

Registered & Corporate Office: Yes Bank Limited, Yes Bank House, Off Western Express Highway, Santacruz East, Mumbai - 400055. Branch Office: YES BANK Limited, Retail Legal (RL), WS No. 0155 to 0157, Second Floor, Unit No. G/3, 102-103, C.G. Centre, C.G. Road, Ahmedabad-380 009
Branch Office: Shop No 3A & 3B, Ground Floor, "Nilamber Primero", Near Nilamber Circle, Vasna Bhayli Road, Vasna, Vadodara – 391410 Branch Office: Yes Bank Limited, 3rd Floor, Nath Edifice, Jilla Panchayat Chowk, Race Course, Rajkot Branch Office: Yes Bank Limited, 1st Floor, Orbit Tower, Opp. Krushi Bazar, Sahara Darwaja, Ring Road, Surat - 395003. CIN: L65190MH2003PLC143249, Email: communications@yesbank.in, Website: www.yesbank.in

PUBLICATION OF NOTICE U/S 13 (2) OF THE SARFAESI ACT Notice is hereby given that the under mentioned borrower(s)/ guarantor(s)/ mortgagor(s) who have defaulted in the repayment of principal and interest of the loan facility obtained by them from the Bank and whose loan accounts have been classified as Non Performing Assets (NPA). The notices were issued to them under Section 13(2) of the Securitization and Re-construction of Financial Assets and Enforcement of Security Interest Act 2002 (SARFAFSI Act) and hereby informed by way of this

) of the Securitization and Re-construction of Financial Assets and Enforcement of Security Interest Act 2002 (SARFAESI Act) and hereby informed by way of this ic notice.							
S. No.	Name of Borrowers, Co-borrowers, Mortgagors	Agreement No. & Type of Loan	0/s. As Per 13(2) Notice	Date of 13(2) Notice	Details of Secured Asset			
1.	Communications Private	MOR000700898075 & MOR000700799489 MOR	(Rupees One Crore Thirty	14.03.2024 NPA Date: 13.02.2024	Immovable Constructed leasehold property bearing Flat no.C/1/104 on the Tenth Floor admeasuring about 321 sq.yards in the scheme Known as "GOYAL INETERCITY" OF SHREE DRIVE IN PARK CO.OP. HOUSING SOCIETY VIBHAG-4 a society registered under the provisions of the Gujarat Co.operative Societies act 1961 under Serial no. GH 14263 dated 02-05-1990 situated on the land bearing final plot no. 109 of the Town Planning Scheme no.2 situate lying and being at Mouje: Thaltej Taluka: Ghatlodia Old Taluka: Ahmedabad City (West) in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal) and bounded as under. East: Passege and Lift, West: Open Space, North: Ajd. Block, South: Flat no. 103.			
2.	1. VIPULBHAI CHAUHAN ("Borrower and Mortgagor"), 2. AMRUTA VIPUL CHAUHAN ("Co-Borrower and Mortgagor")	AFH000900530216 AFH	Rs.583527.95/- (Rupees Five Lakh(s) Eighty Three Thousand Five Hundred Twenty Seven And Paise Ninety Five Only) as on 16-03-2024	16.03.2024 NPA Date: 13.01.2024	All that piece and parcel of the Residential Flat No. E/166, First Floor, Built up area admeasuring 24.34 Sq. Mtrs., Undivided Proportionate area, Common Plot Land admeasuring 30.36 Sq. Mtrs., Scheme Known as "PUJAN FLAT", situated at Revenue Survey No. 277, T.P. Scheme No. 19, Final Plot No. 394 in the sim of Village Vadsar in the Sub District Vadodara Vibhag-3 District Vadodara and bounded as under. East — Block No.E/165, West — Block No.E/167, North — Common Passage, South — Open Space/Pujan Tenament.			
3.	1. RAJUBHAI AHUJA (Borrower and Mortgagor), 2. KAMLABEN AHUJA (Co-Borrower)	AFH001100446291 & AFH001100458076 AFH	Rs. 1272871.99/- (Rupees Twelve Lakh(s) Seventy Two Thousand Eight Hundred Seventy One And Paise Ninety Nine Only) as on 16-03-2024	16.03.2024 NPA Date: 13.10.2023	All that piece and parcel of the Residential Flat No. 402, on the 4th floor Building No. B, admeasuring about 678 sq.ft. Super built up area & 407 sq.ft i.e. 37.83 sq.mts. built up area along with undivided Proportioned Share ir underneath land admeasuring about 20.19 sq. mts. Known as "Sai Palace Residency" Situated at bearing Revenue Survey No. 592/5, Block No. 1069 Paiki 1 admeasuring 4647 sq. mts., T.P. Scheme no. 66 (Kosad-Variyav), Fina Plot No. 324 admeasuring 3253 sq.mts. of Village Kosad Taluka: Surat City, District: Surat and bounded as under: East: Building No. C, West: Building No. A, North: Block No. 322, South: Block No. 325.			
4.	1. POONAM SINGH S/o PEMPSINGH ("Borrower and Mortgagor"), 2. OMUKUNWAR POONAM SINGH ("Co Borrower")	AFH001100809621 AFHL	Rs. 2422864.98/- (Rupees Twenty Four Lakh(s) Twenty Two Thousand Eight Hundred Sixty Four And Paise Ninety Eight Only Only) as on 21-03-2024	NPA Date: 05.04.2021	ALL THE PIECE AND PARCEL OF Residential Flat no. 501 admeasuring 1002 sq.ft. super built up area i.e. 93.07 sq.mtrs. built up area 656 sq.fts i.e.60.93 sq.mtrs, on the 5th Floor of the Building no. "E" Building Known as "Angar Residency-2" along with undivided proportional share in the land underneath the said building constitutiong the land of the final plot no. 70 and 71 tota admeasuring 5523 sq.mtrs. of T.P. Scheme no. 12 (Puna) of Block no. 680 admeasuring 0-Hector-41-Are-48 sq.mtrs. of Revenue Survey no. 602/2 and Block no. 681 admeasuring 0-Hector-37 Are-43 sq.mtrs. of Revenue Survey no. 602/3 of situated of Moje: Puna Sub District Surat City District Surat. and bounded as under. East —Building no. F, West —Building no. D, North —Block no. 679, South—Garden.			
5.	1. NILESH PREMJIBHAI VASOYA ("Borrower and Mortgagor"), 2. KAKDIYA ANJALIBEN DILIPBHAI ("Co-Borrower")	AFH001100262441 AFHL	Rs.1309029.01/- (Rupees Thirteen Lakh(s) Nine Thousand Twenty Nine And Paise One Only) as on 21-03-2024	21.03.2024 NPA Date: 13.02.2024	All That Piece And Parcel of Plot no.20 admeasuring 44.61 sq.mtrs. along with 7.14 sq.mtrs. undivided share in the land & 20.85 undivided share in the land of road in "OPERA HOMES-PART-2" situated at Revenue Survey Block no. 384 (Revenue Survey no. 394) Paiki Sab Plot no. 2 Paiki Revenue Block no 384/2/235 of Moje Village Kamrej Sub District Kamrej District Surat and bounded as under. East — Opera Homes, Vibhag-2, Plot no.19, West — Opera Homes, Vibhag-2, Plot no.09 South—Internal Road.			
6.	1. VANRAJSINH BOGHUBHA GOHIL (Borrower and Mortgagor), 2. SHILABA VANRAJSINH GOHIL (Co-Borrower and Mortgagor), 3. BANKIMBHAI JAYANTILAL PATNI (Guarantor)	AFH000900264242 AFHL	Rs.1468760.04/- (Rupees Fourteen Lakh(s) Sixty Eight Thousand Seven Hundred Sixty And Paise Four Only) as on 21-03-2024	21.03.2024 NPA Date: 13.08.2023	ALL THE PIECE AND PARCEL OF Residential Flat no. A-302, Tower-A, admeasuring carpet area 49.96 Sq. Mtrs, Built up area 59.73 Sq. Mtrs, Common utility area 7.22 Sq. Mtrs, undivided share of 24.37 in the scheme known as "VRUNDAVAN HIGHTS" constructed on Revenue Survey No-501 admeasuring He-Are 0-43-50 Aakar-2=25, Final Plot No-123 admeasuring 2610 sq.mtrs. situated at Mouje: Bapod, Registration sub district Vadodara-5 (Bapod) & District Vadodara and bounded as under. East: Common passege, West: Road, North: Flat no. A-301, South: OTS.			
7.	1. SANJAYBHAI DAYABHAI GHAGHDA ("Borrower"), 2. KASHMIRA SANJAYBHAI GHAGHADA ("Co-Borrower and Mortgagor")	AFH009800475270 AFHL	Rs.1069251.64/- (Rupees Ten Lakh(s) Sixty Nine Thousand Two Hundred Fifty One And Paise Sixty Four Only) as on 21-03-2024	21.03.2024 NPA Date: 13.02.2024	All That Piece And Parcel of Flat no. 302 on 3rd Floor admeasuring 29.50 sq.mtrs. Undivided share in the road and COP in "CITY EMPIRE" constructed upon land of Plot no. 40 Paiki and Plot no. 41 Paiki Collectively admeasuring 380-51 sq.mtrs. of Revenue Survey no. 400/2 Paiki bearing of City Survey ward no. 7/3, T.P. no. 4, Final Plot no. 470 & 478 p Sub District and District Rajkot. and bounded as under. East — Open Space, West — Passage and Stair, North — Passage and Flat no. 303, South — Open Space.			
8.	1. RAKESH BHOLA ("Borrower"), 2. SUMITRA BHOLA ("Co-Borrower and Mortgagor")	AFH009800710941 AFHL	Rs.1413810.89/- (Rupees Fourteen Lakh(s) Thirteen Thousand Eight	21.03.2024	All That Piece And Parcel of Sub Plot no. 16/1 of Plot no. 16 admeasuring 63 sq.mtrs. On East side of Revenue Survey no. 112 Paiki Moje Village: Lodhika Talika- Rajkot-District- Surat and bounded as under. East — Tenamenton Sub Plot no. 16/2 Paiki, West — Tenament on same Plot, North — Plot no. 14. South			

The above borrowers and /or their guarantor(s)/mortgagor(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 said 60 days under sub-section (4) of Section 13 of SARFAESI Act. Furthermore, this is to bring to your attention that under Section 13 (8) of the SARFAESI Act, in case our dues together with all costs, charges and expenses incurred by us are tendered at any time before the date fixed for sale or transfer, the secured asset shall not be sold or transferred by us, and no further step shall be taken by us for transfer or sale of that secured asset. Sd/- Kalpesh Rawal,

NPA Date:

13.02.2024

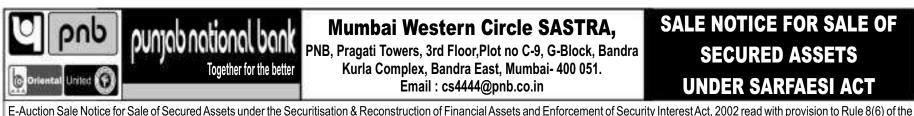
Hundred Ten And Paise

Eighty Nine Only) as on

21-03-2024

Date: 24.04.2024, Place: Ahmedabad, Surat, Rajkot & Vadodara

Authorised Officer, Yes Bank Limited



Mortgagor")

Date: 24.04.2024

Place: Silvassa

Mumbai Western Circle SASTRA, PNB, Pragati Towers, 3rd Floor,Plot no C-9, G-Block, Bandra Kurla Complex, Bandra East, Mumbai- 400 051. Email: cs4444@pnb.co.in

SALE NOTICE FOR SALE OF **SECURED ASSETS UNDER SARFAESI ACT**

Plot no. 16/2 Paiki, West – Tenament on same Plot, North – Plot no. 14, South

Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and the Borrower(s) and Guarantor(s) and Mortgagor (s) in particular that the below described immovable / movable property mortgaged / charged to the Secured Creditor Banks namely Punjab National Bank; erstwhile United Bank of India and erstwhile Oriental Bank of Commerce and the constructive/physical/ symbolic possession of which has been taken by the Authorised Officer of the respective secured creditor Banks, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on the date as mentioned in the table herein below, for recovery of its dues due to these above named secured creditor banks from the respective Borrower(s), Mortgagor(s) and Guarantor(s). The Reserve price and the earnest money

deposit is mentioned in the table below against the respective properties. SCHEDULE OF THE SECURED ASSETS

Sr.		Description of the Immovable Properties	A) Date of Demand Notice u/s 13(2) of SARFESIACT 2002		Date / Time of E-Auction	Details of the
	Name of the Account Name & addresses of the Borrower(s) / Mortgagor(s) / Guarantors Account	Mortgaged Name of Mortgagor /Owner of property	B) Outstanding Amount as on NPA date	B) EMD (to be deposited MSTC		encumbrances known to the secured creditors Name & No. of the contact person
	mongagor(o), ouaramoro /tocoam		C) Possession Date u/s 13(2) of SARFESIACT 2002	wallet before Auction Date)		
			D) Nature of Possession Symbolic/ Physical/ Constructive	C) Bid Increase Amount		
1	CIRCLE. M/s Goldlight Metal Industries, Proprietor Mr Ranjan Jaiswal (Proprietor) A-402, New Sea View, New Raviraj	Latitude 20degrees 16'31.3"N Longitude 73degrees 00'26.3"E https://ibapi.in	B) Rs 2,21,15,302.68 plus further interest and charges. C) 09-02-2023 D)Physical Date of Physical Inspection 06/05/2024, Timing 11:00am to 01:00pm Contact Person for Inspection: Mr Rajendra	C) Rs 5000.00	13-05-2024 10:00am to 04:00pm	Any unpaid unstated dues/lease rent of District Industries Center Silvassa. Or any other liabilities. Unpaid Electricity Dues of approximately Rs 3.50 lacs Any other encumbrance not known Not known to Authorised Officer, 9935189143. 7984032293 8976973349

TERMS AND CONDITIONS OF E-AUCTION SALE

The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions. The auction sale will be "online through e-auction" portal https://www.mstcecommerce.com, 2.The intending Bidders/ Purchasers are requested to register on portal (https://www.mstcauction.com) using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 3 working days), the intending Bidders/ Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet by one working day before the e-Auction Date and time in the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction. 3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through 3 mode i.e. NEFT/ Cash/ Transfer (After generation of Challan from (https://www.mstcecommerce.com) in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank, however for Cash/ Transfer the bidder has to visit Punjab National Bank Branch. Payment of EMD by any other mode such as Cheques will not be accepted. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest. 4. Platform (https://www.mstcecommerce.com) for e-Auction will be provided by e Auction service provider M/S MSTC Limited having its Registered office at 225-C,A.J.C. Bose Road, Kolkata-700020 (contact Phone & Toll free Numbers 079-41072412/ 411/ 413 or 1800-103-5342). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website https://www.mstcecommerce.com. This Service Provider will also provide online demonstration/training on e-Auction on the portal. 5. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ web page portal. (1) https://www.ibapi.in (2) https://eprocure.gov.in/epublish/app (3) http://www.mstcecommerce.com/. (4) www.pnbindia.in, 6. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from e-Bkray -IBAPI portal (https://www.ibapi.in). 7.The intending Bidders / Purchasers are requested to register on portal (https://www.mstcauction.com) using their mobile number and email-id. Further, they will upload the requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 3 working days), the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet. Only after having sufficient EMD in his Wallet, the interest bidder will be able to bid on the date of e-auction. 8. Bidder s Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding. 9. During the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the minimum increase in the bid amount must be as per the bid incremental amount to the last higher bid of the bidders. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed. 10. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly. (1) In case of any difficulty or need of assistance before or during e-Auction process may contact authorized representative of our e-Auction Service Provider (https://www.mstcecommerce.com/). Details of which are available on the e- Auction portal. 11.After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/email. (On mobile no/email address given by them/registered with the service provider). 12. The secured asset will not be sold below the reserve price. 13. The minimum (first) bid would be Reserve Price Plus one Incremental bid amount. Thereafter, bidders shall improve their offer in multiple of incremental bid amount as mentioned in advertisement. In case bid is placed in the last 5(Five) minutes of the closing time of the auction, the closing time will automatically get extended for 5(Five) minutes 14. The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount deposited, on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of Banker's Cheque/ Demand Draft issued by a Scheduled Commercial Bank drawn in favor of "The Authorized Officer, Punjab National Bank, A/c (Name of the A/C) Payable at In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property. 15. Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194-1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75 % of the bid amount/full deposit of BID amount. 16. The Authorised Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final. 17. The sale shall be confirmed in favour of the purchaser who has offered the highest sale price in his bid or tender or quotation or offer to the authorized officer and shall be subject to confirmation by the secured creditor. 18. The sale certificate shall be issued in the favour of successful bidder on deposit of full bid amount as per the provisions of the act. 19. The properties are being sold on 'AS IS WHERE IS BASIS and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS" 20. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation. 21.1t shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder inspect the property in consultation with the dealing official as per the details provide. 22.All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser. 23. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties (E-Auctioned) not known to the bank. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.24. The bidder should ensure proper internet connectivity, power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power failure or technical reasons or reasons/contingencies affecting the e-auctions. 25.It is open to the Bank to appoint a representative and make self bid and participate in the auction. For detailed term and conditions of the sale, please refer https://www.ibapi.in https://eprocure.gov.in/epublish/app, http://www.mstcecommerce.com/, www.pnbindia.in, 26. The minimum (first) bid would be Reserve Price Plus one Incremental bid amount. Thereafter, bidders shall improve their offer in multiple of incremental bid amount as mentioned in advertisement. In case bid is placed in the last 5(Five) minutes of the closing time of the auction, the closing time will automatically get extended for 5(Five) minutes. (27) The Sale will be done by the undersigned through e-auction platform provided at the Website https://www.mstcecommerce.com on 13th May 2024 starting from 10:00 AM to 4:00PM. (28) Bank will share/disclose all possible information available to itself however bidders to do their own due diligence regarding title of property, registration formalities, actual physical area of the property, availability of occupancy certificates, construction quality, etc. The above list is indicative and not exhaustive. In case of bidders bidding for properties in symbolic possession it is implied that they are aware about the risks involved in obtaining physical possession of properties bidded such as possible uncertain time delay due to any reasons such as availability of Court Commissioners, Asst Registrars, Police Protection, any legal stay by any Court/DRT. The above list is indicative and not exhaustive. (29) In case of successful bid and upon receipt of full and final bid amount payment by or within the stipulated period, if the bidders choose to register the Sale Certificate, the costs, stamp duty, other registration, legal expenses to be borne by bidders only and the original property documents will be released only upon completion of registration of said Sale Certificate and submission of copy of registered sale certificate along with Form 16B duly signed by bidders in case of tax deducted at source on whole bid amount. Read with Rule 8(6) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002. The borrowers / Guarantors are hereby notified that they are entitled to redeem the securities by paying the outstanding dues/costs/charges/expenses at any time before the sale is conducted, failing which the property will be auction/sold and the balance dues, if any will be recovered with interest and

Authorised Officer, Punjab National Bank (Secured Creditor)



MAS RURAL HOUSING & MORTGAGE FINANCE LIMITED

Narayan Chambers, 2th Floor, B/h. Patang Hotel, Ashram Road, Ahmedabad-380009. Contact: 079-41106500/733

DEMAND NOTICE

Under Section 13(2) of SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY ACT 2002 ("Act") read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("Rules").

Whereas the undersigned being the Authorized officer of the MAS Rural Housing & Mortgage Finance Ltd. (Hereinafter called 'Company') under the Act and in exercise of powers conferred under section 13(2) read with rule 3 of the Rules already issued the detailed demand notices dated as mentioned below. Under Section 13(2) of the Act, calling upon the Borrower(s)/Co-Borrower(s)/Guarantor(s), listed here-under, to pay the amount mentoned in the respective Demand Notice, within the 60 days from the date of the respective Demand Notice/s, as per details given below. Copies of the said Notices are served by Registered Post A.D. and are available with the undersigned, and the said Borrower(s)/Co-Borrower(s) Guarantor(s), may, if they so desire, collect the respective copy from the Undersigned on any working day during normal office hours. In Connection with the above, Notice is hereby given, Once again, to the said Borrower(s)/Co-Borrower(s)/Guarantor(s) to pay Company within 60 days from the date of the respective notice/s, the amount indicated herein below against their respective names, together with further interest as detailed below from the respective date mentioned below in below column till the date of payment and/ or realization, read with the loan agreement and other documents/writings, if any, executed by the said Borrower(s)/Co-Borrower(s)/Guarantor(s). As security for due repayment of the loan, the

Borrower & Co-Borrower, Guarantor Name	Mortgage Property Details:-	Loan Account No. Outstanding Amount	DATE OF DEMAND NOTICE DATE OF STICKING NOTICE
YOGESHBHAI KARSHANBHAI VAJA (APPLICANT)	ALL THAT PIECE AND PARCEL OF FLAT NO. 104, 1 ST FLOOR , AS PER SITE BUILDING NO.B/4 & AS PER PLAN BUILDING	Loan A/c No.: 6497	Dt. 11-03-2024
RINABEN YOGESH VAJA (CO-APPLICANT)	NO.B/2 BUILDUP AREA ADMEASURING 30.47 SQ.MTRS. IN SCHEME KNOWN AS "NANDANVAN TOWNSHIP" SITUATED AT REVENUE SURVEY NO. 292, BLOCK NO. 275/A/3, 275/A/4, 275/A/5, 275/A/6, 275/B/1, 275/B/2, 275/B/3, 275/B/4, 275/B/5, 275/B/6, 275/B/7, 275/14C.P.1, 275/14/C.P.2, 275/16/ ROAD AND OPEN LAND ADMEASURING 11,205.59 SQ.MTRS. AT VILLAGE KAMREJ, TA.KAMREJ, IN THE REGISTRATION DISTRICT & SUB DISTRICT OF SURAT, GUJARAT	Rs.8,81,735.00	Dt. 20-04-2024
CHANDANKUMAR DHANJI RAJBHAR (APPLICANT)	ALL THAT PIECE AND PARCEL OF THE PROPERTY FLAT NO. A-406, FOURTH FLOOR, BUILDING NO. C, ADMEASRUING	Loan A/c No.: 6772	Dt. 11-03-2024
REKHADEVI CHANDANKUMAR (CO-APPLICANT)	ABOUT 62.45 SQ. MTRS (SUPER BUILTU AREA) & 31.22 SQ.MTRS. (BUILTUP AREA), ALONG WITH UNDIVIDED SHARE OF LAND, IN SCHEME KNOWN AS "RAMDEV RESIDENCY" SITUATED AT. SURVEY/BLOCK NO. 294 PAIKEE FOR COMMERCIAL & RESIDENTIAL PURPOSE, N.A LAND ADMEASURING 6620 SQ. MTRS, PAIKEE A VIBHAG PAIKEE NORTHERN SIDE WEST PART ADMEASURING 1190.36 SQ. MTRS AND A VIBHAG PAIKEE NORTHERN SIDE EAST PART ADMEASURING 144.12 SQ. MTRS., TOTAL ADMEASURING 1334.48 SQ. MTRS, BUILDING NO. A, B AND C PAIKEE, AT VILLAGE - KARELI, TALUKA: PALSANA, IN THE REGISTRATION DISTRICT & SUB DISTRICT OF SURAT, STATE -GUJARAT.	Rs.8,55,825.00	Dt. 20-04-2024

With further interest, additional interest at the rate as more particularly stated in respective Demand Notice, incidental expenses, cost, charges etc. incurred till the date of payment and/or realization. If the said Borrower(s)/Co-Borrower(s)/Guarantor(s) shall fail to make payment to Company as aforesaid. Then Company shall proceed against the above Secured Assets(s)/Immovable Property(ies) under Section 13(4) of the said Act and the applicable Rules entirely at the risk of the said Borrower(s)/Co-Borrower(s)/Guarantor(s) as to the costs and consequences.

The said Borrower(s)/Co-Borrower(s)/Guarantor(s) are prohibited under the said Act to Transfer the aforesaid Secured Asset(s)/Immovable Property(ies), whether by way of sale, lease or otherwise without prior written consent of Company. 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.

Place : Surat

Authorized Officer. For, MAS Rural Housing & Mortgage Finance Ltd. Mr. Bharat J. Bhatt (M.) 9714199018



AAVAS FINANCIERS LIMITED

(Formerly known as Au HOUSING FINANCE LIMITED) (CIN:L65922RJ2011PLCO34297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020

AUCTION NOTICE

Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) rules, 2002 Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of AAVAS FINANCIERS LIMITED (Formerly known as "Au HOUSING

FINANCE LIMITED") Secured Creditor, will be sold on "As is where is". "As is what is ", and "Whatever there is" basis. The details of the cases are as under Earnest Reserve Date & Place of Tender Name of Borrowers/ Description of of Poss-Money Submission, Tender Co-Borrowers/ Dues As on Price For Time of 13(2)Demand Open & Auction at For Property Guarantors/Mortagors Property Auction Notice Property Aavas Financiers Ltd ession LALPURI BALDEVPURI SR NO 765 PAIKI PLOT NO 128 AT KANKNOL 14 Oct 23 11.00 202, 2ND FLOOR GOSWAMI, LAXMIBEN 1649932.41/ Himmatnagr Dist, Sabarkantha Admeasuring 2404400/-240440/ AM TO SUN COMPLEX-2 Mar Rs. 141.12 Sqr Mtr LALPURI GOSVAMI Dues As on 16 1563519.41/ 24 01.00 BEHIND GUARANTOR: Apr 2024 PM 27 NAVJIVAN Dues as on MUKESHGIRI BALDEVGIRI May DALBATI, Oct 23 GOSWAMI 2024 MOTIPIRA (Ac No.) CIRCLE, LNHIM02216-170044612 MOTIPURA HIMMATNAGAR 383001, GUJARAT INDIA REKHABEN SURESHBHAI HOUSE NO. 406, PHASE 3, BLOCK NO-J, 440 SHOP NO :- 5 & 6 Rs. 19 Sep 23 11.00 LIG-2, AAVAS YOJNA, GORWA, VADODARA, WAGHELA, Mr. 38464/- Due: Rs. 743554/ 1113200/ 111320/ AM TO 1ST FLOOR, SUN

GUJARAT 526 Sq. Ft. SURESHBHAI WAGHELA, RISE COMPLEX, As on 16 Apr 01.00 Dues as on 19 Mr. GAURANG KUMAR PM 27 WAGHODIA 2024 Sep 23 WAGHELA ROAD, NEAR May GUARANTOR: Mr. ASHOK 2024 VRUNDAVAN RAJUBHAI MARWADI CROSSING, CHANDA NAGAR VRUNDAVAN, LNBAR03116-170045635 WAGHODIA VADODARA-90019, GUJARA INDIA SHASHIKIRAN 12 Jul 23 17 RESIDENTIAL FLAT G/103, 1ST FLOOR, 11.00 3RD FLOOR, SURYABHAGVAN NAMA. 83490/-CONSTRUCTED ON PLOT NO. 57/3/1 & 834900/ 1006459.41/-Mar AM TO AMOLA Rs. 57/3/2, TPS NO. 57, FP, NO. 83, PAIKI Mrs. RUKMINI 841520.41/-24 01.00 COMPLEX, OPP Dues As on 16 VEDIKAA RESIDENCY B/S. AAKRUTI SURYABHAGVAN NAMA Apr 2024 PM 27 GIRISH COLD Dues as on 11 TOWNSHIP, NAROL AHMEDABAD, GUJARAT GUARANTOR: Mrs. May DRINK, C. G. Jul 23 66 Sq. Yard 2024 MEGHNA MUKUL ROAD, KOSHTI, M/s. MALE AHEMDABAD-SQUARE RETAILS PVT LTD 880009, GUJARAT INDIA (Ac No.) LNADB00315-160020840 ARVINDBHAI 15 Mar 23 Property No. 5/819, Moje - Vadali, Vadali "DAMODAR 11.00 RANCHHODBHAI SAGAR, 155,118.41/ Nagarpalika, Tal. - Vadali, District -9084250/ 408425/ AM TO COMPLEX" FIRST Saberkantha, Gujarat 111.50 Sq. Mtrs Mr. Jayaeshbhai Arvindbhai 2443147.41/-FLOOR, UNIT 01.00 Dues As on 10 Sagar, Mrs. Simaben Sagar PM 27 NO.112 & 113, Apr 2024 Dues as on 15 May JAVANPURA, (Ac No.) Mar 23 2024 TALUKA-IDAR, LNIDA02916-170038812 DIST -SABARKANTHA 383430, GUJARAT INDIA PRAFULBHAI PATEL, 21 Jun 21 HOUSE NO 23, AAZAD FALIYU, VILLAGE SHOP NO :- 5 & 6 11.00 VEJPUR, DESAR SO, VADODARA, GUJARAT, 204120/-2,118,590.00/ 2041200/ 1ST FLOOR, SUN Mrs. MANISHBEN P PATEL Rs. 1054073/ Mar AM TO 391774, 110 Sq. Mtrs 24 01.00 RISE COMPLEX, (Ac No.) & Rs. & Rs. 456419/ PM 27 LNBRD00518-190083228 & 917,147.00/-WAGHODIA Dues as on 1 ROAD, NEAR LNBRD04319-200120425 May Jun 21 Dues As on 1 2024 VRUNDAVAN Apr 2024 CROSSING. HANDA NAGAR VRUNDAVAN, WAGHODIA, VADODARA-390019, GUJARAT INDIA GAMTAL PROPERTY NO-57/B VILLAGE KARUNABEN OFFICE NO:- 202, 10 Oct 22 23 11.00 AT.DUDADHAR TA.VALLABHIPUR, PRAGJIBHAI KAKADIYA. 923550/-92355/ AM TO 2ND FLOOR, 792,832.00/ Rs. 582958/ DIST.BHAVNAGAR, GUJARAT 1400 Sq. Ft. Mr. MITULKUMAR 01.00 SIDDHIVINAYAKA Dues As on 16 Dues as on 8

383001, GUJARAT Ferms & Conditions: 1). The person, taking part in the tender, will have to deposit his offer in the tender form provided by the AFL which is to be collected from the above branch offices during working hours of any working day, super scribing "Tender Offer for name of the property "on the sealed envelope along with the Cheque/DD/pay order of 10% of the Reserve Price as Earnest Money Deposit (EMD) in favour of AAVAS FINANCIERS LIMITED payable at Jaipur on/before time of auction during office hours at the above mentioned offices. The sealed envelopes will be opened in the presence of the available interested parties at above mentioned office of AAVAS FINANCIERS LIMITED (Formerly known as "Au HOUSING FINANCE LIMITED") The inter-se bidding, if necessary will also take place among the available bidders. The EMD is refundable if the bid is not successful. 2). The successful bidder will deposit 25% of the bidding amount adjusting the EMD amount as initial deposit immediately or within 24hrs after the fall of the hammer towards the purchase of the asset. The successful bidder failing to deposit the said 25% towards initial payment, the entire EMD deposited will be forfeited & balance amount of the sale price will have to be deposited within 30 days after the confirmation o the sale by the secured creditor; otherwise his initial payment deposited amount will be forleited. 3). The Authorised officer has absolute right to accept or reject any bid or adjourn/postpone the sale process without assigning any reason therefore. If the date of tender depositing or the date of tender opening is declared as holiday by Government, then the auction will be held on next working day. 4). For inspection and interested parties who want to know about the procedure of tender may contact AAVAS FINANCIERS LIMITED (Formerly known as "Au HOUSING

FINANCE LIMITED^{*}) 201,202, lind Floor, South End Square, Mansarovar industrial Area, jaipur-302020 or Ravi Verma – 7374003363 or respective branch during office hours. Note: This is also a 15/30 days notice under Rule 9(1)/8(6) to the Borrowers/Guarantors/Mortgagor of the above said loan accounts about tender inter se bidding sale on the above mentioned date. The property will be sold, if their out standing dues are not repaid in full.

RESIDENTIAL FLAT G2, GROUND FLOOR,

BLOCK D, PLOT NO 5 AND 6, KRISHNA

RESIDENCY, MOJE KHALIKPUR, R.S. NO.

16/2 PAIKI, MODASA, ARWALI, GUJARAT

63.21 Sq. Mtrs

PM 27

May

2024

11.00

AM TO

01.00

PM 27

May

2024

Authorised Officer Aavas Financiers Limited

Rs.

102000/-

1020000/-

COMPLEX,

WAGHAWADI RD

OPP, DOMINOZ

PIZZA,

VIDHYANAGAR,

BHAVNAGAR,

GUJARAT 364001

INDIA

202, 2ND FLOOR,

SUN COMPLEX-2

BEHIND

NAVIIVAN

DALBATI,

MOTIPIRA

CIRCLE, MOTIPURA.

HIMMATNAGAR



PRAGJIBHAI KAKDIYA

IRVA USHABEN

RAMCHANDRAN

GUARANTOR: Mr.

KHRISHTI MATTHU

GOPALBHAI

ABRAHAM

(Ac No.)

LNBHV13921-220221336

RAMCHANDRA, Mr. IRVA

LNHIM00315-160024309

Place: Jaipur Date: 24-04-2024

(Ac No.)

Apr 2024

.255,346.41/

Dues As on 16

Apr 2024

Oct 22

11 Oct 22

Rs.

979023.41/-

Dues as on 10

Oct 22

30