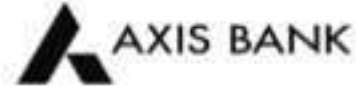


 केनरा बैंक <small>canara bank</small>	Canara Bank <small>INCORPORATED IN INDIA</small>  Canara Bank <small>INCORPORATED IN INDIA</small>	Morbi Branch		
 Vafincon Syndicate				
DEMAND NOTICE [SECTION 13(2)] TO BORROWER/GUARANTOR/MORTGAGOR				
Ref : MORBI/4825630000027/VARBANBEN		Date : 31.05.2025		
To Mrs. Varbanten Rameshbhai Lagvadia Mr. Lagvadia Rameshbhai Jagdishbhai Add. 1 : Haripar Khari, Motiya Rajkot / Paddhari, At Morbi, Gujarat - 363 642 Add. 2 : Plot No. 27 - 38/13, Survey No. 155/1p2, At Amreli, Morvi, Gujarat - 363 642 Dear Sir / Ma'am,				
Sub: Notice issued under Section 13(2) of the Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002.				
That Mrs. Varbanten Rameshbhai Lagvadia & Mr. Lagvadia Rameshbhai Jagdishbhai has availed the following loans/credit facilities from our Morbi Branch from time to time:				
SR No	Loan No.	Loan Amount	Liability with interest as on 31.05.2025	Rate of interest
1	4825630000027	Rs. 9,50,000	Rs. 9,10,364.14 Principal = 8,83,667.14, Interest = 26,697.00 with interest & other charges thereon	10.80% (8.80%) + 2.00% penal interest)
<p>The above said loan/credit facilities are duly secured by way of mortgage of the assets more specifically described in the schedule hereunder, by virtue of the relevant documents executed by you in our favour. Since you had failed to discharge your liabilities as per the terms and conditions stipulated, the Bank has classified the debt as NPA on 29.05.2025. Hence, we hereby issue this notice to you under Section 13(2) of the subject Act calling upon you to discharge the entire liability of Rs. 9,10,364.14 (Rupees Nine Lakhs Ten Thousand Three Hundred Sixty Four and Fourteen Paisa only) as on 31.05.2025 plus further interest and charges thereon in the Housing Loan Account, incidental expenses and costs, within sixty days from the date of the notice, failing which we shall exercise all or any of the rights under Section 13(4) of the subject Act. Further, you are hereby restrained from dealing with any of the secured assets mentioned in the schedule in any manner whatsoever, without our prior consent. This is without prejudice to any other rights available to us under the subject Act and/or any other law in force. Your attention is invited to provisions of sub-section (8) of Section 13 of the SARFAESI Act, in respect of time available, to redeem the secured assets. The demand notice had also been issued to you by Registered Post Ack due to your last known address available in the Branch record.</p>				
SCHEDULE				
The specific details of the assets/Mortgages are enumerated hereunder:				
Mortgaged Assets	IMMOVABLE PROPERTY			Holder Name
Mortgaged	ENT of Residential House situated at Plot No. 27 - 38/13, Survey No. 155/1p2, Admeasuring 54.79 Sq. Mtrs., At Village : Amreli, Taluka : Morvi, District : Morvi, Gujarat - 363 642. The Plot is bounded by: North : By Plot No. 27 - 38/12 of this N.A. Land, South : By Plot No. 27 - 38/14 of this N.A. Land, East : By 7.50 Mts. Road of this N.A. Land, West : By Plot No. 27 - 38/24 of this N.A. Land			Mrs. Varbanten Rameshbhai Lagvadia

APPENDIX IV-A E-AUCTION-PUBLIC SALE NOTICE OF IMMOVABLE PROPERTY/IES											
E-AUCTION-SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND INVESTMENT PROMOTION ACT, 2002 READ WITH PROVISION TO RULE 8(i) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002											
Reg. Offs:- 9th Floor, Antarksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Phn:011-23571741, 23571742, 23705474, Web:-www.pnbhousing.com											
B.O.D/HW/2ndFloor,MangalamArcade No.21,DohadhiRd,nearGurdwara,Dohad,Ahmedabad,Gujarat382415.											
S.O.V/VADARA-331,ThirdFloor,IrifaComplex,NutubaCircle,Vadodra,Vadodra,Gujarat390019.											
Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column A to that the below described immovable property(ies) described in Column no-D, mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken (as described in Column no-B) by the authorized Officer of M/s PNB Housing Finance Limited(Secured Creditor), will be sold on "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS BASIS" as per the details mentioned below. Notice is hereby given to the borrower(s) and/or guarantor(s) to appear at the auction, if they are interested, as secured creditor's assignee(s). The notice is issued on date. For detailed terms and conditions of the sale, please refer to the link provided in M/s PNB Housing Finance Limited/secured creditor's website i.e., www.pnbhousing.com.											
Loan No.	Name of the Borrower or Guarantors/her(s)	Demand created Date (B)	Nature of Asset (C)	Description of Property (D)	Reserve Price (RP) (E)	CMD (F)	Last Bid of Bidder (G)	Sale Consideration (H)	Auction Start Time (I)	Auction End Time (J)	Owner Interest (K) Yes/No
HOU/AHD/1219/760953	Rajendra Kumar Singh her(s)	Rs 1285914.46	Physical Possession	G/O 6.0,6.03 O3, Nandanam, Opp. Chandan Nagar, 2, Narad Ashi Highway, On St No-580, PP-No-581, P.O.No-59, T-3rd AHMEDABAD, GUJARAT-382405, India.	Rs 130000	0	07-07-25	Rs 10000	05-06-2025 12:00pm	08-07-2025 03:00PM	Not Known
HOU/AHD/1219/760953	Dipika Kamleshkhath Khatrik, B.O. .ODHAV	10-04-2024	Physical Possession	BLCK NO.5, FLAT NO.02, SUBH GRIGHA APPT, NR KALOL, KALOL, Gandhy Nagar, Gujarat-382721, India.	Rs 100000	0	07-07-25	Rs 10000	06-06-2025 12:00pm	08-07-2025 03:00PM	Not Known
NHL/AHD/1219/352014 & HOU/AHD/1219/352014	Darji / Dashrathkhadi / Darji, B.O. .ODHAV	10-04-2025	Physical Possession	304 Sanskar, Type A, 1 tower Near Sun, Meetan Industrial Area, Valsura, 1 Shree Arvind Miyalaya Wadgaon Main Road, Vidhyalay Wadgaon Main Road Wadgaon, Wadgaon, Vadodra, Vadodra.	Rs 246300	0	07-07-25	Rs 10000	17-06-2025 12:00pm	08-07-2025 03:00PM	Not Known
HOU/AH/0124/1209743 Dinesh N Katodiya / Damini Samubhai Nanjibhai, B.O. .VADODARA		08-08-2024	Physical Possession	Flat No. 387, Sector A1, Shree Anand Meelan Luxurious Flats Vakurni 1 Shree Amby Vidyalaya Wadgaon Main Road, Vadodra, Gujarat, India, 390019	Rs 246300	24630	07-07-25	Rs 10000	18-06-2025 12:00pm	08-07-2025 03:00PM	Not Known
HOU/WA/0917/429301	Ashokkumar M Patel / Sarika Ashokkumar Patel, B.O. .	Rs.1942663	Physical Possession	Plot No 30, Second Floor, Bhagyalaxmi Society, Opp. Gorwa, Vadodra, Vadodra, Gujarat, India 390001	Rs 10000	0	07-07-25	Rs 10000	21-06-2025 12:00pm	08-07-2025 03:00PM	Not Known

*Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred up to the date of payment and/or realization thereof. ** To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/claims in respect of above mentioned immovable/secured assets except what is disclosed herein. If any claim or right is made against such asset after the date of the sale, it shall not limit the bid of the documents in the sale. The purchaser/bidder who is successful in bidding to ascertain the veracity of the mentioned encumbrances. (1) As on date, there is no order restraining and/or court injunction PNBHF, the authorized Officer of PNBHF, from selling, alienating and/or disposing of the above immovable properties/secured assets and status is mentioned in column no-K (2) The prospective purchaser/bidder and interested parties may independently take the possession of the above immovable properties/secured assets. The bidder must deposit 25% of the sale price of the sale prior to the date of the sale. The balance amount of the sale price with the PNBHF and satisfy themselves in all respects prior to submitting tender/bid application form or making offer(s). The bidder(s) has to sign the terms and conditions of this action along with the bid Form. (3) Please note that in terms of Rule 8(i) of the Security Interest (Enforcement) Rules, 2002, the bidder(s) the purchase is legally bound to deposit 25% of the amount of sale price, inclusive of the interest payable on the unpaid portion of the sale price, within 15 days from the date of the sale. If the bidder fails to do so, the entire sale price shall be deposited with the PNBHF. (4) In case of the sale of the property/secured asset, the bidder(s) shall be liable for the provisions of Section 47(c), (4) & 51 C India Private Limited would be assisting the Authorised officer in conducting sale through an e-Auction having its Corporate office at Plot No. 68, 3rd Floor, Sector, Gurgaon, Haryana 122003 Website - www.Freelot.com and also to assist in applications and forms for any other query or for registration, you have to co-ordinate with LIVED LOHDA Lot No Free - 1800 120 800-E-Mail: auction@pnbhousing.com, is authorised Person of PNBHF or for further information, visit to www.pnbhousing.com.

PLACE - GUJARAT DATE - 03.06.2025 SD-AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED



Axis Bank Ltd. (CIN: L65110GJ1993PLC020769)

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

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

Whereas, the undersigned being the Authorized Officer of the AXIS BANK LTD, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred on section 13(12) 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 Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, notice is hereby given to the Borrower and other mentioned herein above in particular and the public, in general, that the undersigned has taken Possession (mentioned herein below 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 SARFAESI act, 2002 in respect of time available, to redeem the secured assets

Sr. No	Name of Borrower/ Guarantor/ Co-Borrower	Demand Notice Date & o/s. Amount Rs (Interest + Charges- Recovery)	Description of the Properties	Date & Type of Possession
SCHEDULE OF IMMOVABLE PROPERTY				
1	1) M/S. APEX PHARMACEUTICALS 2) MANOJBHAI LALJI BHAI GAJERA 3) RAJESHBHAI LALJI BHAI GAJERA	12-09-2023 & Rs. 56,28,585/- And Rs. 3,02,885/- as on 02/08/2021	<p>PROPERTY-1 : ALL THAT PIECES AND PARCELS OF IMMOVABLE PROPERTY COMPRISING OF OFFICE NO. 115, ADM. 216 SQ. FT. ON FIRST FLOOR OF BUILDING NAMED "G. B. COMPLEX" CONSTRUCTED ON AGHAT LAND ADM. 421-51 SQ. MTRS. OF CITY SURVEY NO. 2176 TO 2179 PAIKI OF WARD NO. 14, SHEET NO. 120 OF RAJKOT CITY IN THE NAME OF MANOJBHAI LALJI BHAI GAJERA AND RAJESHBHAI LALJI BHAI GAJERA AND BOUNDED AS UNDER : EAST : COMMON TOILET, WEST : OFFICE NO. 116, NORTH : COMMON PASSAGE, SOUTH : SUBHASH ROAD</p> <p>PROPERTY-2 : ALL THAT PIECES AND PARCELS OF IMMOVABLE PROPERTY COMPRISING OF RESIDENTIAL BUILDING CONSTRUCTED ON N.A. LAND ADM. 43-905 SQ. MT. OF SUB PLOT NO. 13/B OF PLOT NO. 13 OF THE AREA KNOWN AS "SHIVAM PARK" LYING AND SITUATED AT R.S. NO. 191/1 OF VILLAGE RAIYA OF RAJKOT CITY WHICH IS MORE IDENTIFIED AS P.F. NO. 261 PAIKI OF T.P. SCHEME NO. 06 OF RAIYA IN THE NAME OF MANOJBHAI LALJI BHAI GAJERA AND RAJESHBHAI LALJI BHAI GAJERA AND BOUNDED AS UNDER : EAST : PLOT NO. 08, WEST : ROAD, NORTH : SUB PLOT NO. 13/A, SOUTH : SUB PLOT NO. 12/A 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.</p>	01/06/2025 (PHYSICAL)
2	M/S DRASHTI INDUSTRIES, MR. KISHORBHAI G CHOTHANI , JAYESBHAI G CHOTHANI	09.01.2024 & 1,28,75,465,93/- as on 28.02.2023	<p>Property :- ALL THAT PIECES AND PARCELS OF IMMOVABLE PROPERTY BEARING INDUSTRIAL LAND AND BUILDING CONSTRUCTED ON LAND OF PLOT NO. 3 PAIKI AND ADMEASURI 1140.00 SQ. MTRS. LYING AND SITUATED AT SOUTHERN SIDE OF THE PLOT NO. 3 HAVING AREA ADMEASURING 3848.00 SQ. MTS. SITUATED WITHINN RS 1431-K PAIKI AND 1431-B, RAGHUVERI UDHYOGNAGAR, B/H. CIVIL COURT, OFF MANGROL ROAD, KESHOD, TALUKA OF JUNAGADH DISTRICT IN THE NAME OF MR. JAYESHBHAI GORDHANBHAI CHOTHANI AND MR. KISHORBHAI GORDHANBHAI CHOTHANI TOGETHER WITH ALL THE BUILDINGS AND STRUCTURES, THEREON, FIXTURES, FITINGS AND ALL PLANT AND MACHINERY ATTACHED TO THE EARTH OR PERMANENTLY FASTENED TO ANYTHING ATTACHED TO THE EARTH, BOTH PRESENT AND FUTURE. BOUNDARIES:- EAST : PROPERTY OF SURVEY NO. 1431-C, WEST : ROAD, NORTH : PROPERTY OF PLOT NO. 3 PAIKI, SOUTH : PROPERTY OF PLOT NO. 4.</p>	01/06/2025 (PHYSICAL)
3	Maheta Pranesh Mahesh, Maheta Manishaben Praneshbhai	22.02.2025 & Rs.15,23,998/- as on 20.02.2023	<p>Property - ALL THE PIECE AND PARCEL IMMOVABLE PROPERTY COMPRISING OF RESIDENTIAL TENEMENT CONSTRUCTED ON N.A. LAND ADM. 58-00 SQ. MT. OF PLOT NO. 105 PAIKI (KNOWN AS SUB PLOT NO. 105/B) OF THE AREA KNOWN AS "PAVAN PARK" LYING & SITUATED AT REVENUE SURVEY NO. 45 PAIKI, 64/1 AND 64/2 OF VILLAGE: JOSHIPURA OF JUNAGADH CITY OWNED BY MANISHABEN PRANESHBHAI MAHETA & PRANESHBHAI MAHESH MAHETA. EAST - ROAD, WEST - LAND OF PLOT NO. 136, NORTH : LAND OF PLOT NO. 104, SOUTH : LAND OF PLOT NO. 105 PAIKI.</p>	29-05-2025 (Symbolic)
4	SANDIP LAXMANBHAI VISANA, LILIBEN SANDIPBHAI VISANA	27.02.2025 & Rs.2448915/- as on 21.02.2025	<p>PROPERTY-1 - ALL THE PIECE AND PARCEL IMMOVABLE PROPERTY COMPRISING OF OPEN N.A. LAND ADM. 46-41 SQ. MTRS. SUB PLOT NO. F OF PLOT NO. 86 AND 87 PAIKI OF THE AREA KNOWN AS "JANAK PURI" LTING & SITUATED AT REVENUE SURVEY NO. 74/1 OF VILLAGE BOKHRI OF TALUKA AND DISTRICT: PORBANDAR OWNED BY SANDIPBHAI LAKHMANBHAI VISANA EAST : PROPERTY OF PLOT NO. 70 & 71, WEST : ROAD, NORTH : PROPERTY OF SUB PLOT NO. E OF PLOT NO. 85 & 86 PAIKI, SOUTH : PROPERTY OF SUB PLOT NO. G OF PLOT NO. 87 PAIKI</p> <p>PROPERTY-2 - ALL THE PIECE AND PARCEL IMMOVABLE PROPERTY COMPRISING OF OPEN N.A. LAND ADM. 46-41 SQ. MTRS. SUB PLOT NO. G OF PLOT NO. 87 PAIKI OF THE AREA KNOWN AS "JANAK PURI" LTING & SITUATED AT REVENUE SURVEY NO. 74/1 OF VILLAGE BOKHRI OF TALUKA AND DISTRICT: PORBANDAR OWNED BY SANDIPBHAI LAKHMANBHAI VISANA EAST : PROPERTY OF PLOT NO. 70, WEST: ROAD, NORTH :PROPERTY OF SUB PLOT NO. F OF PLOT NO. 86 & 87, SOUTH : PROPERTY OF PLOT NO. 88.</p>	29-05-2025 (Symbolic)
5	VISHAL PRABHUDAS ARDESHINA, TRUPTIBEN VISHALBHAI ARDESHINA	15-10-2024 & Rs.9,25,670/- as on 15-10-2024	<p>Property, ALL THE PIECE AND PARCEL IMMOVABLE PROPERTY BEARING FLAT NO. A/501 ADM. 92.26 SQ. MTRS. BUILT UP AREA ON 5TH FLOOR OF BUILDING-A IN "KUNJ JINAGADH" OF PLOT NO. 02 IN HARIOM NAGAR-5 OF REVENUE SURVEY NO. 28/PK/14 OF ZANZARA MOJUE: JUNAGADH DISTRICT: JUNAGADH SUB DISTRICT:JUNAGADH OWNED BY VISHAL PRABHUDAS ARDESHINA. EAST : SPACE BETWEEN WING-A & WING-B, WEST : MARGIN LAND THEN ROAD, NORTH : STAIR & LIFT PASSAGE, SOUTH : MARGIN LAND THEN ROAD</p>	29-05-2025 (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 : 03.06.2025, Place : Gujarat

Authorised Officer,Axis Bank Ltd.

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