DEBTS RECOVERY TRIBUNAL - II, AHMEDABAD

RP/RC No. 593/2017

CH: PUNJAB AND SIND BANK

VERSUS

CH: M/S LAKSHMI INVESTMENT CORPORATION

05.11.2026

Mr. Siddharth Padhiyar for Mr. K.N. Shah, Ld. Counsel for the CH Bank. None for the Cds

The Ld. Counsel for the CH Bank has filed I.A. No. 393/2026 seeking preponement of the matter originally listed on 26.11.2026, along with the requisite fee. On the request of the applicant, the matter was placed on the today's board, i.e., 05.11.2026. Hence I.A. No. 393/2026 is hereby allowed and disposed of accordingly.

Thereafter, he filed an application for correction in the order dated 08.10.2026 and auction sale notice bearing I.A. No. 394/2026. The same is also taken on record. It is further stated in the application CH Bank came to know that the account number and account name mentioned in the auction sale notice are wrongly given by the Bank. Therefore, the CH Bank requested to correct them.

Accordingly, a corrigendum is hereby issued to modify the account number and account name in order dated 08.10.2026, as under:-

Account number to be read as **80295040070003** in place of **03051200011732** and account name to be read as **NEFT Inward STP parking Account** in place Of Laxmi Investment Corporation as mentioned in order dated 08.10.2026.

It is clarified that the contents of the original order shall remain unchanged except the Account Number and Account Name. Matter be listed on **26.11.2026** for further proceedings.

Seal

(ANUBHA DUBEY)
RECOVERY OFFICER - 1
DEBTS RECOVERY TRIBUNAL -II AHMEDABAD.

केनरा बैंक Canara Bank

Regional Office - Gandhinagar
Plot No. 322 to 325, Samruddhi Complex
Nr. Patnagar Bhavan Sector 16, GH Road 4.5
Gandhinagar 382016, Mob : 9426074256,
Email : roahd2rec@canarabank.com

DEMAND NOTICE [SECTION 13(2)] TO BORROWER/ GUARANTOR/MORTGAGOR

Ref: 117/GRO/13(2)/RAKHIBEN/2026-27 **Date: 28/10/2026**

To

Borrower: Smt. Pujara Rakhiben Bipinbhai, Shri Bipin Kiritbhai Pujara (Thakkar)
Add.: Moti Street, Dhrangadhra, Surendranagar - 363310

SCHEDULE –A

[Details of the credit facility/ies availed by the Borrower]

S.N.	LOAN NO	NATURE OF LOAN/LIMIT	DATE OF SANCTION	AMOUNT
1	71859970000016	Housing Loan	07-04-2018	Rs. 9,00,000/-

The above said loan / credit facilities are duly secured by way of mortgage of the assets more specifically described in the schedule hereunder, by virtue of the relevant documents executed by you in our favour. Since you had failed to discharge your liabilities as per the terms and conditions stipulated, the Bank has classified the debt as NPA on **20.10.2026.** Hence, we hereby issue this notice to you under Section 13(2) of the subject Act calling upon you to discharge the entire liability of **Rs. 4,52,714.64** an accrued interest up to the date, within sixty days from the date of the notice, failing which we shall exercise all or any of the rights under Section 13(4) of the subject Act.

Further, you are hereby restrained from dealing with any of the secured assets mentioned in the schedule in any manner whatsoever, without our prior consent. This is without prejudice to any other rights available to us under the subject Act and / or any other law in force.

Your attention is invited to provisions of sub-section (8) of Section 13 of the SARFAESI Act, in respect of time available, to redeem the secured assets.

The demand notice had also been issued to you by Registered Post Ack due to your last known address available in the Branch record.

SCHEDULE

Details of Immovable Assets

SL	Descreption	Name of the Title Holder
1	All that piece and parcel of non-agricultural immovable property the residential plot bearing Dhragandhra Revenue Survey No. 1141/p1 & 1141/p1/2(A4-33G) paiki plot no. 19,20,21,33,34 & 35 paiki sub plot no. 19+20+21+33+34+35/H (8) land measuring 63.75 Sq. Mtrs. With all other present and future construction on said land situated at place known as "Umiya Park" Halvad Road Nr. Taluka Seva Sadan at Mouje Dhragandhara Surendranagar. Tal. Dhragandhra Dist.- Surendranagar. **Boundaries of the property (As per Deed):** EAST: Land of Sub. Plot no. 19+20+21+33+34+35/i(9), WEST: Land of Sub. Plot no. 19+20+21+33+34+35/G(7), NORTH: Land of Sub. Plot no. 19+20+21+33+34+35/K(11), SOUTH: 9.00 Mtrs Road. **CERSAI Asset ID:** 200051585176, **Security interest Id:** 400051589259	Smt. Rakhiben Bipinbhai Pujara and Shri Bipinbhai Kiritbhai Pujara

DATE: 14.11.2026 **Sd/- Authorised Officer**
PLACE: Surendranagar **Canara Bank**

पंजाब नैशनल बैंक punjab national bank

ARMB, 6th Floor, Gujarat Bhavan, Ellisbridge, Ahmedabad - 380 006. Mail ID: cs4517@pnb.bank.in

Appendix-IV [Under Rule 8(1)]

POSSESSION NOTICE (For Immovable Property)

Whereas, the undersigned being the Authorised Officer of **Punjab National Bank,** under the Securitisation and Reconstruction of Financial Assets & 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 **Demand Notice dated 07.08.2026** calling upon the **Borrowers/Guarantor/Mortgagor- M/s. Tej Construction Co. (A Partnership Firm) And Mr. Rakesh Haribhai Upadhyay (Partner & Guarantor) Mrs. Roopa Rakesh Upadhyay (Partner & Guarantor) and Mr. Nishit Madhusudhan Joshi (Partner & Guarantor) Mr. Navdip Dipakbhai Parikh (Partner & Guarantor) and Mrs. Geetaben Dipakkumar Parikh (Partner & Guarantor) and Mrs. Devyani Madhusudan Joshi (Guarantor & Mortgagor) And Mr. Jimish Dipakbhai Parikh (Guarantor & Mortgagor)** to repay the amount mentioned in the notice being is **Rs. 4,69,86,112.28 (Rupees Four Crore Sixty Nine Lakh Eighty Six Thousand One Hundred Twelve and Paisa Twenty Eight Only)** as on **31.07.2026,** Less recovery if any, within 60 days from the date of notice /date of receipt of the said notice together with further interest, incidental expenses, costs, charges etc. till date of payment and / or realization.

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 **Possession** of the property described herein below in exercise of powers conferred on him/her under 13(4) of said Act read with Rule 8 of the said Rules on this **12.11.2026.**

The Borrower'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.

The Borrowers/Guarantor/Mortgagors 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 **Punjab National Bank**, for an amount of being **Rs. 4,69,86,112.28 (Rupees Four Crore Sixty Nine Lakh Eighty Six Thousand One Hundred Twelve and Paisa Twenty Eight Only)** as on **31.07.2026,** Less recovery if any and further interest & expenses thereon until full payment.

DESCRIPTION OF THE IMMOVABLE PROPERTY

1) All that piece and parcel of property situated bearing at Plot No. 954/2 admeasuring 72.45 sq. mtrs. of Built-Up area and 135 Sq. Mtrs. of plot area; constructed on Non-Agricultural land bearing Sector No. 4-D; situate, lying and being at Mouje: Gandhinagar, Taluka: Gandhinagar, in the Registration District of Gandhinagar and Sub Registration District of Gandhinagar Zone - 01 within State of Gujarat. **Owned by Mr. Rakesh Haribhai Upadhyay. Bounded by: East**: Plot No. 956/1, **West :** Plot No. 954/1, **North:** 7.5 Mtrs. Road, **South:** Plot No. 974/1.

2) All that piece and parcel of property situated bearing at Office No. 429 on Fourth Floor having Carpet area admeasuring 38.60 Sq. Mtrs. and admeasuring 13.10 Sq. Mtrs. of Open Space in the scheme known as "PRAMUKH TANGENT" along with undivided proportionate share of land admeasuring 22.68 Sq. Mtrs.; constructed on Non-Agricultural land bearing Final Plot No. 31 admeasuring 22595 Sq. Mtrs. Sq. Mtrs. of Town Planning Scheme No. 08 (Sargasan) of Survey No. 31,32, and 35 admeasuring 35959 Sq. Mtrs. paiki 34,751 Sq. Mtrs.; situate, lying and being at Mouje: Sargasan, Taluka: Gandhinagar, in the Registration District of Gandhinagar and Sub Registration District of Gandhinagar Zone - 02 within State of Gujarat. **Owned by M/s Tej Construction Co. (A Partnership Firm). Bounded by: East:** 9.75 Feet Passage, **West:** Margin Space, **North:** Office No. 430, **South:** Office No. 428.

3) All that piece and parcel of property situated bearing at Flat No. C/201 on Second Floor having area admeasuring 110 Sq. Yds. i.e. 92 Sq. Mtrs. in the scheme known as "SHKAMBA TOWERS" along with undivided proportionate share of land in the land of "Skamba Towers Co. Operative Housing Society Limited"; constructed on Non-Agricultural land bearing Final Plot No. 190/1 of Town Planning Scheme No. 1 allotted in lieu Survey No. 16+18; situate, lying and being at Mouje: Memnagar, Taluka: Ghatlodiya, in the Registration District of Ahmedabad and Sub Registration District of Ahmedabad 3 (Memnagar) within State of Gujarat. **Owned by Devyani Madhusudan Joshi). Bounded by: East:** Sahjanand Flat, **West:** Flat No. C/202, **North:** Main Entrance Door, **South:** Maharaja Agrasen School.

4) All that piece and parcel of property situated bearing at Flat No. 03 on Ground Floor having construction area 69.18 Sq. Meters, in the scheme known as "VIMAL APARTMENT" of the society known as "Karamchari Vasahat Co-operative Housing Society Limited" and having Municipal Tenement No. 0531-15-3815-0001-D; constructed on Non-Agricultural land bearing Final Plot No. 597 of the Town Planning Scheme No. 28 of Revenue Survey No. 551/86; situate, lying and being at Mouje: Vadaj, Taluka: Sabarmati in the Registration District of Ahmedabad and Sub Registration District of Ahmedabad-2 (Vadaj) within State of Gujarat. **Owned by Geetaben Dipakbhai Parikh and Jimish Dipakbhai Parikh) Bounded by: East:** Society Road, **West:** Common Wall, **North:** Main Door, **South:** Compound Wall and Margin

Date: 12.11.2026 **Sd/- Authorised Officer,**
Place: Ahmedabad / Gandhinagar **Punjab National Bank**

BANK OF MAHARASHTRA

Zonal office Surat : 2nd Floor, Mile Stone Fiesta, Near Madhuvan Circle, L P Savani Road, Adajan, Surat - 395009, **Tele :0261 3506540**

PUBLIC NOTICE (BREAK OPEN OF OVERDUE LOCKERS)

Bank of Maharashtra,Surat Zone hereby issue 3 Month Public Notice w.e.f 16.11.2026 with an intention to break open following 1 locker pertaining to below mentioned branches which are overdue for more than 3 Years & were remained inoperative for long period duly adhering to guidelines of Bank's Policy on Break Open of SDV Lockers.

Sr.	Name of Branch	Branch Code	Name of Locker Holder	Locker Type	Locker No
1	Raopura	105	Sandhya Parikh	A	70

Whereas you, the abovementioned locker holders have committed default in payment of locker fees and contact to the branch despite various notices given by the bank on the registered address with it. You are therefore called upon to contact the branch immediately within 3 (Three) months from the date of this notice and repay the due of the bank immediately.

Whereas, you have not cleared the dues and despite diligent and repeated follow up for recovery of dues you are still in default. Consequently, all your rights over the hired locker stands forfeited and Bank was entitled for repossession of the locker allotted to you.

Whereas, in exercise of said right of repossession, Bank took possession of your said locker and decided to break open the same at your cost and consequences on 16.02.2027 (3 months from the date of publication of notice) at 10:00 Hrs. You are hereby called upon to pay the dues with in 3 months hereof 16.11.2026

Please take notice that in the event of your failure to pay the above costs and take custody of the articles with in 3 months hereof, Bank shall put on sale such portion of the articles / properties as may seem necessary to satisfy the dues, costs as well as the cost of sale. Further, Please take notice that the remaining articles after auction sale, if any shall be kept in safe place at an annual rent double the present rate that you are liable to pay.

Date:- 16.11.2026 Sd/-, Authorized Officer,
Place:- Surat Bank of Maharashtra

Note : In case of controversy English version will be Considered

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FORM NO. 14 [See Regulation 33(2)]
By Regd. A/D, Dasti failing which by Publication

DEBTS RECOVERY TRIBUNAL-II

Government of India, Ministry of Finance, Department of Financial Services

3rd floor, Bhikhubhai Chambers, 18, Gandhikunj Society, Ellisbridge, Ahmedabad-380 006

DEMAND NOTICE

NOTICE UNDER SECTIONS 25 TO 28 OF THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993 AND RULE 2 OF SECOND SCHEDULE TO THEINCOME TAX ACT, 1961.

R.C. NO. 192/2018 **21.10.2026**

DENA BANK NOW BANK OF BARODA
Versus
VARUN PACKAGING INDUSTRIES

To,
(CD 1) Varun Packaging Industries, Proprietorship concern owned by Shri Varun Shreeram Choudhary, Business at: Survey No 336-2-6 Silikon Compound Kachigam Char Near Cricket Ground Daman 396 210
Factory at: Fansa Char Rasta, Opp. Shri Rang Weigh Scale GIDC, Sarigam 396 155.

This is to notify that as per the Recovery Certificate issued in pursuance of orders passed by the Presiding Officer, DEBTS RECOVERY TRIBUNAL AHMEDABAD (DRT 2) in **OA/429/2016** an amount of **Rs 36,69,708.07/- (Rupees Thirty Six Lakhs Sixty Nine Thousands Seven Hundred Eight And Paise Seven Only)** along with pendentelite and future interest @ 12% w.e.f. **15/07/2015** till realization and costs of **Rs 72,000/- (Rupees: Seventy Two Thousand Only)** has become due against you (Jointly and severally/ Fully/Limited). The recovery if any will be adjusted.

2. You are hereby directed to pay the above sum within 15 days of the receipts ofthe notice, failing which the recovery shall be made in accordance with the Recovery of Debts Due to Banks and Financial Institutions Act, 1993 and Rules there under.

3. You are hereby ordered to declare on an affidavit the particulars of yours assets on or before the next date of hearing.

4. You are hereby ordered to appear before the undersigned on 30/11/2026 at 10:30 a.m. for further proceedings.

5. In addition to the sum aforesaid, you will also be liable to pay:
(a) Such interests as is payable for the period commencing immediately after this notice of the certificate / execution proceedings.
(b) All costs, charges and expenses incurred in respect of the service of thisnotice and warrants and other processes and all other proceedings taken for recoveringthe amount due.

Given under my hand and the seal of the Tribunal, on this date: 21/10/2026 SEAL Recovery Officer DEBTS RECOVERY TRIBUNAL AHMEDABAD (DRT 2)

DIPNA PHARMACHEM LIMITED

CIN: L24100GJ2011PLC066400
Registered Office: A/211, Siddhi Vinayak Complex, Near D.A.V. School, Makarba, Ahmedabad, Gujarat, India 380055

STATEMENT OF AUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED ON 30.06.2026

(₹ In Lakhs except EPS)

Sl No.	Particulars	Quarter Ending on 30.06.2026	Year to Date Figures 31.03.2026	Corresponding Three Months Ended in the Previous Year 30.06.2025
1	Total income	2379.06	12,910.87	1850.04
2	Net Profit / (Loss) for the period (before Tax, Exceptional and/or Extraordinary items)	52.42	354.48	57.02
3	Net Profit / (Loss) for the period before Tax (after Exceptional and/or Extraordinary items)	52.42	354.48	57.02
4	Net Profit / (Loss) for the period after tax (after Exceptional &d/or Extraordinary items)	39.42	263.19	57.02
5	Total Comprehensive Income for the period [Comprising Profit / (Loss) for the period (after tax) and Other Comprehensive Income (after tax)]	39.42	263.19	57.02
6	Equity Share Capital	2628.92	2628.92	2404.53
7	Reserves & Surplus (excluding Revaluation Reserve) as shown in the Audited Balance Sheet of the previous year	1813.80	1774.39	1501.77
8	Face Value of Equity Share Capital	10	10	10
9	Earnings Per Share (Basic / Diluted)	0.15	1.00	0.24

Note: The above is an extract of the detailed format of Quarterly Financial Results filed with the Stock Exchanges under Regulation 33 of the SEBI (LODR) Regulations, 2015. The full format of the Quarterly Financial Results are available on the Stock Exchange website i.e. www.bseindia.com

For, **Dipna Pharmachem Limited**
Sd/-
Keyur Shah
Managing Director
DIN: 03167258

Date: 04.11.2026
Place: Ahmedabad

बैंक ऑफ महाराष्ट्र Bank of Maharashtra — BANK OF MAHARASHTRA

Zonal office Surat: 2nd Floor, Milestone Fiesta, LP Savani road, Adajan Surat.

[Rule – 8 (1)] POSSESSION NOTICE (For Immovable Property)

WHEREAS, the undersigned being the Authorized Officer of the **Bank of Maharashtra** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and in exercise of the powers conferred under Sub-Section (12) of Section 13 read with Rule 8 of the Security Interest (Enforcement) Rule, 2002, issued Demand Notice dated **25/08/2026** calling upon the Borrowers/Guarantors **1. MRS. SAPNA SACHINDRA MISHRA (Borrower), MR. SACHINDRA KUMAR MISHRA (Borrower), MR. VIVEKKUMAR BHAVAN MISHRA (Borrower),** and demand notice dated **24/08/2026** calling upon the Borrowers/Guarantors **2. MR. VITTHAL MAHADEV AHIRE (Borrower), MRS. CHANDRABHAGA VITTHAL AHIRE** and demand notice dated **03/09/2026** calling upon the Borrowers/Guarantors **3. MR. DINESHBHAI MANOHARLAL BASWANI (Borrower), MRS. KAVITA DINESH BASWANI (Borrower)** to repay in full the amount as mentioned below within 60 days from the date of receipt of the said Notice.

The notice was sent by Registered AD post calling upon the borrowers for payment of dues towards to the bank. 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 **Symbolic 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.

The borrowers in particular and the public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of Bank of Maharashtra for an amount hereinabove mentioned.

(DESCRIPTION OF THE IMMOVABLE PROPERTIES)

Sr. No.	Name of the Borrower/s /Guarantor/s	Amount	Date of Possession
1.	MRS. SAPNA SACHINDRA MISHRA (Borrower), MR. SACHINDRA KUMAR MISHRA (Borrower), MR. VIVEKKUMAR BHAVAN MISHRA (Borrower)	**Housing Loan** A/c No. 60494311663 Ledger Balance Rs. 2111734.76+ Unapplied Interest Rs. 59782.16 + interest thereon @ 7.70% per annum from 26.08.2026 **Housing Loan** A/c No. 60494308912 Ledger Balance Rs. 814002 + Unapplied Interest Rs. 22171.46 + interest thereon @ 7.70% per annum from 26.08.26	Symbolic Possession taken on 11/11/2026
	Description of Secured Asset (Immovable Properties) Nature of Security – Registered Mortgage of Immovable Property **Description:** All that piece and parcel of Immovable Property bearing Plot No. 10/2 (Southern part of the Plot No. 10 as per K.J.P Block No. 110/1/1/10 after Re-Survey New Block No. 4559), Admeasuring 124.56 Sq Mtr along with rights in common plot Admeasuring 15.00 Sq Mtr and in Common Road Admeasuring 35.78 Sq Mts paiki Admeasuring 62.28 Sq Mts, along with rights in common plot admeasuring 7.50 sq Mts and in common road Admeasuring 17.89 Sq Mts of the Residential Society Known as Naklang Dham, situated at land bearing R.S No. 110/1/1/1, Vijalpore, Jalalpore, Navsari, Gujarat - 396421		
2.	MR. VITTHAL MAHADEV AHIRE (Borrower), MRS. CHANDRABHAGA VITTHAL AHIRE	**Housing Loan** A/c No. 60392018741 Ledger Balance Rs. 1551468.28 + Unapplied Interest Rs. 51406.28 + Interest thereon @ 8.20% p.a. from 28.08.2026	Symbolic Possession taken on 11/11/2026
	Description of Secured Asset (Immovable Properties) Nature of Security – Registered Mortgage of Immovable Property All that piece and parcel of Immovable Property bearing Flat No. B-108, First Floor, Tower – B, Natraj Township, R.S No. 445/1, paikee T.P No. 66, F.P No. 13 (Old F.P No. 17/2), Mouje Vadodara Kasba, Sayajigunj, Dist. Vadodara, Gujarat – 390020, Adm. 47.12 Sq Mts. (Built Up), 60.41 Sq Mts (Super Built Up), Undivided Common Land of 10 Sq Mts. Consisting of 2 BHK Rooms.		
3.	MR. DINESHBHAI MANOHARLAL BASWANI Borrower), MRS. KAVITA DINESH BASWANI (Borrower)	**Term Loan** A/c No. 60163241625 Ledger Balance Rs. 355824.04 + Unapplied Interest Rs. 8390.92 + Interest thereon @ 8.50% p.a. from 04.09.2026.	Symbolic Possession taken on 13/11/2026
	Description of Secured Asset (Immovable Properties) Nature of Security – Registered Mortgage of Immovable Property All that piece and parcel of Immovable Property bearing Flat No. B-104, 1st Floor, admeasuring 41.39 Sq Mts, Land R.S No. 112, Area – 3339 Sq Ft./ Paiki T.P No. 6, F.P No. 82, Tower – B, Building named as "Saffron Basic" Common Area 28.81 Sq Mts, Village – Sayajipura, District – Vadodara, Gujarat - 390019		

Date: 17-11-2026 Note: In Case of controversy English version will be Considered. **Sd/- Authorized Officer,**
Place: Surat **Bank of Maharashtra**

BAJAJ FINANCE LIMITED

Registered Office: Bajaj Auto Limited Complex, Mumbai - Pune Road, Akurdi, Pune – 411035 **Branch Office:** Office - 1201, 12Th Floor, Infinity Benchmark, Plot G-1, Ep & Gp, Sector 5, Salt Lake, Kolkata, West Bengal 700091 Authorized Officer's Details: Name: Vishal Rathod, Email ID: vishal.rathod10@bajajfinserv.in Mob No. +91 7043560149.

APPENDIX- IV-A [See proviso to rule 8 (6)]

e-Auction Sale Notice Under SARFAESI Act 2002

Sale of Immovable Assets Under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("ACT")

Notice is hereby given to the public in general and to the Borrowers/Co-borrowers/Mortgagor(s) in respect of below mentioned secured asset which is mortgaged with Bajaj Finance Limited **("BFL')**, and possession of which had been taken by undersigned Authorised Officer of BFL under the provisions of the ACT will be sold by Auction for recovery of the amount mentioned hereunder and further applicable interest, charges, and costs etc.

The secured asset described below is being sold on **"AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS"** under Rule No. 8 & 9 of the Security Interest (Enforcement) Rules **("the Rules")** for recovery of the dues detailed as under:

Particulars of E-auction

Name & Address of Borrower & Co-Borrower's	**Rohan Prints Thr. Its Prop. Anitarani Surendrakumar Narang (borrower)** AT: - 5078 Shri Kuberji Textile Dech Saroli Road Saroli Surat Ring 395010 Gujarat ALSO AT, R/o. Flat No. A-801, 8th Floor, Building No. A, Sangini Residency, R.S. No. 155 Paiki 156, T.P.S. No. 4 (Umra - South), F.P. No. 126 - B, Moje.: Umra, Sub Dist.: Choriyasi, Dist.: Surat 395007, **Lavina Surinder Narang (Co-borrower)** AT: - A 801 Sangini Residency City Light Road Surat Gujarat 395007, **Anitarani Surendrakumar Narang (Co-borrower) At**: - A 801 Sangini Residency Canal Road City Light Surat Gujarat 395007, **Rohan Surendra Narang (co-borrower) At**: - A 801 Sangini Residency Canal Road City Light Surat Gujarat 395007
Loan Account Number	**P428PLA10755882**
Statutory Demand Notice u/s. 13(2) Date & Amount	Notice dated 17-Feb-2026 Demand amount ₹. 90,01,884/-
Outstanding Amount as on 12.11.26	Rs. 93,84,317/- (Rupees Ninety-Three Lakh Eighty-Four Thousand Three Hundred Seventeen Only)
Description of Immovable Property	All the rights, title and interest of immovable property flat no. 801 admeasuring about 1573.00 sq. feet on 8th Floor along with undivided share admeasuring about 48.02 sq.meter in building no. A in the scheme known as Sangini Residency, forming part of land bearing Revenue Survey No. 155 Paikee and 156, Final Plot No. 126/B admeasuring about 6260.31 sq.meter of T.P. Scheme No. 4 (Umra South) of Mouje Umra of Choryasi Taluka in the District and Sub District of Surat, which is bounded as Under, East: Open Space; West: Flat No. 802; North: Entry passage and stair; South: Open Space.
Reserve Price in INR	**₹. 87,00,000/-**
EMD	**₹. 8,70,000/-**
E-auction date and time	22/12/26 3:00 pm to 5:00 pm
E- auction Portal	**https://bankauctions.in**
Last date of submission of EMD	21/12/26
Bid Increment Amount in Rs.	**₹ 1,00,000/-**
Encumbrance Known to Secured Creditor	Not Known
Date of Inspection of Property	From 13/11/26 to 21/12/26 on working day between 9.30 AM to 5 PM with Prior appointment

Public in General and Borrowers in particular please take notice that if in case auction on date scheduled herein fails for any reason whatsoever then secured creditor may enforce security interest by way of sale through private treaty, at the discretion on of the secured creditor. For detailed terms and conditions of the sale, please refer to the link **https://bankauctions.in and https://www.bajajfinserv.in /auction-notices**

Date: 17/11/2026 Place: SURAT **Sd/- Authorized Officer, BAJAJ FINANCE LTD**

SHIVALIK SMALL FINANCE BANK LTD.

Registered Office : 501, Salcon Aurum, Jasola District Centre, New Delhi - 110025
CIN : U65900DL2020PLC366027

AUCTION NOTICE

The following borrowers of Shivalik Small Finance Bank Ltd. are hereby informed that Gold Loan/s availed by them from the Bank have not been adjusted by them despite various demands and notices including individual notices issued by the Bank. All borrowers are hereby informed that it has been decided to auction the Gold ornaments kept as security with the Bank and accordingly has been fixed at **11:00 am** in the branch premises from where the loan was availed. All, including the borrowers, account holders and public at large can participate in this auction on as per the terms and conditions of auction.

Auction date is 26.11.2026 @ 11:00 am.

S. NO	Branch	Account No.	Actt Holder name
1	SURAT	103842512645	CHAURASIYA R SHRAVAN
2	SURAT	103842511814	PARMAR B BALUBHAI

The Bank reserves the right to delete any account from the auction or cancel the auction without any prior notice. **Authorised Officer, Shivalik Small Finance Bank Ltd.**

यूनियन बैंक Union Bank

Chinai Baug, Near Torrent Power, Dudheshwar Road, Ahmedabad 380 004. Email : ubin0531278@unionbankofindia.bank • Contact No.9137431270

POSSESSION NOTICE [Rule 8(1)]

Whereas The undersigned being the authorised officer of the **Union Bank of India,** Dudheshwar Branch, Ahmedabad 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 **08.01.2025** calling upon the Borrower/Guarantor **Mr. Krishnakant Amratlal Patel & Mrs. Bhavikaben Arunbhai Nilevar** to repay the amount mentioned in the notice being **Rs.4,55,675.59/- (in Words Four Lacs Fifty Five Thousand Six Hundred Seventy Five & Fifty Nine Paise Only)** plus interest and expenses within 60 days from the date of receipt of the said notice.

The borrower having failed to repay the total 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/her under section 13 (4) of the said Act read with rule 8 of the said rules on this **13th** day of **November** of the year **2026.**

The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Union Bank of India, Dudheshwar Road Branch, Ahmedabad for the amounts of **Rs.4,55,675.59/- (in Words Four Lacs Fifty Five Thousand Six Hundred Seventy Five & Fifty Nine Paise Only)** as on **08-01-2025** and further interest and expense thereon Borrower/Guarantor's attention is invited to provisions of sub-section (8) of section 13 of the said Act, in respect of time available to redeem the secured assets.

Description of immovable property

ALL THAT PIECE & PARCEL of the property being Residential Flat No. C - 101 on the 1st Floor in Block No. "C" admeasuring 401 Sq. Feet i.e 37.25 Sq.Mtrs (Super Built Up Area) together with undivided proportionate share in land of the said scheme known as "NAVJIVAN FLATS" which is constructed on the N.A. land of bearing Revenue Survey No.1017/2 (Old Survey No.1071+1075+1076+1079) of Town Planning Scheme No.86 (Vatva – III) and Final Plot No.33/2 admeasuring about 7800 Sq.Mtrs situated at Mouje: Vatva, Taluka: Vatva in the Registration District Ahmedabad and Sub-District Ahmedabad – 11 (Aslali). Property held in the name of Mr.Krishnakant Amratlal Patel. **Bounded as under : On the North By:** Passage, Staircase, and Flat No.110. **On the South By :** Common Wall of Flat No.102. **On the East By :** Margin Open Space the Block "B". **On the West By :** Passage then Flat No.106.

PLACE : Ahmedabad **Authorized Officer**
DATE : 13/11/2026 **Union Bank of India**

M/s. SHRIRAM ASSET RECONSTRUCTION PRIVATE LIMITED (SARPL)

SHRIRAM Asset Reconstruction

[Acting in its' capacity as Trustee of various SARPL Trusts]

Regd. Office: Shriram House, No.4, Burkit Road, T. Nagar, Chennai-600017. Corporate Office: Unit No.FF-A-05, A Wing|, First Floor, Art Guild House, Phoenix Market City, LBS Marg, Kurla (West), Mumbai-400070. Website:www.shriramarc.com; Customer care No: 1800 120 2389; Email:customercare@shriramarc.com.

PUBLIC NOTICE: E-AUCTION-CUM-SALE NOTICE OF IMMOVABLE PROPERTY

E-Auction for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 6, 8 (6) and 9 of the Security Interest (Enforcement) Rules, 2002 as per Appendix-IV-A

Notice is hereby given to the public in general and in particular to the Borrower/s, Guarantor/s and Mortgagors that the below described immovable properties mortgaged/ charged to secured creditor, now **Shriram Asset Reconstruction Private Limited, acting in capacity as Trustee of various SARPL Trust** [pursuant to assignment of financial assets vide registered Assignment Agreements] (hereinafter referred to as **"SARPL"**) under Section (5) of the SARFAEI Act having acquired the financial assets pertaining to various borrowers including the Borrowers, Co-Borrowers and Mortgagors mentioned herein below together with the underlying security interest created thereof along with all the rights, title and interest thereupon from/ Original Lender/ Assignor **M/s. Jana Small Finance Bank Limited (JSFBL),** the **Physical Possession** of which has been taken by the Authorized Officer of Original Lender/ Assignor and/or **Shriram Asset Reconstruction Private Limited,** viz. **secured creditor in capacity of Trustee of SARC-Trust-11,** the assignee of the loan sanction and disbursed by Assignor **M/s. Jana Small Finance Bank Limited** will be sold on **"As is where is", "As is what is" and "Whatever there is"** as per below mentioned auction schedule for recovery of the outstanding amount together with further interest, charges, cost, expenses etc. thereon to **SARPL** viz. secured creditor from the Borrower, Co-Borrowers and Mortgagors, as mentioned in the table as per proviso to Rule 8(6), & Rule 9(1) of the Security Interest (Enforcement) Rules, 2002. Details of Borrower, Co-Borrowers and Mortgagors, amount due, Short Description of the immovable property/ies and encumbrances, known thereon, if any, reserve price, earnest money deposit, Increment Bid, Auction date and date of Inspection are also given as under:

Sl. No.	Loan Account No., Trust Name & Name of Assignor/ Original Lender	Name of Borrowers/ Co-Borrowers/ Guarantors/ Mortgagers	Date & Amount of 13(2) Demand Notice also Possession related details	Reserve Price, EMD, Bid Increment,Last Date of submission of Bid Form	Auction and Inspection Date & Time	Contact Person Details AO and Service Provider
1	45249430000959 Under Trust Account No.SARC Trust-11 with M/s. Jana Small Finance Bank Limited.	1) Poonamben Mayurbhai Viradiya, 2) Mayur Dhirajlal Virdia	Notice Dated 16/12/2025 for a sum of Rs.37,67,862/- (Thirty Seven Lakh Sixty Seven Thousand Eight Hundred and Sixty Two Rupees Only) due as on 11/12/2025 & Possession Type: Physical Possession on 14/06/2026	Reserve Price: Rs.32,32,200/- Bid Increment: Rs.1,00,000/- EMD Amount: Rs.3,23,220/- (10% of RP) Last date and Timings for submission of EMD: 18/11/2026 Time: 09:30 AM to 05:00 PM	Auction Date & Timings: 19/11/2026 @ 02:00 P.M Inspection Date: 06/11/2026 & Timings: 09:30 AM to 05:00 PM Encumbrances Dues known to JSFBL/SARPL- NOT KNOWN	Yashaskar - 9898335003 Ranjan Naik - 6362951653 Sumesh Mittal - 9993587797
	DESCRIPTION OF MORTGAGED PROPERTY: All that piece and parcel of the immovable property, bearing Shop No.1 (As per Site Shop No.201), admeasuring 845 sq.fts., i.e. 78.50 sq.mts., Super Built up Area, 494 sq.fts., i.e. 45.89 sq.mts., Built up Area & 43.20 sq.mts., Carpet Area, on the 2nd Floor of "Samarpan Business Hub", along with undivided share admeasuring 20.72 sq.mts., in the land underneath the said building Constructed on the Plot No.2 to 7 of "Mumbai Vitrag Co. Op. Ho. Society Ltd." (its Reg. No.GH-17762} situated on the non-agriculture land bearing Revenue Survey No.374, Block No.365 & Revenue Survey No.376, Block No.367 of Moje Village Kamrej, Sub-District Kamrej, District Surat. **Bounded as under: East**: Adj. Society Road, **West**: Adj. Road, **North:** Adj. Property of Plot No.1 & 8, **South:** Adj. Road.					
2	32110430000558 Under Trust account No.SARC Trust-11 with M/s. Jana Small Finance Bank Limited.	1) Dashrathbhai Dungarbhai Makvan, 2) Geetaben Dashrathbhai Makvan	Notice Dated 09/02/2026 for a sum of Rs.4,68,789/- (Four Lakh Sixty Eight Thousand Seven Hundred and Eighty Nine Rupees Only) due as on 06/02/2026 & Possession Type: Physical Possession on 11/07/2026	Reserve Price: Rs.3,67,200/- Bid Increment: Rs.30,000/- EMD Amount: Rs.36,720/- (10% of RP) Last date and Timings for submission of EMD: 18/11/2026 Time: 09:30 AM to 05:00 PM	Auction Date & Timings: 19/11/2026 @ 02:00 P.M Inspection Date: 06/11/2026 & Timings: 09:30 AM to 05:00 PM Encumbrances Dues known to JSFBL/SARPL- NOT KNOWN	Yashaskar - 9898335003 Ranjan Naik - 6362951653 Sumesh Mittal - 9993587797
	DESCRIPTION OF MORTGAGED PROPERTY: All that right, title and interest of Residential Property bearing Gamtal Property No.487, and Milkat No.498, land area admeasuring 74.32 Sq.mtrs., situated at Gamtal Land of Village Samdhi Ranajivas, Taluka Palanpur, Dist. Banaskantha. **Boundaries by: North:** Property of Dayabhai Dugabhai House, **South:** Open Space, **East:** Property of Pradladgar Mavraji House, **West:** Open Space and Road.					
3	31519610002892 Under Trust account No.SARC Trust-11 with M/s. Jana Small Finance Bank Limited.	1) Kirankumar Panchal, 2) Pratimaben Kiran Panchal	Notice Dated 09/01/2026 for a sum of Rs.12,30,504/- (Twelve Lakh Thirty Thousand Five Hundred and Four Rupees Only) due as on 06/01/2026 Possession Type: Physical Possession on 25/07/2026	Reserve Price: Rs.9,50,400/- Bid Increment: Rs.30,000/- EMD Amount: Rs.95,040/- (10% of RP) Last date and Timings for submission of EMD: 18/11/2026 Time: 09:30 AM to 05:00 PM	Auction Date & Timings: 19/11/2026 @ 02:00 P.M Inspection Date: 06/11/2026 & Timings: 09:30 AM to 05:00 PM Encumbrances Dues known to JSFBL/SARPL- NOT KNOWN	Yashaskar - 9898335003 Ranjan Naik - 6362951653 Sumesh Mittal - 9993587797
	DESCRIPTION OF MORTGAGED PROPERTY: All the piece mid parcel of Immovable Property being Bharuch, Sub-Dist. Ankleshwar, Mouje Andada R.S.No.123 Plot No.11 Area 45.80 Sq.mtr. Construction Area 43.66 Sq.mtr. "JayshriYogiji Co. Op. Housing Society Ltd. Andada" (Akshardham Society) Mouje Andada R.S. No.123 Plot No.11 "Jayshri Yogij Co.Op. Housing Society Ltd Andada" (Akshardham Society). **Boundaries are as under: East:** Plot No.26, **West:** Internal Road, **North:** Plot No.12, **South:** 7.50 Mtr. Main Road.					
4	45249420000357 Under Trust account No.SARC Trust-11 with M/s. Jana Small Finance Bank Limited.	1) Banait Yogesh Pandit, 2) Banait Jyoti Yogesh	Notice Dated 09/01/2026 for a sum of Rs.8,46,572/- (Eight Lakh Forty Six Thousand Five Hundred and Seventy Two Rupees Only) due as on 06/01/2026 Possession Type: Physical Possession on 21/06/2026	Reserve Price: Rs.5,75,100/- Bid Increment: Rs.30,000/- EMD Amount: Rs.57,510/- (10% of RP) Last date and Timings for submission of EMD: 18/11/2026 Time: 09:30 AM to 05:00 PM	Auction Date & Timings: 19/11/2026 @ 02:00 P.M Inspection Date: 06/11/2026 & Timings: 09:30 AM to 05:00 PM Encumbrances Dues known to JSFBL/SARPL- NOT KNOWN	Yashaskar - 9898335003 Ranjan Naik - 6362951653 Sumesh Mittal - 9993587797
	DESCRIPTION OF MORTGAGED PROPERTY: All that piece and parcel of the immovable Property bearing non-agricultural plot of land in Mauje Jolva, Surat lying being land bearing Block No.249, 250, 254, After Consolidated New Block No.249, Total admeasuring 38576.00 Sq.mtrs., known "AARADHNA GREEN LAND PART-2" Paikki Plot No.195 to 210, Total admeasuring 722.41 Sq.mtrs., known as "KRUSHNAM PALACE" Building-B, Flat No.103, Super Built up admeasuring 83.15 Sq.mtrs., i.e. 895.00 Sq.fts., Built up area admeasuring 43.66 Sq.mtrs., i.e. 470.00 Sq.fts. at Registration District & Sub-District Palsana & District Surat. **Boundaries: East:** By Flat No.B/104, **West:** By Society Road, **North:** By Flat No.B/102, **South:** By Society Plot.					
5	51819420000134 Under Trust account No. SARC Trust-11 with M/s. Jana Small Finance Bank Limited.	1) Gadariya Shivam Maheshbhai, 2) Payal Pal, 3) Gadariya Vinodkumar Kanaiyalal, 4) Gadariya Nirmalaben uryakantbhai 5) Gadariya Mahesh Kanaiyalal	Notice Dated 13.02.2026 for a sum of Rs.17,88,377/- (Seventeen Lakh Eighty Eight Thousand Three Hundred and Seventy Seven Rupees Only) as on 09/02/2026 Possession Type: Symbolic Possession on 15/05/2026	Reserve Price: Rs.26,22,000/- Bid Increment: Rs.40,000/- EMD Amount: Rs.2,62,200/- (10% of RP) Last date and Timings for submission of EMD: 02/12/2026 Time: 09:30 AM to 05:00 PM	Auction Date & Timings: 03/12/2026 @ 02:00 P.M Inspection Date: 20/11/2026 & Timings: 09:30 AM to 05:00 PM Encumbrances Dues known to JSFBL/SARPL- NOT KNOWN	Yashaskar - 9898335003 Ranjan Naik - 6362951653 Sumesh Mittal - 9993587797
	DESCRIPTION OF MORTGAGED PROPERTY: All that piece and parcel of Freehold Immovable City Survey No.4439 admeasuring 76.92.39 sq.mtr constructed property at Dahod, Ta. District Dahod-389 151. Is **Bounded as under: East:** Road, **West:** C.S.No.4428, **North:** C.S.No.4438, **South:** C.S.No.4440.					
6	45249420007365 & 45249430001452 Under Trust account No. SARC Trust-11 with M/s. Jana Small Finance Bank Limited.	1) Bhavesh I Jariwala, 2) Amishaben Bhavesh Jariwala	Notice Dated 09.01.2026 for a sum of Rs.28,92,705/- (Twenty Eight Lakh Ninety Two Thousand Seven Hundred and Five Rupees Only) Due as on 06-01-2026 Possession Type: Physical Possession on 02/09/2026	Reserve Price: Rs.22,51,000/- Bid Increment: Rs.40,000/- EMD Amount: Rs.2,25,100/- (10% of RP) Last date and Timings for submission of EMD: 02/12/2026 Time: 09:30 AM to 05:00 PM	Auction Date & Timings: 03/12/2026 @ 02:00 P.M Inspection Date: 20/11/2026 & Timings: 09:30 AM to 05:00 PM Encumbrances Dues known to JSFBL/SARPL- NOT KNOWN	Yashaskar - 9898335003 Ranjan Naik - 6362951653 Sumesh Mittal - 9993587797
	DESCRIPTION OF MORTGAGED PROPERTY: All that piece and parcel of the immovable property bearing Flat No.C/U-3, admeasuring about Carpet area 735.00 sq.feet i.e. 68.30 sq.meter carpet area, and built up area on 1st floor as per Plan, along with undivided share admeasuring about 35.32 sq.meters in Tower C, Upper Ground out of A Type Buildings paikee South side, scheme known as Nova Comples, forming part of land bearing Revenue Survey No.9 paikee Plot No.3, 4, 7, 8, 11 and 12 North side, City survey No.4249, 4250, 4252, 4251, 4257 and 4258 total admeasuring 5609.12 sq.meter of Mouje Village Pandesara of Udhna Taluka in the Registration District and Sub District of Surat. **Boundaries of the said property (Actual at Site): North:** Flat No.U4, **South:** Lift, **East:** Entry Passage, **West:** Open Space.					

1) For detailed Terms & conditions of the sale, bid form & others may also visit website of **secured creditor/ Assignee/ Shriram Asset Reconstruction Private Limited** at **https://www.shriramarc.com** or website of our auction agency at **https://www.auctionbazaar.com** having Office at **Hyderabad.** For any assistance, you may email at id: **contact@auctionbazaar.com & support@auctionbazaar.com** or connect with our business parter **M/s. Jana Small Finance Bank Limited** at contact numbers given in the above table. These terms have to be signed by the bidder/s along with the bid form. The present notice is also uploaded on the official website of authorised officer/secured creditor.

2) The intending bidder/s have to submit their EMD amount to be deposited by way of DD in the name of SARC-TRUST-11 and RTGS/NEFT in favour of SARC-TRUST-11; Bank Name: ICICI Bank Limited; Branch Address: Mumbai- KamaniKurla West; Bank Account Number: 196205004653; IFCL Code- ICIC0001962.

STATUTORY 15 DAYS / 30 DAYS SALE NOTICE UNDER [RULE 9(1) & 8(6) PROVISO OF SECURITY INTEREST (ENFORCEMENT) RULES 2002

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

Place: Gujarat **Sd/- Authorised Officer, M/s. Shriram Asset Reconstruction Private Limited**
Date: 17.11.2026 **(Acting in its' capacity as Trustee of SARC Trust-11)**