

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 Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) 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.

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagors	Dues As on	Date & Amount of 13(2)Demand Notice	Date of Poss- ession	Description of Property	Reserve Price For Property	Earnest Money For Property	Date & Time of Auction	Place of Tender Submission, Tender Open & Auction at Aavas Financiers Ltd.
ANGAD KHYAL PRASAD PAL, Mrs. Virmia Devi Angad Pal Guarantor : Mr. Shailendra Jayshankar Pal (Ac No.) LNSU02215-160024027	Rs. 1,998,356.41/- Dues as on 23 Feb 2024	18 Jun 21 Rs. 1053426.41/- Dues as on 17 Jun 21	28 Jul 22	Plot No. 557, Aradhna Lake Town Vibhag-2, Bs Bal Krishna Row House, Halpatiswa, Block No. 3, 4,5,6,7,8,9,12,19,362, New Block No. 3, Jolwa Kadodara, Palsana, Surat, Gujarat. 394327 Admeasuring 39.01 Sq. Mtr	Rs. 750000/-	Rs. 75000/-	11.00 AM TO 1.00 PM 26 Mar 2024	301 & 305, REGENCY SQUARE, ABOVE D- MART, ADAJAN, SURAT-395009, GUJARAT-INDIA

Terms & Conditions: 1). The person, taking part in the tender, will have to deposit his offer in the tender form provided by the AFI 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 of the sale by the secured creditor; otherwise his initial payment deposited amount will be forfeited. 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 want to know about the procedure of tender may contact AAVAS FINANCIERS LIMITED (Formerly known as "Au HOUSING FINANCE LIMITED") 201, 202, 1st Floor, South End Square, Mansarovar Industrial Area, Jaipur-302020 or Rav Verma - 9734003363 or respective branch during office hours. **Note:** This is also a 15/30 days notice under Rule 9(11/8(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.

Place : Jaipur Date : 24-02-2024 Authorised Officer Aavas Financiers Limited



Kotak Mahindra Bank

Registered Office : 27 BKC, C-27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400011.
(Corporate Identity No. L65110MH1985PLC038137)

Regional Office: Kotak Mahindra Bank Ltd., 4th Floor, Sidhvi Vinayak Complex, Near Shiv Ranjani Cross Road, Satellite, Ahmedabad - 380015.

**PUBLIC NOTICE
FOR AUCTION
CUM SALE**

Notice is hereby given to the public in general and in particular to the **Borrower/Co-Borrower/Guarantor** that the below described immovable property mortgaged to the Authorised Officer of Kotak Mahindra Bank Ltd, the **Physical Possession** of which has been taken by the Authorised Officer of Kotak Mahindra Bank Ltd, will be sold on "**AS IS WHERE IS**", "**AS IS WHAT IS**" and "**WHATEVER THERE IS**" basis, offers are invited to submit online through the Web Portal of our e-Auction Service Partner, **M/s.C1 India Pvt Ltd. e. www.c1india.com** by the undersigned for sale of the immovable property of which particulars are given below:-

Sr. No.	Name of the Borrower(s) / Guarantor(s) / Mortgagor(s)	Demand Notice Date and Amount	Description of the Immovable properties	Reserve Price	Earnest Money Deposit (EMD)	Date / Time of e-Auction
1.	ATUL TRADING (Borrower) RAVJIBHAI M. SARDHARA (Guarantor) 4. RAJESHBHAI B. SARDHARA (Guarantor) 5. VIJYABEN R. SARDHARA (Guarantor) 5. ATULBHAI R. SARDHARA (Guarantor) (Loan A/c No. BBA WC 819044001204 & 3014TL0100000095)	Demand Notice Dt. 25/08/2020 Rs. 82,13,910/-	Property 1: Residential Property located at Plot.No.15/p South Side Gamtal Land Area Opp Leva Patel Samaj, Opp Shiv Temple Street, Off Junagadh By Pass Road, Saravada- Junagadh Gujarat-362001 Property 2: Residential Property located at Plot.No.9 South Side Gamtal Land Area Opp Leva Patel Samaj, Opp Shiv Temple Street, Off Junagadh By Pass Road, Saravada- Junagadh Gujarat-362001 Property 3: Property bearing Shop No. 13, Ground Floor, Situated at Survey No. 30 Gurudev Trading Co - 19, Sardar Patel Marketing Yard at Dolatpara area in the limit of Junagadh Mahanagarपालिका - Junagadh Gujarat.	Rs. 10,88,316/- (Rupees Ten Lakh Eighty Eight Thousand Three Hundred Sixteen Only) Rs. 27,58,779/- (Rupees Twenty Seven Lakh Fifty Eight Thousand Seven Hundred Seventy Nine Only) Rs. 26,32,905/- (Rupees Twenty Six Lakh Thirty Two Thousand Nine Hundred Five Only)	10% of Bid Amount Rs. 1,08,831.6/- (Rupees One Lakh Eight Thousand Eight Hundred Thirty One and Six Paise Only) Rs. 2,75,877.9/- (Rupees Two Lakh Seventy Five Thousand Eight Hundred Seventy Seven and Nine Paise Only) Rs. 2,63,290.5/- (Rupees Two Lakh Sixty Three Thousand Two Hundred Ninety and Five Paise Only)	20.03.2024 Time - 11.00 A.M. to 12.00 P.M.

Type of Possession:- Physical

Date of Inspection of Immovable Properties : 11.03.2024 Time 11.00 A.M. to 01 P.M.

IMPORTANT TERMS & CONDITIONS OF SALE:-

- The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may go through the website of our E-Auction Service Provider, M/s. C1 India Pvt. Ltd. i.e. <https://www.bankauctions.com> for details of the secured assets put up for Auction and the Bid form which will be submitted online.
- All the intending purchasers/bidders are required to register their name in the Web Portal mentioned above as <https://www.bankauctions.com> and generate their User ID and Password in free of cost of their own to participate in the e-Auction on the date and time aforesaid;
- For any enquiry, information, support, procedure and online training on e-Auction, the prospective bidders may contact the **M/s. C1 India Pvt. Ltd.** Department of our e-Auction Service Partner **Mr. Vinod Chauhan, through csd@disposallub.com, Tel. No. : +91 7291971124, 25, 26, Mobile No. : 981387931 & Email ID : delhi@c1india.com & support@bankauctions.com**;
- To the best of knowledge and information of the Authorised officer, there is no encumbrance in the property/ies. However, the intending bidders may inspect the property and its documents as mentioned above or any other date & time with prior appointment and they should make their own independent inquiries regarding the encumbrance, title of the property/ies put up for e-Auction and claims/rights/dues affecting the property prior to submitting their bid. The e-Auction advertisement does not constitute any commitment or any representation of KMBL. The property is being sold with all the existing and future encumbrances whether known or unknown to KMBL. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/rights/dues;
- For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (<https://www.bankauctions.com>) the details of payment of interest-free refundable Earnest Money Deposit (EMD) of the secured asset as mentioned above by way of **Demand Draft** in favour of **'Kotak Mahindra Bank Limited'** payable at **Latur** along with self-attested copies of the PAN Card, Aadhar Card, Residence Address Proof, Board Resolution in case of company and Address Proof as specified above.

The Borrower(s) / Mortgagor(s) / Guarantor(s) are hereby given **STATUTORY 15 DAYS NOTICE UNDER RULE 6(2), 8(6) & 9(1) OF THE SARFESI ACT** to discharge the liability in full and pay the dues as mentioned above along with upto date interest and expenses within in fifteen days from the date of this notice failing which the Secured Asset will be sold as per the terms and conditions mentioned above. In case there is any discrepancy between the publications of sale notice in English and Vernacular newspaper, then in such case the English newspaper will supersede the vernacular newspaper and it shall be considered as the final copy, thus removing the ambiguity. If the borrower/guarantors/mortgagors pays the amount due to Bank, in full before the date of sale, auction is liable to be stopped.


For detailed terms and conditions of the sale, kindly visit our official website <https://www.kotak.com/en/bank-auctions.html> or contact the Authorised Officer **Mr. Prashant Satpute on @9724433999 / Mr. Ashok Motwani on @9873737351** at above mentioned Regional office of Kotak.

Special Instruction: e-Auction shall be conducted by our Service Provider, M/s. C1 India Pvt. Ltd. on behalf of Kotak Mahindra Bank Limited (KMBL), on pre-specified date, while the bidders shall be quoting from their own home/offices/ place of their Bid as per their choice above the Reserve Price. Internet connectivity and other paraphernalia requirements shall have to be ensured by bidders themselves. Please note that failure of Internet connectivity (due to any reason whatsoever it may be) shall not be sole responsibility of bidders and neither KMBL nor C1 India Pvt. Ltd. shall be responsible for these unforeseen circumstances. In order to ward-off such contingent situation, bidders are requested to make all the necessary arrangements/ alternatives whatever required so that they are able to circumvent such situation and still be able to participate in the e-Auction successfully. However, it is requested to the Bidder(s) not to wait till the last moment to quote/ improve his/ her Bid to avoid any such complex situations.

Date : 24.02.2024, Place : Junagadh

Last Date for Submission of Offers/ EMD : 18.03.2024 till 4.00 P.M.

Sd/- Authorised Officer, Kotak Mahindra Bank Ltd.



AXIS BANK

Branch Office: Axis Bank Limited, Collection Center, First Floor, Unit No.101 & 102 (Part) Balleshwar Avenue S G Highway Opp. Rajpath Club Bodakdev Ahmedabad Gujarat - 380 054. **Corporate Office:** Axis Bank Ltd., 3rd Floor, Gigaplex, NPC – 1, TTC Industrial Area, Mughslan Road, Airoli, Navi Mumbai – 400708.

Registered Office: "Trishul", 3rd Floor Opp. Samartheswar Temple Law Garden, Ellis bridge Ahmedabad – 380006.

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) 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 is mortgaged / charged to the secured creditor, the Physical Possession (as detailed below) of which has been taken by the Authorised Officer of Secured Creditor will be sold on "As is where is", "As is what is" and "Whatever there is" on **12th March, 2024** between 11.00 A.M and 12.00 Noon (Date and Time of Inspection is **5th March, 2024** between 3 to 5 pm and Last Date and Time for submission on bids is **11th March, 2024** before 4.00 PM) for recovery of the amount (Shown below in respective column) due to the Axis Bank secured creditor from respective borrower(s) and Guarantor(s) shown below. The Reserve Price and the Earnest Money deposit of respective properties as shown below in respective column for recovery of the amount (Shown below in respective column) due to the Axis Bank secured creditor from respective borrower(s) and Guarantor(s) shown below. The Reserve Price and the Earnest Money deposit of respective properties as shown below in respective column;

Sr No	Name of Borrower Mortgagor and Branch	Reserve Price	EMD Price	Bid Incremental	Outstanding Dues (in Rs.)	Contact Person
1.	1.MS. MINALBEN GODHANI (Borrower) 2.MR. ANVISH GODHANI (Co-Borrower) (Loan Account No. ECR004706461374 & LPR004701264221)	Rs. 1,39,96,800.00/- (Rupees One Core Thirty Nine Lakh Ninety Six Thousand Eight Hundred Only)	Rs. 13,99,68,000/- (Rupees Thirteen Lakh Ninety Nine Thousand Six Hundred Eighty Only)	In the multiply of Rs. 1,00,000/- (Rupees One Lakh Only)	Rs. 89,88,788.00 in Loan account no. LPR004701264221 and Rs 18,73,921.00 in Loan account no. ECR004706461374 aggregate amount being Rs. 1,08,62,709.00 (Rupees One Core Eight Lax Sixty Two Thousand Seven Hundred Nine Only) plus future interest and charges w.e.t. 03rd March, 2023.	Name :- Mr. Mishra Prashant Jayshankar Mobile No:- +91- 9426162693 Email ID:- mishra.jayshankar@axisbank.com OR Name :- Mr. Sagar Kotecha Mobile No:- +91- 9909799027 Email ID:- sagar.kotecha@axisbank.com
2.	1. MANGUKIYA ARVINDSHAI NATHABHAI (Borrower) 2. RAMAREN ARVINDBHAI MANGUKIYA (Co-Borrower) (Loan Account No. PCR004704442909 & ECR004705402020)	Rs. 1,53,06,300/- (PCR004704442909) - 1,27,06,300/- & ECR004705402020 - 26,00,000/- (Rupees One Core Fifty Three Lakh Six Thousand Three Hundred Only)	Rs. 15,30,63,00/- (Rupees Fifteen Lakh Thirty Thousand Six Hundred Only)	In the multiply of Rs. 1,00,000/- (Rupees One Lakh Only)	Rs. 1,73,53,524/- in Loan Account No. PCR004704442909 and Rs. 35,52,385/- in Loan Account No. ECR004705402020, aggregate Rs. 2,09,05,909/- (Two Core Nine Lakh Five Thousand Nine Hundred Nine Only) plus future interest and charges w.e.t. 04th April, 2022	Name :- Mr. Mishra Prashant Jayshankar Mobile No:- +91- 9426162693 Email ID:- mishra.jayshankar@axisbank.com OR Name :- Mr. Sagar Kotecha Mobile No:- +91- 9909799027 Email ID:- sagar.kotecha@axisbank.com

Description of Property / House / having Total Area about - Property-1. ALL THE PIECE AND PARCEL OF RESIDENTIAL SHOP NO G/15 GROND FLOOR, ADMEASURING ABOUT SUPER BUILD UP AREA 545 SQ. FT. BUILD UP AREA 286.54 SQ. FTS. EQUIVALENT 26.63 SQ. MTRS., CARPET AREA 272.50 SQ. FTS. EQUIVALENT 25.33 SQ. MTRS. ALONG WITH 6.72 SQ. MTRS. AND ROAD AND C.O.P 8.22 SQ. MTRS. "INTERNATIONAL FASHION MARKET REVENUE SURVEY NO 580/1, BLOCK NO 631, T.P NO 12 (PUNA) FINAL PLOT NO 24/1 & 24/2/2 PAIKI FINAL PLOT NO 24/1, & REVENUE SURVEY NO 592/1, 593, 595, BLOCK NO 631/8 T.P NO 12 (PUNA) F.P NO 45/2 VILLAGE PUNA SUB DIST. CITY DIST SURAT T: SURAT. THE SAID PROPERTY IS BOUNDED AS FOLLOW: NORTH : ADJ. 12 MTRS ROAD, SOUTH : ADJ. 9 MTRS ROAD, EAST : ADJ. 45 MTRS ROAD, WEST : ADJ. FINAL PLOT NO 46+47, 53. **Property-2** ALL THE PIECE AND PARCEL OF RESIDENTIAL SHOP NO 1013 ON 1 ST FLOOR, ADMEASURING ABOUT SUPER BUILD UP AREA 415 SQ. FT. BUILD UP AREA 223.05 SQ. FTS. EQUIVALENT 20.73 SQ. MTRS. CARPET AREA 207.50 SQ. FTS. EQUIVALENT 19.28 SQ. MTRS. ROAD AND C.O.P 6.40 SQ. MTRS. "INTERNATIONAL FASHION MARKET" REVENUE SURVEY NO 580/1, BLOCK NO 631, T.P NO 12 (PUNA) FINAL PLOT NO 24/1 & 24/2/2 PAIKI FINAL PLOT NO 24/1, & REVENUE SURVEY NO 592/1, 593, 595, BLOCK NO 631/8 T.P NO 12 (PUNA) F.P NO 45/2 VILLAGE PUNA SUB DIST. CITY DIST SURAT T: SURAT. THE SAID PROPERTY IS BOUNDED AS FOLLOW: NORTH : ADJ. 12 MTRS ROAD, SOUTH : ADJ. 9 MTRS ROAD, EAST : ADJ. 45 MTRS ROAD, WEST : ADJ. FINAL PLOT NO 46+47, 53. **Property-3** ALL THE PIECE AND PARCEL OF RESIDENTIAL SHOP NO 1014 1 ST FLOOR, ADMEASURING ABOUT SUPER BUILD UP AREA 415 SQ. FT. BUILD UP AREA 219.07 SQ. FTS. EQUIVALENT 20.36 SQ. MTRS., CARPET AREA 207.50 SQ. FTS. EQUIVALENT 19.28 SQ. MTRS. ROAD AND C.O.P 6.40 SQ. MTRS. "INTERNATIONAL FASHION MARKET REVENUE SURVEY NO 580/1, BLOCK NO 631, T.P NO 12 (PUNA) FINAL PLOT NO 24/1 & 24/2/2 PAIKI FINAL PLOT NO 24/1, & REVENUE SURVEY NO 592/1, 593, 595, BLOCK NO 631/8 T.P NO 12 (PUNA) F.P NO 45/2 VILLAGE PUNA SUB DIST. CITY DIST SURAT T: SURAT. THE SAID PROPERTY IS BOUNDED AS FOLLOW: NORTH : ADJ. 12 MTRS ROAD, SOUTH : ADJ. 9 MTRS ROAD, EAST : ADJ. 45 MTRS ROAD, WEST : ADJ. FINAL PLOT NO 46+47, 53. **Property-4** ALL THE PIECE AND PARCEL OF RESIDENTIAL SHOP NO 1017 ON 1 ST FLOOR, ADMEASURING ABOUT SUPER BUILD UP AREA 415 SQ. FT. BUILD UP AREA 219.07 SQ. FTS. EQUIVALENT 20.36 SQ. MTRS., CARPET AREA 207.50 SQ. FTS. EQUIVALENT 19.28 SQ. MTRS. ROAD AND C.O.P 6.40 SQ. MTRS. "INTERNATIONAL FASHION MARKET" REVENUE SURVEY NO 580/1, BLOCK NO 631, T.P NO 12 (PUNA) FINAL PLOT NO 24/1 & 24/2/2 PAIKI FINAL PLOT NO 24/1, & REVENUE SURVEY NO 592/1, 593, 595, BLOCK NO 631/8 T.P NO 12 (PUNA) F.P NO 45/2 VILLAGE PUNA SUB DIST. CITY DIST SURAT T: SURAT. THE SAID PROPERTY IS BOUNDED AS FOLLOW: NORTH : ADJ. 12 MTRS ROAD, SOUTH : ADJ. 9 MTRS ROAD, EAST : ADJ. 45 MTRS ROAD, WEST : ADJ. FINAL PLOT NO 46+47, 53. **Property-5** ALL THE PIECE AND PARCEL OF RESIDENTIAL SHOP NO 1016 ON 1 ST FLOOR, ADMEASURING ABOUT SUPER BUILD UP AREA 415 SQ. FT. BUILD UP AREA 219.07 SQ. FTS. EQUIVALENT 20.36 SQ. MTRS., CARPET AREA 207.50 SQ. FTS. EQUIVALENT 19.28 SQ. MTRS. ROAD AND C.O.P 6.40 SQ. MTRS. "INTERNATIONAL FASHION MARKET" REVENUE SURVEY NO 580/1, BLOCK NO 631, T.P NO 12 (PUNA) FINAL PLOT NO 24/1 & 24/2/2 PAIKI FINAL PLOT NO 24/1, & REVENUE SURVEY NO 592/1, 593, 595, BLOCK NO 631/8 T.P NO 12 (PUNA) F.P NO 45/2 VILLAGE PUNA SUB DIST. CITY DIST SURAT T: SURAT. THE SAID PROPERTY IS BOUNDED AS FOLLOW: NORTH : ADJ. 12 MTRS ROAD, SOUTH : ADJ. 9 MTRS ROAD, EAST : ADJ. 45 MTRS ROAD, WEST : ADJ. FINAL PLOT NO 46+47, 53. **Property-6** ALL THE PIECE AND PARCEL OF RESIDENTIAL SHOP NO 1017 ON 1 ST FLOOR, ADMEASURING ABOUT SUPER BUILD UP AREA 415 SQ. FT. BUILD UP AREA 219.07 SQ. FTS. EQUIVALENT 20.36 SQ. MTRS., CARPET AREA 207.50 SQ. FTS. EQUIVALENT 19.28 SQ. MTRS. ROAD AND C.O.P 6.40 SQ. MTRS. "INTERNATIONAL FASHION MARKET" REVENUE SURVEY NO 580/1, BLOCK NO 631, T.P NO 12 (PUNA) FINAL PLOT NO 24/1 & 24/2/2 PAIKI FINAL PLOT NO 24/1, & REVENUE SURVEY NO 592/1, 593, 595, BLOCK NO 631/8 T.P NO 12 (PUNA) F.P NO 45/2 VILLAGE PUNA SUB DIST. CITY DIST SURAT T: SURAT. THE SAID PROPERTY IS BOUNDED AS FOLLOW: NORTH : ADJ. 12 MTRS ROAD, SOUTH : ADJ. 9 MTRS ROAD, EAST : ADJ. 45 MTRS ROAD, WEST : ADJ. FINAL PLOT NO 46+47, 53.

For detailed terms and conditions of the sale, please refer to the link provided in the secured creditor's website i.e. <https://www.axisbank.com/auction-retail> and the Bank's approved service provider M/S C1 India Private Limited at their web portal <https://www.bankauctions.com>

The auction will be conducted online through the Bank's approved service provider M/S C1 India Private Limited at their web portal <https://www.bankauctions.com>.

For any other assistance, the intending bidders may contact below authorized officers between 11:30 am to 3:00 p.m. The bid is not transferable.

This Notice should be considered as 15 Days' Notice to the Borrowers under Rule 8(6) of the Security Interest (Enforcement) rule, 2002.

Date : 24 February, 2024
Place : Surat, Gujarat Authorised Officer, Axis Bank Ltd.



बैंक ऑफ बड़ोदा Bank of Baroda

Branch Address : Sector-22 Branch, Shopping Complex, Opp. Post Office, Sector-22, Gandhinagar-382022,
Email: dbgssec@bankofbaroda.co.in

E-AUCTION - SALE NOTICE
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
APPENDIX- IV-A [See proviso to Rule 6 (2) & 8 (6)]

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6 (2) & 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), Mortgagor (s) and Guarantor (s) that the below described Immovable Property Mortgaged / Charged to the Secured Creditor, Possession of which has been taken by the Authorized Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis for recovery of dues in below mentioned account(s). The details of Borrower/s / Mortgagor / Guarantor/s / Secured Asset/s / Dues / Reserve Price / e-Auction Date & Time, EMD and Bid Increase Amount are mentioned below.

DATE & TIME OF E-AUCTION : 11.03.2024 From 2.00 PM TO 6.00 PM				
No.	Details of Borrower	Description of the Properties	Possession Type	Dues Outstanding & Reserve Price & EMD
1.	Mr. Ashish Anand Karmarkar Guarantor of M/s. Gold Feather Logistics Pvt. Ltd.	Mortgage of all that part and parcel of the property at Mouje - Vavol, Taluka - Gandhinagar in the Registration District and Sub District of Gandhinagar, Gujarat bearing Flat No. D/306, Third Floor, Siddharth Residency having super built up area of 104.50 sq. mtrs. constructed on N.A. land bearing F. P. No. 89, 90, Survey No. 262, 265/1 of Town Planning Scheme No.13. The said property is in the name of Mr. Ashish Anand Karmarkar. Bounded by : East : Flat No. D/307; West : Society Road; North : Society Compound Wall; South : Flat No. D/305.	PHYSICAL	Rs. 2,45,54,788.90 & Unrealized Interest + Uncharged Interest + Legal Charges + Other Charges EMD Rs. 2,68,000/-

Property Inspection Date & Time : 29.02.2024 Time 11.00 am to 1.00 pm. Bid Increase Amount : Rs. 10,000/-
For detailed terms and conditions of sale, please refer visit to the website link <https://www.bankofbaroda.in/e-auction.htm> and <https://ibapi.in>. Also, prospective bidders may contact the Authorised officer on Mobile 9890039825.
Date : 22.02.2024 Place : Gandhinagar Sd/- Priya Ranjan Kumar, Authorised Officer, Bank of Baroda



AXIS BANK

Collection, 1st Floor Balleshwar Avenue, S G Highway, Opp Rajpath Club, Bodakdev, Ahmedabad, Gujarat - 380054.

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

Whereas, the undersigned being the Authorized Officer of the AXIS BANK 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(2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice dated mentioned herein below table calling upon the Borrower/Co-Borrower/Mortgagor/Guarantor, mentioned herein below table to repay the amount mentioned hereunder in the notice as mentioned in the said notice together with further interest at the contractual rate on the aforesaid amount and incidental expenses, costs, charges etc. incurred / to be incurred, within 60 days from the date of the said notice.

Borrower/Co-Borrower/Mortgagor/Guarantor, mentioned herein below table having failed to repay the Banks dues as mentioned in the notice issued to him under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, notice is hereby given to the Borrower and other mentioned herein above in particular and the public, in general, that the undersigned has taken Possession (mentioned herein below table) of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rule 8 of the said Rules on following date.

Borrower/Co-Borrower/Mortgagor/Guarantor mentioned herein below table in particular, and the public, in general, are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the AXIS BANK LTD for an amount mentioned herein below table as mentioned in the said notice together with further interest at the contractual rate on the aforesaid amount and incidental expenses, costs, charges etc. incurred / to be incurred.

The Borrowers attention is invited to the provisions of sub Section (8) of Section 13 of the SARFESI act, 2002 in respect of time available, to redeem the secured assets

DESCRIPTION OF THE PROPERTIES			
Name of Borrower/ Guarantor/ Co-Borrower	Demand Notice Date & O/s. Amount Rs. (Interest + Charges - Recovery)	Schedule of Immovable Property	Date & Type of Possession
(1) YOGESH HIMMATBHAI VASOYA (2) DIPAK HIMMATBHAI VASOYA (3) BHAVNABEN HIMMATBHAI VASOYA	03.07.2023 Rs. 21,65,712/- as on 26.06.2023	ALL THAT PIECES AND PARCELS OF IMMOVABLE RESIDENTIAL PROPERTY COMPRISING OF FLAT NO A-103 HAVING BUILTUP AREA ADMEASURING 61.29 SQ MTS (INCLUDING BALCONY+WASH AREA) ON 1ST FLOOR OF THE HIGH RISE BUILDING KNOWN AS "AMERICA HEIGHTS" CONSTRUCTED ON NA LAND OF SUB PLOT NO.2 HAVING AREA ADMEASURING 5205 SQ. MTS. LYING AND SITUATED AT REVENUE SURVEY NO.640/1 OF BLOCK NO.647 AFTER RESURVEY BLOCK NO. 778 WHICH IS MORE IDENTIFIED AS. T.P.S. NO.45(NAVAGAM-VAV)OF C.O.P. NO. 78 OF F.P. NO.78 OF VILLAGE VAV OF SAB DIS. KAMREJ OF DIS. SURAT LIN. THE STATE OF GUJARAT HAVING BOUNDARIES AS UNDER: East: ADJ. SOCIETY ROAD THEREAFTER MAIN ROAD, West: ADJ. SOCIETY ROAD THEREAFTER BUILDING NO.B. North: ADJ. SOCIETY ROAD & C.O.P. THEREAFTER BUILDING NO.D. South: ADJ. SOCIETY ROAD THEREAFTER LAND OF ADJ. BLOCK.	22.02.2024 (SYMBOLIC)
(1) MR. JAYVANT DANGAL PATIL S/O. BAJIRAO PATIL (2) MRS. ASHA JAYVANT PATIL W/O JAYVANT PATIL	23.02.2023 Rs. 991368/- as on 22.02.2023	ALL THAT PIECE AND PARCEL OF PROPERTY BEARING FLAT NO. G-204, IN BUILDING KNOWN AS "AAKAR RESIDENCY" HAVING A CARPET AREA OF 36.81 SQ.M., BUILT-UP AREA OF 29.84 SQ., AND UNALLOCATED 10.26 SQ.M. / SHARE OF THE PROPERTY AND TOLLET SETTLEMENT OF THE UNALLOCATED 13.57 SQ.M. SURAT DISTRICT. SUB-DISTRICT UDHA/NA(CT) VILLAGE MOJE DINDOLI RE SURVEY NO.323.11, BLOCK NO.452, AREA 3-0-93 ARE-08 SQ.M., SIZE RS.178 8.00 PAISA, DRAFT TP. SCHEME NO.40 (JIMBAYAT-DINDOLI), ORIGINAL PLOT NO.38/A, OLD FINAL PLOT NO.38 A, NEW FINAL PLOT NO.84, AREA 6731.00 SQ.M. OF THE SOCIETY'S ROAD-ROAD COP LAND AND ALL INTERNAL AND EXTERNAL RIGHTS ATTACHED THERETO AMONG THE PLANNED "A.B.C.D.E.A G" BUILDINGS SECOND FLOOR IN "G" BUILDING IS BOUNDED AS UNDER. East: 7.50 MTRS INTERNAL ROAD, WEST: MARGIN LAND THEN F.P. NO. 75, North: MARGIN LAND THEN F.P. NO.75, South: BUILDING NO F	22.02.2024 (SYMBOLIC)
(1) RAHUL SAHEBRAV PATIL (2) SAHEBRAV NARAYAN PATIL (3) TARABAI SAHEBRAO PATIL	06.03.2023 Rs. 2003547/- as on 03.03.2023	ALL THAT PIECES AND PARCEL OF AN IMMOVABLE PROPERTY BEARING FLAT NO.402 CONSTRUCTED ON LAND AREA ADMEASURING 65.31 SQ. MTS. (BUILT UP AREA) OF BUILDING NO.A3 IN THE BUILDING KNOWN AS "ANJANI NANDAN RESIDENCY" OF NA LAND AREA ADMEASURING 7487 SQ.MTS. SITUATED AND LYING REVENUE SURVEY NO.98 OF BLOCK NO.99 OF VILLAGE SANIYA-KANDE OF SUB DIS. CHORYASI OF DIS.SURAT. East: ADJ. BUILDING NO.A4, West: ADJ. BUILDING NO.D2, North: ADJ. MAIN ROAD, South: ADJ. SOCIETY ROAD	22.02.2024 (SYMBOLIC)
(1) SUNITABEN JAGODISHBHAI SOLANKI (2) MOTIBHAI HIRABHAI SOLANKI	10.03.2023 Rs. 6,03,789/- as on 03.03.2023	ALL THAT PIECES AND PARCEL OF IMMOVABLE RESIDENTIAL PROPERTY COMPRISING OF FLAT NO.H-2/504 OF BUILT-UP AREA ADMEASURING 45.05 SQ MTS (SUPER BUILT UP AREA 67.17 SQ. MTS.) ON 5TH FLOOR OF BUILDING WING H-2 ALLOTTED FROM BUILDING NO. D IN THE BUILDING KNOWN AS "OMKAR RESIDENCY" SITUATED AND LYING ON REVENUE SURVEY NO.32/1 OF BLOCK NO. 60. PAIKI WHICH IS MORE IDENTIFIED AS T.P.S NO.8(PALANPOR) OF F.P. NO.39 AND REVENUE SURVEY NO.33/1 OF BLOCK NO.58 PAIKI WHICH IS MORE IDENTIFIED AS T.P.S NO.8(PALANPOR) OF F.P. NO.39 OF VILLAGE PALANPOR OF SUB DIS. AND DIS. SURAT IN THE STATE OF GUJARAT HAVING BOUNDARIES AS UNDER: East: INTERNAL ROAD, West: LIFT/PASSAGE, North: FLAT NO. 503, South: H-1 BUILDING	22.02.2024 (SYMBOLIC)
(1) MRS. RUPALI SANAJY KAPURE S/O. SANAJY KAPURE (2) MR. ANKIT SURESH KAPURE S/O SURESH KAPURE	08.10.2022 Rs. 1790656/- as on 23.09.2022	ALL THAT PIECE AND PARCEL OF B-2/703 ON 7TH FLOOR WING B-2 ADMEASURING CARPET AREA 478.17 SQ. FOOT I.E.	