J,K) And The Property With Flat No. 402 On The Fourth Floor, Whose Carpet Area Is 40.51 Sq.M. I.E. The Area Of The Built-Up Area Is 43.95 Sq.M., Which, Which Is In The Name Of Mrs. Jadav Rekhaben Ashwinbhai & Mr. Jadav Ashvin Sureshbhai. East: Common Plot, West : Road, North: Road, South: Block No. B.	23-10-2026 (Symbolic)
5	1) MR. KHATANA KABABHAI VIHABHAI 2) MRS. KHATANA MAYABEN KABABHAI	04-06-2026 & Rs. 7,69,170/- as on 27-06-2026	All That Piece & Parcel Of District Surat District, Kamrej Taluka, Moje Village, Pasodara, Within The Limits Of Ra. Survey, No.-176, Whose Block No. 177, A Project Named "Om Township Division-3" Has Been Planned By A Partnership Firm Named M.D.Infa Developers On The Residential Land, According To The Passing Plan, Among The Buildings In It, "Building No.:-A/2 Paiki" Among Which The Flats On The Second Floor Are Flat No.-202, Which According To The Location Is "Building No.:-A/42" Among Which The Flats On The Second Floor Are Flat No.-202, Whose Construction Area Is 569.29 Sq.Ft. Or 52.89 Sq.M. Property With Flats For Residential Purposes Having An Area Of 36.65 Sq.M., Which Is In The Name Of Mr. Khatana Kababhai V & Mrs. Khatana Mayaben. East: Building, West: Flat No. 201, North: Open Space, South : Passgae/Staircase.	23-10-2026 (Symbolic)
6	1) MR. VINAYKUMAR 2) MRS. MALA VINAYKUMAR CHATURVEDI	28-07-2026 & Rs. 15,54,078/- as on 14/07/2026	All That Piece And Parcel Of Registration District Ahmedabad, Sub District Ahmedabad-11 (Aslali) And Taluka Vatwa Of Moje-Gam Vatwa Within The Limits Of Survey No.-1449 Measuring 4047 Sq.M. And Survey No.-1450 Measuring 5999 Sq.M. A Total Of 10016 Sq.M. Of Land Was Found Which Was Included In T.P. Scheme No.-84 (Vatwa-4) Of Final Plot No.-303 Measuring 6008 Sq.M. Sub Plot No. Flat No. 102 On The First Floor Of E-Block Of The Scheme Known As "Kushal Awas-2" Built On 5278 Sq.M. Of Uncultivated Land Of No. 2, Area 45.19 Sq.M. (Carpet Area) And The Property With The Rights Of Movement Through The Stairs, Passage And Disposal Of The Said Scheme And The Area Of The Balcony Wash Area In The Said Flat Is Approximately 1.64 Sq.M. And The Property With The Undivided, Undivided And Undivided Portion Of The Land Of The Said Final Plot, Which Is In The Name Of Mr. Vinaykumar Ramajor Chaturvedi & Mrs. Mala Vinaykumar Chaturvedi. Boundaries : East : Flat No. E-101, West : Flat No. F-109, North : Passage, South : Internal Road	23-10-2026 (Symbolic)
7	1) MR. MANUBHAI DEVABHAI RATHOD 2) MRS. RATHOD MANJULABEN MAN