

REGD. OFFICE: 9th Floor, Antikh Bhawan, 22, K.G. Marg, New Delhi-110001, PH: 011-23357171, 23357172, 23750414, Website: www.pnbhousing.com

BRANCH ADDRESS:- 305-308, Third Floor, Titanium Square, Adajan Char Rasta, Adajan, Surat - 395009

POSSESSION NOTICE (FOR IMMOVABLE PROPERTIES)

Whereas the undersigned being the Authorized Officer of the PNB Housing Finance Ltd. under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and in exercise of powers conferred under section 13(12) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002, issued demand notices on the date mentioned against each account calling upon the respective borrowers to repay the amount as mentioned against each account within 60 days from the date of receipt of the said notices.

The borrowers 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 as described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 9 of the said Rules on the dates mentioned against each account.

The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property shall be subject to the charge of PNB Housing Finance Ltd., for the amount and interest thereon as per loan agreement. The borrowers' attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Loan Account No.	Name of the Borrower/Guarantor	Demand Notice Date	Amount Outstanding	Date of Possession Taken	Description Of The Property Mortgaged
HOU/SRT/0324/1236175 & NHL/SRT/0524/1261155 B.O.: Surat	Mr. Savan Kumar Nayak And Mrs. Shantiben Munnabhai Nayak	07-11-2024	Rs. 9,69,832.97 (Rupees Nine Lakhs Sixty Nine Thousand Eight Hundred Thirty Two & Ninety Seven Paise Only) as on 07-11-2024	28-01-2025 (Symbolic)	(1) Plot No A Type 69, Crystal Homes, Oplad, Surat, Gujarat - 394220, (2) Plot No 70, A Type, Crystal Homes, Oplad, Surat, Gujarat - 394220
NHL/VES/0120/68989 B.O.: Surat	Mr. Yatin Vinubhai Dudhat, Mrs. Nilam Yatin Dudhatand Mr. Vinubhai Mohanbhai Dudhat	05-11-2024	Rs. 55,97,812.32 / (Rupees Fifty Five Lakhs Nine Seven Thousand Eight Hundred Twelve & Thirty-Two Paise Only) as on 05-11-2024	29-01-2025 Symbolic	Shiv No G-41, Ground Floor, (1) Abhishek Arcade, Nr Vastu Pujan Heights BS Hindva Paradise, Puna, Surat, Gujarat - 394248, 2. Shop No G-42, Ground Floor, Abhishek Arcade, Nr Vastu Pujan Heights, BS Hindva Paradise, Puna, Surat, Gujarat - 394248

PLACE:- SURAT, DATE:- 31-01-2025 AUTHORIZED OFFICER, PNB HOUSING FINANCE LTD.

UNITY SMALL FINANCE BANK LIMITED
Registered office at Basant Lok, Vasant Vihar, New Delhi-110057
Corporate Office at 5th Floor, Centrum House, Vidyannagar Marg, Kalina, Santacruz (E), Mumbai - 400 098

POSSESSION NOTICE (FOR IMMOVABLE PROPERTIES)
(Under Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002)

Whereas the undersigned being the authorized officer of Unity Small Finance Bank Limited, having its registered office at Basant Lok, Vasant Vihar, New Delhi, India-110057 and corporate office at 5th Floor, Centrum House, Vidyannagar Marg, Kalina, Santacruz (E), Mumbai - 400 098, under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002), and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated mentioned hereunder calling upon the following borrowers to repay the amount mentioned in the notice being also mentioned hereunder within 60 days from the date of receipt of the said notice.

The following borrowers having failed to repay the amount, notice is hereby given to the following borrowers and the public in general that undersigned has taken possession of the properties described herein below in exercise of powers conferred on him / her under sub section (4) of Section 13 / Section 14 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on the date mentioned hereunder:

Sr. No	Name of the Borrowers / Co-Borrowers / Mortgagors / Guarantor and Loan Account Number	Date of Demand Notice and Outstanding	Description of the Immovable Property	Date of Possession Type of Possession
1.	1. Mr. Nilesh Balkrishna Marfatya (Borrower / Mortgagor) 2. Mrs. Trupti Nileshkumar Marfatya (Co-Borrower / Mortgagor) (Loan Account No. 515301100000019)	23.12.2022 & Rs.10,44,120.60 (Rupees Ten Lakh Forty Four Thousand One Hundred Twenty and Paise Sixty Only)	All that rights Title and interest in Flat No 11 admeasuring about 69.66 Sq Mt Super built up area and 50.74 Sq Mt Built up Situated on the 2nd Floor of Koral Park Constructed on Land bearing revenue No. 238 Paikie which also bears final Plot No 125 / Paikie Plot No D admeasuring about 329Sq Mt of T P Scheme No 13 of Adajan within District Surat together with undivided share in Land is owned by Mr.Nilesh Balkrishna Marfatya and Mrs.Trupti Nileshkumar Marfatya. The boundaries of the property as per sale deed are as follows : North : G Type Plot No 5 Property, South : 25 Feet Wide Road, East : PlotNo D Type Building, West : Plot No C Type Building.	28.01.2025 Physical Possession
2.	1. Mrs. Jalpaben Rohitkumar Parmar (Borrower / Mortgagor) 2. Mr. Shaileshbhai Gordhanbhai Parmar (Guarantor) (Loan Account No. 515301100000016)	23.12.2022 & Rs.6,82,334.00 (Rupees Six Lakh Eighty Two Thousand Three Hundred Thirty Four Only)	All that piece and parcel of undivided share in Land bearing Plot No.263, Revenue Survey No 214H Block No.206, T P Scheme No.70, Village Utran, Sub District Taluka Chorvasi, District Surat City- Surat -394105, situated at Almiya Park Complex with in Almiya Park Society on the Third Floor, Flat No 311 admeasuring 342 Sq Ft (31.77 Sq Mtrs) Built up area belonging to Mrs. Jalpaben Rohitkumar Parmar. Flat boundaries as per sale deed mentioned below: East : Road, West: Flat No 309, North: Passage, South: Road	29.01.2025 Physical Possession

The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property shall be subject to the charge of Unity Small Finance Bank Limited for an amount mentioned herein above and interest thereon. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Date : 01.02.2025
Place : Surat
Authorized Officer
Unity Small Finance Bank Limited

AXIS BANK Collection Center, 1st Floor, Balleshwar Avenue, S G Highway, Opp Rajpath, Club, Bodadiv, Ahmedabad, Gujarat - 380 054

POSSESSION NOTICE (APPENDIX-IV (Rule 8))

Whereas the undersigned being the Authorized Officer of Axis Bank Ltd. under the Securitization, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13 (12) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002, issued demand notices upon the borrowers mentioned below, to repay the amount mentioned in the notice within 90 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken symbolic/physical possession of the property described herein below in exercise of powers conferred on him/ here under Section 13(4) of the said Act read with Rule 8 of the said rules on the below-mentioned dates.

The borrowers 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 Axis Bank Ltd.

Sr. No.	Name of Borrower & Guarantor	Date of Demand Notice / Amount in Demand Notice (In Rs.)	Description of the Properties	Date of Possession
1.	1. Loan Account No. PHR00870991063 & HTR008707439157 (1) Parmar Jagdish Bhupathal (2) Jigneshbhai Bhupathal Parmar	20/11/2024 Rs.82,21,767/- as on 19/11/2024 (this amount includes interest applied till 19/11/2024)	All The Piece And Parcel Immovable Property bearing Madhuvan Tenements, Block No. 61, Having Revenue Survey No. 86, Plot No. 45 To 52, Adm. 3955.08, Mouje Village : Raiya, Taluka : Rajkot, Sub District : Rajkot, District : Rajkot, East: Block No. 48, West: Street Width 25, North: Street Width 20, South: Block No. 62, With Buildings Constructed Thereon Along With Other Assets Such As Furniture And Fixtures, Equipments, Machinery - Fixed And Movable, Structure And Any Others Assets Situated Thereon.	29/01/2025 Symbolic
2.	1. Loan Account No. PHR0087094008375 (1) Ginyoya Mitabben Kamleshbhai (2) Kavita Bhumi Bavanjibhai	29/02/2024 Rs.32,76,680/- as on 29/02/2024 (this amount includes interest applied till 29/02/2024)	All The Piece And Parcel Of The Immovable Residential Property Bearing Flat No. 302 Having Built Up Area 58.93 Sq. Mtrs. On The Third Floor Of A Building Known As 'royal Wings' Constructed On Non-agriculture Land Bearing Revenue Survey No. 871 Of Village Mavdi, Bearing Plot No. 64 To 66 Total Land Adm. About 738.56 Sq. Mtrs. Situated Area More Particularly Known As 'royal Park', At Mavdi (near Within Limits Of Rajkot Municipal Corporation), District Rajkot In The State Of Gujarat, East: Flat No. 301, West: Space Then Margin Thereafter 12.00 Mtrs. Wide Road, North: Passage Thereafter Flat No. 303, South: Space Of Margin Thereafter Flat No. 306, With Buildings Constructed Thereon Along With Other Assets Such As Furniture And Fixtures, Equipments, Machinery - Fixed And Movable, Structure And Any Others Assets Situated Thereon.	29/01/2025 Symbolic
3.	1. Loan Account No. PHR008708412668 (1) Miyatra Vijaybhai Bachubhai (2) Miyatra Nitaben Vijaybhai	27-09-2024 Rs.6,25,258/- as on 27/09/2024 (this amount includes interest applied till 27/09/2024)	All The Piece And Parcel Immovable Residential Tenement Constructed On Piece & Parcel Of Land Bearing Revenue Survey No. 57/1 Part 1/Part 1 Of Village Chotila, Bearing Plot No. 15 Land Adm. 48.58 Sq. Mtrs. Situated At Area More Particularly Known As 'U J Township-2' At Village: Chotila, Sub District: Chotila & District: Surendranagar Owned By Nilaben Vijaybhai Miyatra, East: 12.00 Sq. Mtrs. Road, West: Land Of Adjoining Survey No. 57/1 Part 1, North: Property Of Plot No. 16, South: Property Of Plot No. 14, With Buildings Constructed Thereon Along With Other Assets Such As Furniture And Fixtures, Equipments, Machinery - Fixed And Movable, Structure And Any Others Assets Situated Thereon.	29/01/2025 Symbolic

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

Date: 01.02.2025
Place: Rajkot, Surendranagar
Sd/- Authorized Officer,
Axis Bank Limited

SBI STATE BANK OF INDIA DEMAND NOTICE

Stressed Assets Management Branch : 4th Floor, Old SBI LHU Building, Ganesh Vasudev Mavlankar Road, Old City, Lal Darwaja, Ahmedabad, E-mail : sbi.04199@sbi.co.in.

A notice is hereby given that the following Borrower/s M/s. Satsang Infrabuild Pvt. Ltd. (Borrower), Avni D Patel (Director of Corporate Guarantor of Aastha organisers Pvt. Ltd.), Rajesh Premchand Jindal (Director of Corporate Guarantor of M/s. Venus Procon Pvt. Ltd.), Darshnaben Dharmeshbhai Patel (Additional Director of Corporate Guarantor of M/s. Venus Procon Pvt. Ltd.) & Aastha organisers Pvt. Ltd. (Corporate Guarantor) have defaulted in the repayment of principal and interest of the loans facility obtained by them from the Bank and the loans have been classified as Non-Performing Assets (NPA). The notices were issued to them under Section 13(2) of Securitization and Re-construction of Financial Assets and Enforcement of Security Interest Act 2002 on their last known addresses, but they have been returned unopened and as such they are hereby informed by way of this public notice.

Name of Borrower/ Directors/Guarantors /Corporate Guarantors	M/s. Satsang Infrabuild Pvt. Ltd. (Borrower) Avni D Patel (Director of Corporate Guarantor of Aastha organisers Pvt. Ltd.), Rajesh Premchand Jindal (Director of Corporate Guarantor of M/s. Venus Procon Pvt. Ltd.), Darshnaben Dharmeshbhai Patel (Additional Director of Corporate Guarantor of M/s. Venus Procon Pvt. Ltd.) & Aastha organisers Private Limited (Corporate Guarantor)
Hypothecation of Movable Properties :- (1). Hypothecation of entire Current Assets including stocks, Book Debits, Receivables, Consumable Stores & Spares, Hypothecated Movable Plant & Machineries, Building etc. Mentioned in the documents. Equitable Mortgage of Immovable Properties :- (1). All those pieces and parcels of Mortgaged Property- Bungalow No. 88, Keshav Nagar Co. Op. Housing Society Ltd., Survey No. Sub Plot No. 14-15 of Final Plot No. 611, TPS No. 28 of Survey No. 551, Near Subash Bridge, Off Sabarmati Riverfront, RTO Circle, Ahmedabad - 380027, admeasuring 1274 Sq. mtrs & construction of 211.87 Sq. mts. in name of M/s. Venus Procon Pvt Limited (Corporate Guarantor). Bounded by :- East : 10 ft Road, West : F.P. No. 610, North: Road of Society, South : F.P. No. 612. (2). All those pieces and parcels of Mortgaged Property Residential & Commercial Properties located Opposite Shahpur Police Chowky, City Survey No. 6569/7-A, 6569/7-B & 6569/7-C, Near St. Xavier's High School, Mirzapur Road, Ahmedabad - 380004, Admeasuring about 1223.23 Sq. Mtr. (Super Built-up 1079 Sq. mtr. in name of Aastha Organizer Pvt. Ltd. (Corporate Guarantor). Bounded by :- East : C.S. No. 6769/7-C, West : Mirzapur Road, North : Road, South : C.S. No. 6569/7-B.	
Date of Notice	03.01.2025
Date of NPA of Account of above Borrower	24.12.2025
Amount Outstanding (as on 03.01.2025)	Rs. 45,60,09,910.60 (Rupees Forty Five Crores Sixty Lacs Nine Thousand Nine Hundred Ten & paise Sixty Only)

The steps are being taken for substituted service of notice. The above Borrower(s) and/or their Guarantor(s) (whenever applicable) are hereby called upon to make payment of outstanding amount within 60 days from the date of publication of this notice, failing which further steps will be taken after expiry of 60 days from the date of this notice under sub-section (4) of Section 13 of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

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

Date : 29.01.2025, Place : Ahmedabad
Authorized Officer,
State Bank of India

STATE BANK OF INDIA RACPC Home Loan Centre, Ahmedabad
Administrative Office C. N. Vidyalaya Campus, Ambawadi, Ahmedabad-380 015.

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

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 (2) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002, a demand notice was issued on the dates mentioned against each account and stated hereinafter calling upon them to repay the amount within 60 days from the date of receipt of said notice.

The Borrower having failed to repay the amount, notice is hereby given to the Borrower and the public in general that the undersigned has taken 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 9 of the said Act on the dates mentioned against each account.

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 State Bank of India for an amount and interest thereon.

Name of the Borrower / Guarantor	Description of Properties	Outstanding Amount	Date of Demand Notice	Date of Possession
Borrower : Mr. Tushar Solanki & Mrs. Falguni Tushar Solanki HTL AC No. 39852848827 Top Up Loan A/c No. 40988452762 Suraksha Loan 39854798633	All that piece and parcel of the property bearing, Flat No L/104 1st Floor, Aditya, Bearing Survey Block No. 177, 179, 196 Draft T P Scheme No 76 (Hathijan) Final Plot No - 97+ 101+ 1062, Sub plot No 3 & 4, Block No 176/A Final Plot No. 105/1 Admeasuring Area 108.69 Sq mtrs Super Built up along with undivided and undiferentiated proportionate land	₹ 14,28,564.06/- + ₹ 1,21,921.94/- + ₹ 20,496.65 = ₹ 15,70,982.65 as on 03.11.2024 plus unapplied interest w.e.f. 03.11.2024	04.11.2024	29.01.2025 Symbolic Possession
Borrower : Mr. Hardik Kishankumar Pawar, Mrs. Kashiben Babasaheb Pawar & Mr. Kishankumar Babasaheb Pawar Education Loan A/c No. 41322786681	All that piece and parcel of the property bearing, Flat No 2-A-2, Ground Floor, Handarshan Apartment (Shree Krishna Non Trading Association), Bearing Survey No. 45, Admeasuring 65.00 Sq Yards means 54.34 Sq Mtrs area and 41 Sq Mtrs of Village - Thaltej, Taluko- City in the Registration District Ahmedabad Sub District Ahmedabad Vibhav- 3 (Memnagar), North: Association Open Land, South : Road of Association, East: Flat No. 2-B-1, West: Flat No. 2-B-1	₹ 14,30,601.19 as on 01.09.2024 plus unapplied interest w.e.f. 01.09.2024	02.09.2024	29.01.2025 Symbolic Possession
Borrower : Natharam Bhagataram Dewasi HTL A/c No. 31237413066	All that piece and parcel of the property bearing, Flat No B/305, 3rd floor, Akash Metro City situated at Isanpur bearing Survey No 581 + 582, F.P. No. 77 + 78, T.P.s. No 54, adm. 666 Sq. Ft. of Mouje Isanpur in the Registration District & Sub-District of Ahmedabad, Surrounded By, North: Flat No. B/306, South: Margin, East: Flat No. B/304, West: Margin	₹ 3,58,501.13 as on 28.09.2024 plus unapplied interest w.e.f. on 28.09.2024	30.09.2024	29.01.2025 Symbolic Possession

admeasuring 36 Sq mtrs of Mouje Hathijan Taluko - Daskroi in the Sub Registration District Ahmedabad (Aslali). On or towards North: Society Road, South: Flat No. F/101, East: Common Plot, West: Flat No. L-102

Date: 29.01.2025
Place: Ahmedabad
Sd/- Authorized Officer,
State Bank of India, RACPC, Ahmedabad.

INDUSIND BANK LIMITED
1st Floor, Sangam Tower Church Road, Jaipur-302001

Demand Notice (Under Rule 3 (1) of Security Interest (Enforcement) Rules, 2002)

SUBSTITUTED SERVICE OF NOTICE U/S 13 (2) OF SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002. Notice is hereby given to the borrowers as mentioned below that since they have defaulted in repayment of the Loan Agriamt property availed by them from Indusind Bank Limited (IBL), their loan Credit Facility has been classified as Non-Performing Asset in the books of the Bank as per RBI guidelines thereto. Thereafter, Bank has issued demand notices to below mentioned under respective borrower / Co borrower under section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) on the last known addresses of the said borrowers thereby calling upon and demanding from them to repay the entire outstanding amount mentioned in this public demand notice within 60 days from the date of respective notices as per details given below, together with further interest at the contractual rate on the below mentioned amount and incidental expenses, cost, charges etc. as stated in the said demand notices. However, the service is also being done by us by way of this publication as per Rule 3 of the Security Interest (Enforcement) Rules, 2002 (SARFAESI Rules):

Name and address of Borrower and Co Borrower/s	Demand Notice Date & Outstanding Amount	Description of the Secured Assets/ Mortgaged Property
1. M/s Dipak Roadways Through Its Proprietor Mr. Dipak Thakkar, (In the capacity of Co-Borrower in LAN GBC00937N, GAS00963K & 78520003104) 2. M/S Neel Roadways Through Its Proprietor Mrs. Parulben Thakkar, (In the capacity of Co-Borrower in LAN GBC00937N, GAS00963K & 78520003104)	Demand Notices Dated 31-12-2024 INR 3,68,09,857.58 (Rupees Three Crore Sixty Eight Lakh Nine Thousand Eight Hundred Fifty Seven And Fifty Eight Paise Only) as on 10.12.2024 & Further interest and other expenses thereon. NPA Date- 06.12.2024 Loan Account Number GBC00937N GAS00963K 78520003104	Property 1: All That Piece and Parcel of Property Bearing Office No. 333, "Icon Arcade" Situated at Flat No. 402, T.P. Scheme No. 3, City Survey No. 3616 of Mouje: Changsiapur, Ahmedabad-3 (Memnagar), Ahmedabad (G) Standing in the name of Mr. Sunil Kumar Rajkhal Thakkar, Bounded as below: EAST: As per Title Document WEST: As per Title Document NORTH: As per Title Document SOUTH: As per Title Document Property 2: All That Piece and Parcel of Property Bearing Office No. 332, "Icon Arcade" Situated at Final Plot No. 402, T.P. Scheme No. 3, City Survey No. 3616 of Mouje: Changsiapur, Ahmedabad-3 (Memnagar), Ahmedabad (G) Standing in the name of Mr. Sunil Kumar Rajkhal Thakkar, Bounded as below: EAST: As per Title Document WEST: As per Title Document NORTH: As per Title Document SOUTH: As per Title Document Property 3: All That Piece and Parcel of Property Bearing Office No. 334, "Icon Arcade" Situated at Final Plot No. 402, T.P. Scheme No. 3, City Survey No. 3616 of Mouje: Changsiapur, Ahmedabad-3 (Memnagar), Ahmedabad (G) Standing in the name of Mr. Sunil Kumar Rajkhal Thakkar, Bounded as below: EAST: As per Title Document WEST: As per Title Document NORTH: As per Title Document SOUTH: As per Title Document Property 4: All That Piece and Parcel of Property Bearing Office No. 334, "Icon Arcade" Situated at Final Plot No. 402, T.P. Scheme No. 3, City Survey No. 3616 of Mouje: Changsiapur, Ahmedabad-3 (Memnagar), Ahmedabad (G) Standing in the name of Mr. Sunil Kumar Rajkhal Thakkar, Bounded as below: EAST: As per Title Document WEST: As per Title Document NORTH: As per Title Document SOUTH: As per Title Document
1. Mr. Mihir/Rajeshbhai Chauhan, (Borrower/Mortgagor) 2. Mrs. Jayetiben Rajeshbhai Chauhan, (Co-Borrower/Guarantor/Mortgagor) 3. Mr. Rajesh Babubhai Chauhan, (Co-Borrower/Guarantor)	Demand Notices Dated 09.01.2025 INR 23,08,929.55 (Rupees Twenty Three Lakh Eight Thousand Nine Hundred Twenty Nine And Fifty Five Paise Only) as on 12.12.24 & Further interest and other expenses thereon. NPA Date- 03.10.2024 Loan Account No. 77800005739 77600002464 773000008573	All The piece and parcel of the property bearing Flat no. 404, fourth floor/Wing C - East Building, Sundaram City, Madhapur, Rajkot, Gujarat - 360006 having built-up area of 53.45 sq.mtrs. BOUNDARIES: On or towards East: As per Title Document On or towards South: As per Title Document On or towards West: As per Title Document
1. Mr. Mukeshbhai Lank (Borrower) 2. Mrs. Ushaben Mank (Co-Borrower/Mortgagor)	Demand Notices Dated 04.01.2025 INR 7,66,169.63 / (Rupees Seven Lakh Sixty Six Thousand One Hundred Sixty Nine and Sixty Three Paise Only) as on 10.12.2024 & Further interest and other expenses thereon. NPA Date- 06.12.2024 Loan Account No. GRR00427N GRR00737N	All the piece and parcel of property being a Residential House situated at Plot No. 19/A, Mavdi, Revenue Survey No. 158/9, TPS No. 8, Final Plot No. 11/2, Mavdi, Rajkot, Gujarat, East: Plot No. 19/B, West: 25 Feet Public Road, North: Others Property South: 25 Ft Public Road
1) Mrs. Shabebanum Mamdani (Borrower/Mortgagor) (In Capacity of Co-Borrower & Legal Heir of Late Mr. Yumaz Zakariya Mamdani Relationship-Wife) 2) Mrs. Rasheedba Mamdani Alias Hajira Rasheedba Hajir Bhabhramdani, (In Capacity of Co-Borrower, Mortgagor & Legal Heir of Late Mr. Yumaz Zakariya Mamdani Relationship-Mother)	Demand Notices Dated 03.01.2025 INR 36,39,186.90/- (Rupees Thirty Six Lakh Thirty Nine Thousand One Hundred Eighty Six Paise Ninety only) as on 02-01-2025 & Further interest and other expenses thereon. NPA Date- 17.07.2023 Loan Account No. GSS00447N	All That Piece and Parcel of Immovable Property, Premises Awas No. 94 Admeasuring 98.89Sq. Mtrs. M/s. Duly Constructed Alongwith 1/200th Proportional Share i.e., 34.848 Sq. Mtrs. Situated at Plot No. 107 & 108, Standing in the name of Housing Society Vibhag-2, District: Surat, Sub-District: City Surat, Mouje: Anjana Bearing Revenue Survey No. 28.830, T.P. Scheme No. 7, Final Plot No. 166 Paik Having City Survey Ward: Anjana, North: No. 197 & 198, Standing in the name of Hajira Rasheedba Hajir Bhabhramdani Bounded by :- East: AWAS No. 95, West: AWAS No. 93, North: AWAS No. 74 SOUTH: SOCIETY INTERNAL ROAD

We hereby call upon the borrower stated herein to pay us within 60 days from the date of this notice, the outstanding amount of more particularly stated in respective Demand notices issued together with further interest thereon plus cost, charges, expenses, etc. thereto failing which we shall be at liberty to proceed against the above Secured Asset(s)/Immovable Property (ies) under section 13(4) of the said Act and the applicable Rules not limited to taking possession and selling the secured asset entirely at the risk of the said borrower(s)/co borrower (s)/Legal Heir(s)/Legal Representative(s) at their own cost and consequences. Please note that as per section 13(13) of the SARFAESI Act, all of you are prohibited from transferring by way of sale, lease or otherwise, the aforesaid secured assets without prior written consent of the Bank. Any contravention of the said section by you shall invoke the penal provisions as laid down under section 29 of the SARFAESI Act and / or any other legal provision in this regard. Please note that as per sub-section (8) of section 13 of the Act, if the dues of IBL together with all costs, charges and expenses incurred by IBL are tendered to IBL at any time before the date fixed for sale or transfer, the secured asset shall not be sold or transferred by IBL, and no further step shall be taken by IBL for transfer or sale of that secured asset. The borrower/co borrower, 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 Indusind Bank Ltd. for the amount and interest thereon

Date: 01.02.2025
Place: GUJARAT
Sd/-
For Indusind Bank Limited
Authorized Officer

BAJAJ FINANCE LIMITED
Registered Office: Old Pune-Ahmednagar Road, Viman Nagar, Pune 411014
Branch Office: Bafai Finance Limited, Bhanu Plaza, 2nd Floor, Near New Bus Stand, Sanala Road, Morbi-363641
Authorized Officer's Details: Name: Arsalan Shekh Email ID: arsalan.shekh@bajajfinserv.in Mob No: +91 8200993972

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 Authorized 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	1. Dhivani Gold Silver And Platinum Through Its Prop. R/o. No. 1022 Parakh Street Morbi, Morbi, Gujarat- 363641. Also At R/o Commercial Office No 1&2 Paik 1 ' Dharmendra Plaza' On Fourth Floor Situated, Nr Mahesh Hotel, On Shanala Main Road, Morbi, Gujarat- 363641 2. Mrs. Payal Bimalkumar Aashar D/o Bharatbhai Mehta & 3. Bimal Sureshbhai Aashar S/o Sureshbhai Aashar Both 2 & 3 R/o. Parekh Street, Near Soni Vadi, Gokul Doshi Bari, Morvi, Morbi Mgd, Rajkot, Gujarat- 3636641 Contact: 9725900628 Email: bimalbhatia50@gmail.com
Loan Account Number	PSE6PF8506042
Statutory Demand Notice u/s: 13(2) of Act & Amount	Notice dated 20-11-2023 Demand amount Rs. 27,38,38,113/-
Outstanding Amount as on 22.01.2025	Rs. 32,96,289/- (Rupees Thirty Two Laks Ninety Six Thousand Two Hundred Eighty Nine Only) as on 24.01.2025
Description of Immovable Property	All That Piece and Parcel of Immovable Property Comprising of Office Bearing No 1 Having Area adrn. 33-788 Sq Mt., Office Bearing No. 2/Paik 1 Having Area Admeasuring 91-055 Sq Mt. on the Fourth Floor, of the Commercial Building Named "Dharmendra Plaza" Constructed On Land Ad Measuring 239-73 Sq Mt. of Lakh No. 173 Laying & Situated at City Survey No 2316 of City Survey Ward No. 3 of Sheet No 218 of Morbi City And District Bounded As: Office 1: East- Road, West- Common Stair, Passage & Shuttle, North: Property of City Survey No 2315, South : Road Office 2: East: City Survey No 2313, 2314 & 2315, West- Office No 2/Paik 2, North- Street, South- Common Passage & Shuttle.
Reserve Price in INR	Rs. 39,24,480/-
EMD	Rs. 3,92,448/-
E-auction date and time	05/03/25 11:00 am to 1:00 pm
E-auction Portal	https://bankauctions.in
Last date of submission of EMD	02/03/25
Bid Increment Amount in Rs.	Rs. 25000/-
Date of Inspection of Property	01/02/25 to 01/03/25 on working day between 10 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/sarfaesi-auction-notices

Date: 01.02.2025
Place: Pune
BAJAJ FINANCE LTD
Authorized Officer

यूनियन बैंक Union Bank of India
Mandvi Chowk Rajkot Branch : Mandvi Chowk, Soni Bazar, Nr. Jain Derasar, Rajkot, Gujarat - 360 001

Ref: CRLD/NPA/0181/2025 Date : 23.01.2025, Place : Rajkot

Notice U/S 13(2) of SARFAESI act

To,
1. The Borrowers
Sh. Bhatt Pragneshbhai Hareeshbhai - S/o Sh. Hareeshbhai Dhirajlal Bhatt (Borrower / Mortgagor) - S/o Sh. Hareeshbhai Dhirajlal Bhatt Gokuldham, Shop No. 9, Madhav Complex, R.S. No. 102, Pt. No. 18/5, Mavdi, Rajkot, Gujarat - 360 004
Alternate address : Manvi Mandir, Near Hudco Quarter, Behind Hudco Police Chowki, Rajkot, Gujarat - 360 001
Sir/Madam,

Notice Under Sec. 13 (2) read with Sec. 13 (3) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

You the addressee No. 1 herein have availed the following credit facilities from our Mandvi Chowk - Rajkot Branch and Failed to Pay the dues / instalment / interest / towards the accounts satisfactorily and hence, in terms of the RBI guidelines / to the income Recognition and Prudential Accounting Norms, Your account/s has/have been classified as Non-Performing Asset/s as on 09.01.2025. As on 23.01.2025 a sum of Rs. 19,94,544.49 (Rupees Nineteen Lakh Ninety Four Thousand Five Hundred Forty Four and Four Nine Paise Only) is outstanding in your account/s.

The Particulars of amount due to the Bank from No. 1 of you in respect of the aforesaid account/s are as under:-

Type of Facility	Outstanding amount as on date of NPA i.e. as on 09.01.2025	Unapplied interest w.e.f. 09.01.2025 to 23.01.2025
Home Loan 353706650070377	Rs. 19,51,424.00	Rs. 43,120.49
Penal Interest (Simple)		
Cost/Charges Incurred By Bank		
Total Dues	0.00	Rs. 19,94,544.49

To secure the repayment of the monies due or the monies that may become due to the bank, Sh. Bhatt Pragneshbhai Hareeshbhai - S/o Sh. Hareeshbhai Dhirajlal Bhatt had / have executed documents on 09.01.2023 as per the details of security interest by way of:-

Mortgage of Immovable Property described herein below :-

Immovable NA Residential Property consisting of Flat No. 202, with built up area admeasuring 48.516 Sq. Mts., on the 2nd Floor of the Building known as 'Satyam Apartment - A', constructed on the land of Sub Plot No. 91 to 104/1, admeasuring 714.306 Sq. Mts. of Revenue Survey No. 61 paik 1 & 62 paik 4 bearing City Survey No. 3591/9/1 paik of City Survey Ward No. 132 (F.P. No. 22+272 paik of T.P.S. No. 18) area known as '