

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, Mughalsan Road, Airoli, Navi Mumbai – 400708.

Demand Notice

We, Axis Bank Ltd. (formerly known as UTI Bank Ltd.) (hereinafter referred to as "The Bank") having its Registered Office at Trishul, Opp. Samartheswar Templex, Law Garden, Ellisbridge, Ahmedabad - 380006 among other places Axis Bank Ltd., 1st Floor, Balleshwar Avenue, S G Highway, Opp. Rajpath Club, Bodakdev, Ahmedabad, Gujarat - 380054 do hereby give the notice under Section 13(2) of the aforesaid Act in its capacity as Secured Creditor. Whereas the Borrowers / Guarantors / Mortgagors mentioned hereunder had availed the financial assistance from Axis Bank Ltd. We state that despite having availed the financial assistance the Borrowers / Guarantors / Mortgagors have committed defaults in repayment of interest in principal amounts as per due dates. The Account have been classified as Non Performing Asset on the date mentioned hereunder in accordance with the directives / Guidelines issued by reserve Bank of India. Consequent to the Authorised Officer of Axis Bank Ltd. under Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act - 2002 & in exercise of powers conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued demand notice to borrowers / Co - Borrowers / Guarantors / Mortgagors on the dates mentioned herein below under section 13(2) of Securitisation and Reconstruction of Finance Assets and Enforcement of Security Interest Act - 2002 to pay the amount mentioned in the said notice together with further interest at the contractual rate, costs, charges and incidental expenses etc however the notices were returned served and as such they are hereby informed by way of public notice about the same.

SR No	Name of the Borrower/Co-Borrower/ Guarantor and Address / Loan Account Number	Demand Notice & NPA Date	Outstanding Amount (Rs.) as per 13(2) Notice	Description of the Mortgaged Property / Security Assets
1	(1) MR NUTANKUMAR NARAYANBHAI SUTHAR (APPLICANT) F-102 AKRUTI ALGENCE BIH GUDHAREI AHMEDABAD. Also at - A2, T1, SHITYAL APPARMENT PART2 NR VAIJNATH SCHOOL VEJALPUR AHMEDABAD. (2) MRS RITA NUTANKUMAR SUTHAR (CO-APPLICANT) F-102 AKRUTI ALGENCE BIH GUDHAREI AHMEDABAD. Also at - A2, T1 SHITYAL APPARMENT PART2 NR VAIJNATH SCHOOL VEJALPUR AHMEDABAD.	01-11-2025 & 08-10-2025	Rs. 28,72,828/- as on 18-10-2025	All That Piece And Parcel Of Freehold Immovable Property Premises Of Flat No. 103, Admeasuring 103.00 Sq.Mtrs. Builtup Area And Admeasuring 24.00 Sq.Mtrs. Undivided Share In Land Area, On 1st Floor Of Building, Of "Aar Afford" Developed Upon Bearing Survey No. 71/1, Khata No. 983, T.P. Scheme No. 76/B (Chandkheda), Final Plot No. 108, Is Situated In Moje: handkheda, Sub District & Taluka: Sabarmati, District: Ahmedabad City-2 (Vadad) State: Gujarat, District, Which Is In The Name Of Mr Nutankumar Narayanbhai Suthar & Mrs Rita Nutankumar Suthar. Boundaries: East : Adj. Lift & Stairs Passage & Then Property Of Flat No. 702, West : Adj. Society Margin Then 12 Mtr T.P. Road, South : Adj. Common Wall Then Property Of C-704, North : Adj. Society Margin Then Property Of F. No. 100.
2.	(1) MRS JAYMALI RAJNIKANT PATHAK (APPLICANT) F-29, D-BLOCK, YOGESHWAR FLATS, HIGH TENSION, SUBHANPURA, VADODARA - 390023. (2) MR KALPESH RAJNIKANT PATHAK (CO-APPLICANT) F-29, D-BLOCK, YOGESHWAR FLATS, HIGH TENSION, SUBHANPURA, VADODARA - 390023.	01-11-2025 & 08-10-2025	Rs. 25,89,636/- as on 18-10-2025	All That Piece And Parcel Of Freehold Immovable Property Premises Of Flat No. A-403, Admeasuring 72.37 Sq.Mtrs. Built Up Area, Admeasuring 33.15 Sq. Mtrs. C.O.P. & Undivided Share In Land, Tower-B, Of "Wrundaly Avenue-2" Developed Upon Bearing Survey No. 490/1 & 490/2, City Survey No. 326/A & 326/K, Is Situated In Moje: Gotri, Sub District & Taluka: Vadodara Gona, District: Vadodara, State: Gujarat, Which Is In The Name Of Mrs Rajnikanth Rajnikant Pathak & Mr Kalpesh Rajnikant Pathak. Boundaries: East : Adj. Flat No. A-404 & The Wall On This Side Is Shared, West : Adj. Tower & Is Leaving Open Space, South : Adj. Revenue Survey No. 489, North : Adj. Common Passage & O.T.S. & Flat No. A-402 & The Wall On This Side Is Shared.
	(1) MR VINODBHAI SHANABHAI RAVAL (APPLICANT) , 1715, CHANAKY NAGARI, NR. KALALI ROAD, ATILADARA, M.I. ESTATE, VADODARA - 390010. (2) MRS VIDHYAVEN VINODBHAI RAVAL (CO-APPLICANT) 1715, CHANAKY NAGARI, NR. KALALI ROAD, ATILADARA, M.I. ESTATE, VADODARA - 390010.	01-11-2025 & 08-10-2025	Rs. 20,37,044.99 /- as on 18-10-2025	All That Piece And Parcel Of Freehold Immovable Property Premises Of Flat No. B-102, Admeasuring 63.77 Sq.Mtrs. Built Up Area, Admeasuring 53.57 Sq.Mtrs. Carpet Area, Admeasuring 39.41 Sq.Mtrs. C.O.P. & Undivided Share In Land, Tower-B, Of "Yakratund Enclosd" Developed Upon Bearing Survey No. 384+385+389+390+391+392, Block No. 305, Is Situated In Moje: Kalali, Sub District & Taluka: Vadodara(3) Akota, District: Vadodara, State: Gujarat, Which Is In The Name Of Mr Vinodbhai Shanabhai Raval. Boundaries: East : Adj. Sanjanand Duplex, West : Adj. Common Passage & O.T.S. & Flat No. B-101 & The Wall On This Side Is Shared, South: Adj. Internal Road Of 7.5 Mtr, North: Adj. Common Passage & Staire.
4	(1) MR SOLANKI MAVJIBHAI (APPLICANT) PATHAN NI CHALI, SAURASHT NAGAR, JAMALPUR, AHMEDABAD-380001. (2) MRS SOLANKI HANSABEN (CO-APPLICANT) PATHAN NI CHALI, SAURASHT NAGAR, JAMALPUR, AHMEDABAD-380001.	01-11-2025 & 03-10-2025	Rs. 19,29,246/- as on 18-10-2025	All That Piece And Parcel Of Freehold Immovable Property Premises Of Flat No. A-1/43, Admeasuring 51.00 Sq.Mtrs. Builtup Area, On 4th Floor, Of "Shantinaragar-1" Developed Upon Bearing Survey No. 502/1+2, Is Situated In Moje: Vejalpur, Sub District & Taluka: Vejalpur, District: Ahmedabad City-10 (Vejalpur) State: Gujarat, Which Is In The Name Of Mr Solanki MAVJIBHAI, Boundaries: East : Adj. Flat No. A-2/43, West: Adj. Terrace, South : Adj. Flat No. A-2/42, North : Adj. Public Road.
5	(1) MR JAGADISHBHAI SAVAJIBHAI VEKARIYA (APPLICANT) A-51, ALKAPURI SOC, OPP BHARVI PARK, NIKOL-ODHAR ROAD, KHANDIYAR MANDIR, AHMEDABAD-382350. (2) MRS VIRALBEN JAGADISHBHAI VEKARIYA (CO-APPLICANT) A-51, ALKAPURI SOC, OPP BHARVI PARK, NIKOL-ODHAR ROAD, KHANDIYAR MANDIR, AHMEDABAD-382350.	01-11-2025 & 08-10-2025	Rs. 19,62,484/- as on 18-10-2025	All That Piece And Parcel Of Freehold Immovable Property Premises Of Flat No. G-602, Admeasuring 51.31 Sq.Mtrs. Carpet Area, Admeasuring 21.63 Sq.Mtrs. Undivided Share In Land, On 6th Floor, Of "Satva" Developed Upon Bearing Survey No. 106, Is Situated In Moje: Final Plot No. 27, Is Situated In Moje: Nikol, Sub District & Taluka: Asava, District: Ahmedabad City-12 (Nikol) State: Gujarat, Which Is In The Name Of Mr Jagadishbhai Savajibhai Vekariya & Mrs Viralben Jagadishbhai Vekariya. Boundaries: East : Adj. Flat No. G-603, West : Adj. Compound Wall, South : Adj. Flat No. H-604, North : Adj. Flat No. G-601.
6	(1) MR AZAD ASHOKSINH RAJPUT (APPLICANT) G-302, SHREETA RESIDENCY, NR. HARIOM SOCIETY ODHAV TO VASTRAL S.P. RING ROAD, VASTRAL, AHMEDABAD-382418. (2) MRS REKHABEN ASHOKSINH RAJPUT (CO-APPLICANT) G-302, SHREETA RESIDENCY, NR. HARIOM SOCIETY ODHAV TO VASTRAL S.P. RING ROAD, VASTRAL, AHMEDABAD-382418.	01-11-2025 & 08-10-2025	Rs. 19,62,809/- as on 18-10-2025	All That Piece And Parcel Of Freehold Immovable Property Premises Of Flat No. 302, Admeasuring 104.51 Sq.Mtrs. Built Up Area, Admeasuring 35.143 Sq.Mtrs. Undivided Share In Land, On 2nd Floor, Of "Shree" Developed Upon Bearing Survey No. 246, T.P. Scheme No. 112 (Odhav), Final Plot No. 45/1, Is Situated In Moje: Odhav, Sub District & Taluka: Vatva, District: Ahmedabad-7 (Odhav) State: Gujarat, Which Is In The Name Of Mr Azad Ashoksinh Rajput & Mrs Rekhaben Ashoksinh Rajput. Boundaries: East : Adj. Road, West : Adj. Lift Passage, South : Adj. Internal Road, North : Adj. F. No. D-301.
7	(1) MR. CHAVADA GAJENDRASINH SURENDRASINH (APPLICANT) BAMAN FALIYU, JUNA BAZAR, KARJAN JUNA BAZAR, NR. BHATJI TEMPLE, KARJAN, GUJARAT-391240. Also at - ASHA BHARUCH GUJARAT, VILLAGE ASHA, BHARUCH, GUJARAT - 393120. (2) MRS. CHAVADA SANGITABEN VIJAYSINH (CO-APPLICANT) BAMAI FALIYU, JUNA BAZAR, KARJAN JUNA BAZAR, NR. BHATJI TEMPLE, KARJAN, GUJARAT-391240. Also at - 1/1, BRAHMANI FALIYU, KARJAN, JUNA BAZAR, MIYAGAM, KARJAN, GUJARAT - 391240.	01-11-2025 & 08-10-2025	Rs. 17,07,400/- as on 27-10-2025	All That Piece And Parcel Of Immovable Property Premises Tenament No. E-18, Having Plot Area Admeasuring 4.55 Sq.Mtr. And Undivided Share In Common Plot Area And Common Road Area Admeasuring About Adm About 37.25 Sq.Mt. Total Area Adm About Sq.Mt. 93.11 Ground Floor & First Floor Construction Area Admeasuring About 66.89 Sq.Mt. Of "Angel Residency" Phase - 1, Constructed On Non-Agricultural Bearing Old Survey No. 668 & 669 Paki, Plot No. E-18 Area Adm About 93.11 Sq.Mt. Total Area Adm About 10016.00 Sq.Mt. In The Sim Of Village Karjan Situated At Registration District Vadodara, Sub-District Karjan, Which Is In The Name Of Mr. Chavada Gajendrasinh Surenrasinh. Boundaries: East : Society Internal Road, West : Plot No. C-11, North : Plot No. E-19, South : Plot No. E-17
8	(1) MR. MUKESH BAJARANGLAL SUTHAR (APPLICANT) C-82, SWASTIK SOCIETY NEAR RAVI PARK CHAR RASTA TARSALI VADODARA GUJARAT- 390009. Also at: B/2, MANGALAM SOCIETY MAKARPURA ROAD, NEAR NEW EDA SCHOOL, NEAR M.I. STATE GUJARAT-390010. (2) MR. KAILASH BAJRANGLAL SUTHAR (CO-APPLICANT) C-82, SWASTIK SOCIETY NEAR RAVI PARK CHAR RASTA TARSALI VADODARA GUJARAT - 390009. Also at : SUTHARA KI DHANI SHREE KRISHN NAGAR, SRI KRISHNANAGAR, JODHPUR, LAXMAN NAGAR, RAJSTHAN -342312.	06-11-2025 & 08-10-2025	Rs. 15,91,631/- as on 27-10-2025	All That Piece And Parcel Of Gujarat State Registration District, Vadodara Sub District Vadodara-3 (Akota) Moje Village Manjalpur Res.No. 328/2, 329/1 & 329/3 With A Total Area Of 17,215 Square Meters Which Is City Survey No. 2106 & 2102 And T.P. Scheme No. 29 (Manjalpur) With Final Plot No. 207/1 Having An Area Of 12915 Square Meters. The Land On The South Side Of Which Has An Area Of 38975 Square Feet. The Land Has Development Permission/Resentment Letter Of Vadodra Mahanagar Seva Sadan No. Ward-4 L-174/216-2017, Dated: As Per The Approved Plan Obtained From 23/01/2017, The Residential/Commercial Complex Is Planned To Be Built In The Name Of "Samanyav Sequence" In The Common Tower, Unit No. 166 Which Has An Area Of 1,333 Sq.M. (35941.00 Sq.Ft) Property Premises Of Flat No. C-201 Undivided Share In Land, On 2nd Floor, Tower C, Of "Shree Siddheshwar Hiltone" Which Is In The Name Of Mr. Rohit Shashikanth Laxmanbhai & Mrs. Rohit Yogini Shashikanth: Boundaries: East: Flat No. C-202 Of Building C Is Located, West: Flat No. B-202 Of Building B Is Located, North: 18 Mtr Road On Ground Floor, South: Common Staircase, Passage And Lift.
9	(1) MR. ROHIT SHASHIKAN LAXMANBHAI (APPLICANT) , RANCHHOD NAGAR, NR. SAVITAAP BVS, BHATJI TEMPLE, NR. WATER TANK KISHANWADI, VADODARA, GUJARAT- 390019. Also at : GIDC SHANKAR CHOKID, GUGLIYANPURA, VAGHODIA, VADODARA, GUJARAT, 391760. (2) MRS. ROHIT YOGINI SHASHIKAN (CO-APPLICANT) , RANCHHOD NAGAR, NR. SAVITAAP BVS, BHATJI TEMPLE, NR. WATER TANK KISHANWADI, VADODARA, GUJARAT-390019 Also at : GOLVAD NANI DHARTI, NAGARWADA VADODARA, GUJARAT - 390001. Also at : 442, SANTOSH MATA POLE, NANI DHARTI NAGARWADA, NEAR PRERNA PLOE, VADODARA, GUJARAT-390001.	06-11-2025 & 08-10-2025	Rs. 16,01,818/- as on 27-10-2025	All That Piece And Parcel Of Reg.District Vadodara Sub-District Vadodara City (East) Moje Village Bapod Account No. 01 Of Res.S.No. 1015 Which Has An Area Of 0-38.45 Sq.M., Which Is Included In T.I. Scheme No. 44, Final Plot No. 148 Which Has An Area Of 2307 Sq.M. (248 Sq.Ft) Site Res. J.-19 Paisa And Res.S.No. 1016 Which Has An Area Of 0-55.51 Sq.M., Which Is Included In T.P. Scheme No. 44, Final Plot No. 166 Which Has An Area Of 1,333 Sq.M. (35941.00 Sq.Ft) Property Premises Of Flat No. C-201 Undivided Share In Land, On 2nd Floor, Tower C, Of "Shree Siddheshwar Hiltone" Which Is In The Name Of Mr. Rohit Shashikanth Laxmanbhai & Mrs. Rohit Yogini Shashikanth: Boundaries: East: Flat No. C-202 Of Building C Is Located, West: Flat No. B-202 Of Building B Is Located, North: 18 Mtr Road On Ground Floor, South: Common Staircase, Passage And Lift.
10	(1) TADVI JASHUBHAI DALUBHAI (APPLICANT) 442, BEHIND ANUPAMNAGAR RAILWAY STATION, DANTESWAR, VADODARA, PRATAPNAGAR, PADRA, VADODARA, GUJARAT- 390004. (2) TADVI LAXMBHEN JASHUBHAI (CO-APPLICANT) 442, BEHIND ANUPAMNAGAR RAILWAY STATION, DANTESWAR, VADODARA, PRATAPNAGAR, PADRA, VADODARA, GUJARAT- 390004.	01-11-2025 & 08-10-2025	Rs. 14,73,436/- as on 27-10-2025	All That Piece And Parcel Of Gujarat State Registration District Vadodara Sub-District Vadodara Moje Jobanekri, Ta.G. Vadodara Location Block No.-28 Re. Survey No.-11, Block No.-29 Re.S.No.-12, Block No.-31 Re.S.No.-14 And Block No.-32 Re.S.No.-15 Total Land 129904 Sq.M. Out Of Which 58726.50 Sq.M. Is Uncultivated Land. In That Land, A Total Of 622 Residential Houses Have Been Planned To Be Constructed In The Project Named "The Goldenkith City". Which is In The Name Of Mr Tadvi Jashubhai Dalubhai & Mrs Tadvi Laxmbhen Jashubhai. Boundaries: East: Plot No. 319 Located, West: Plot Number 379 Is Located, North : Plot Number 393 Is Located, South: There Is A 7.5 Meter Road.
11	(1) MRS. PRAJAPATI HETALBEN ARVINDBHAI (APPLICANT) 162, RAMDEVNAGAR SOCIETY, WAGHODIA ROAD, NR. BAPOD JAKATNKA, VADODARA, GUJARAT-390019. (2) MR. PARESHKUMAR JAYANTIBHAI PRAJAPATI (CO-APPLICANT) 162, RAMDEVNAGAR SOCIETY, WAGHODIA ROAD, NR. BAPOD JAKATNKA, VADODARA, GUJARAT-390019. Also at : 162, SOMNATHNAGAR, KISHANWADI ZANDA CHOWK, AJWA ROAD, VADODARA GUJARAT - 390019.	01-11-2025 & 08-10-2025	Rs. 14,40,123/- as on 27-10-2025	All That Piece And Parcel Of Reg.D. Vadodara And Reg. Sub District Waghdia Of Moje Village Umarva Of Res.S.No./Block New No. 402, 403, 405 (As Per Do Record, Old Survey No. 156/42/A, 156/42/B, 156/43/A, 156/43/B). Plot/Building No. C-84, Plot Area 39.91 Sq.M., Common Plot And Undivided Land Adjoining Common Road, Measuring 30.09 Sq.M., In The Name Of Mrs. Prajapati Hetalben Arvindbhai. Boundaries: East : Internal Road, West : Block No. B-77 Is Located, North : Block No. C-83 Is Located, South : Block No. C-85 Is Located.
	(1) MR CHOUDHARY BHUPARAM GAJAJI (APPLICANT) D-4, PARVATI COMPLEX, NR. SATYAM NAGAR, NAGARWEL HANUMAN, AMRAIWADI, AHMEDABAD-380026. (2) MRS SHOBHAGDEVI BHUPARAM (CO-APPLICANT) D-4, PARVATI COMPLEX, NR. SATYAM NAGAR, NAGARWEL HANUMAN, AMRAIWADI, AHMEDABAD-380026. Also at - PO. KACHELA, BAGASARAI, JALOR, RAJASTHAN-343041.	01-11-2025 & 08-10-2025	Rs. 14,08,519/- as on 27-10-2025	All That Piece And Parcel Of Freehold Immovable Property Premises Of Flat No. 501, Admeasuring 54.55 Sq.Mtrs. Built Up Area, Admeasuring 20.04 Sq.Mtrs. Undivided Share In Land, On 5th Floor, Block No. D. 2, Of "Sarface Paradise" Developed Upon Bearing Revenue Survey No. 374, T.P. Scheme No. 104, Final Plot No. 16, Is Situated In Moje: Odhav, Sub District & Taluka: Vatva, District: Ahmedabad-7 (Odhav) State: Gujarat, Which Is In The Name Of Mr Choudhary Bhuparam Gajaji & Mrs Shobhagdevi Bhuparam. Boundaries: East : Adj. Flat No. D 1/505, West : Adj. Flat No. D 2/506, South : Adj. Common Plot, North : Adj. Flat No. D 2/502.
13	(1) MR HITESHKUMAR RAMCHANDRA PATEL (APPLICANT) 6-AAKASH GANGA BUNGLOWS, NR. SANT MARY SCHOOL, NAVA NARODA, AHMEDABAD-382330. Also at - 162-1, CHUNIALI NI KHADKI, BAKHAIYA, VADODA, AHMEDABAD - 380023. (2) MRS KANTABEN PATEL (CO-APPLICANT) 6-AAKASH GANGA BUNGLOWS, NR. SANT MARY SCHOOL, NAVA NARODA, AHMEDABAD-382330. Also at - A/10, BRAHMANI MAA VAS, BAKHAIYA KM, AHMEDABAD - 380023.	01-11-2025 & 03-10-2025	Rs. 12,51,402/- as on 27-10-2025	All That Piece And Parcel Of Freehold Immovable Property Premises Of Flat No. B-402, Admeasuring 71.91 Sq.Mtrs. Super Built Up Area, On 4th Floor, Block No. B, Of "Shubh Apartment" Developed Upon Bearing Revenue Survey No. 965/2, T.P. Scheme No. 2, Final Plot No. 149, Is Situated In Moje: Naroda, Sub District & Taluka: Asava, District: Ahmedabad-6 (Naroda) State: Gujarat, Which Is In The Name Of Mr Hiteshkumar Ramchandra Patel & Mrs Kantaben Patel. Boundaries: East : Adj. Block No. A, West : Adj. Flat No. B-401, South : Adj. Lovekush Bunglows, North : Adj. Flat No. B-403.
14	(1) MR. RATHORE PAVAN SINGH SANJAYSINGH (APPLICANT) 27, SATYAM NAGAR, SAMA SAVI ROAD, GANGOTRI PARTY PLOT, VADODARA, GUJARAT-390024. (2) MR. GOWIL KIRANBHAI CHANDUBHAI (CO-APPLICANT) 11, SATYAM NAGAR, SAMA SAVI ROAD, GANGOTRI PARTY PLOT, VADODARA, GUJARAT-390024.	01-11-2025 & 08-10-2025	Rs. 12,58,810/- as on 27-10-2025	All That Piece And Parcel Of The Registration District Vadodara, Sub-District Vadodara (Division-5) Of The State Of Gujarat. The Land Bearing Revenue Survey No. 611 N Bopod, Moje Village, Vadodara City Is 4148.00 Square Meters. The Said Land Is Included In Plot No. 43 And Final Plot No. 63 Has Been Allotted. Accordingly, The Size Has Been Found To Be 1488.00 Square Meters. By Obtaining Permission From Vadodara Municipal Corporation In The Plot Land Mentioned In Appendix-1 Above In The Building/Apartment Known As "Krishna Residency", Third Floor, C Tower, Lot Number C-303, Having Carpet Area Of 34.38 Sq M And Balcony/Wash Area Of 1.85 Sq M And Parking/Common Area Of 18.97 Sq M And Yard Area Of 18.97 Sq M. Which Is In The Name Of Mr. Rathore Pavan Singh Sanjaysingh. Boundaries: East : Flat No. C-304, West : Society 6.00 Mtr. Road, North : Society Common Plot, South : Flat No. C-302.
15	(1) MRS. HEMABEN RAVAL (APPLICANT) B-6 JAY AMBE FALIYA, BH MAHAKALI, SOC KISHAN WADI, VADODARA, GUJARAT - 390019. Also at - RAVAL FALIYU, KAPASIYA BAZAR, ANAND, GUJARAT - 388001. (2) MR. KARTIK RAVAL (CO-APPLICANT) B-6 JAY AMBE FALIYA, BH MAHAKALI, SOC KISHAN WADI, VADODARA, GUJARAT - 390019. Also at - 6-6-28, ALKAPURI SOCIETY, KAPASIYA BAZAR, ANAND, GUJARAT - 388001.	01-11-2025 & 08-10-2025	Rs. 11,69,155/- as on 27-10-2025	All That Piece And Parcel Of Village Moje Sawad In Registration District Vadodara, Sub-District Vadodara (Division-5), Which Is Situated In Block/Survey No. 273, 275, 276, Out Of The Land Lying In Final Plot No. 750 Of T.P. Scheme No. 5, Out Of The Land Measuring 4508.00 Sq.M., 2551.00 Sq.M. Flat No. 403 Situated On The 4th Floor In Wing E, Part 2, Tower "A" In The Building/Apartment Known As "Vallabh Residency" Situated In The Plot Land Mentioned In Appendix-1 Above, Having Carpet Area Of 36.29 Sq M, Balcony Area Of 1.81 Sq M And Wash Area Of 0.26 Sq M. And The Area Of The Adjoining Land Is 13.82 Sq M. Which Is In The Name Of Mrs. Hemaben Raval & Mr. Kartik Raval. Boundaries: East : There Is A 7.50 Meter T.p Road, West : Flat No. 402 Is Located In Wing E, South : Flat No. 404 Is Located In Wing F, North : Flat No. 404 Is Located In Wing E.
16	(1) Mr. Kalpesh Chhaganlal Padhiyar (Applicant) W/O Sai Saverla, Flat No. 8 A Wing, Nr. Bhosale Garden, At Po Hadapara, Pune, Maharashtra-411028. Also at : At & Po- Malgadh Kudavali Dhani, Ta. Deesa, Banaskantha, Gujarat - 385535. (2) Mrs. Manjula Kalpeshkumar Padhiyar (Co-Applcant) W/O Sai Saverla, Flat No. 8 A Wing, Nr. Bhosale Garden, At Po Hadapara, Pune, Maharashtra- 411028. Also at : At & Po- Malgadh Kudavali Dhani, Ta. Deesa, Banaskantha, Gujarat - 385535.	06-11-2025 & 08-10-2025	Rs. 11,52,757/- as on 27-10-2025	ALL PIECE AND PARCELS OF PLOT NO. 26 OF PINK CITY WHICH IS SITUATED IN SURVEY NO. 77P-3, CITY SURVEY NO. 4816/1, SHEET NO. 7 OF NAVA DEESA SIM, TA. DEESA & DIST. B.K., ADMEASURING 101.25 SQ. MTRS., WHICH IS IN THE NAME OF MR. KALPESH CHHAGANLAL PADHIYAR & MRS. MANJULA KALPESHKUMAR PADHIYAR: BOUNDARIES: EAST : PLOT NO. 25, WEST : PLOT NO. 27 & 28, SOUTH : ROAD, NORTH : PLOT NO. 30.
17	(1) Mr. Sangar Pramod Singh (Applicant) G-402 Royal Paradise, Apartment, Nr. Rajput Hall, Maneja, Vadodara, Gujarat 390013. Also At - 51 Laxmi Nagar, B/H Ati Force Makrapura, Vadodara, M.I. Estate, Vadodara, Gujarat-390010. (2) Mrs. Surekha Devi (Co-Applcant) G-402 Royal Paradise, Apartment, Nr. Rajput Hall, Maneja, Vadodara, Gujarat 390013. Also At - 46 Ganesh Nagar, Behind Makrapura Depo, Makrapura, Vadodara, M.I. Estate, Vadodara, Gujarat - 390010.	01-11-2025 & 08-10-2025	Rs. 10,53,749/- as on 27-10-2025	All That Piece And Parcel Of Residential Flat Admeasuring About 37.55 Sq. Mtr. Situated At Final Plot No. - G/402, Survey No. - Rs No 511 C No 963, Block/Building No. - G, House No - G/402, Floor, Building/Society Name - Royal Paradise, Street No./Name - Near Rajput Samaj Wadi, Area Opp Voltamp Transformers, City Jamnuba, Which Is In The Name Of Mr. Sangar Pramod Singh & Mrs. Surekha Devi. Boundaries: East : Society Internal Road, West : Lift Staire And Passage, South : Flat No. F/401 Of Tower F, North : Flat No. G/401 Of Tower G.
18	(1) MR. ROCKY PARIYANI (APPLICANT) B-203 HARIHAR APARTMENT, OPP. PARAS SOCIETY, NEAR RTO WARASIVA, VADODARA, GUJARAT-390006. (2) MRS. CHANDANI ROCKY PERIYANI (CO-APPLICANT) B-203 HARIHAR APARTMENT, OPP. PARAS SOCIETY, NEAR RTO WARASIVA, VADODARA, GUJARAT - 390006.	01-11-2025 & 03-10-2025	Rs. 10,53,738/- as on 27-10-2025	All That Piece And Parcel Of Registration District Vadodara, Sub-District Vadodara, Division-3, Moje Sawad Village Boundary, Res.S.No.252, Which Is Tp Scheme No.5, Final Plot No.- 70, 118 City Survey No.-3, In Which It Is Known As "Dayalbagh Co.O.H. Society Ltd". It Is A Society Registered With Registration Number Gb-7602. This Property Is Located In Which The House Number-G/47 Is Allotted, Whose Plot Area Is 34.00 Sq.M. Whose Construction Area Is 28.00 Sq.M. It Is Super Built-Up, Which Is In The Name Of Mr. Rocky Pariyani & Mrs. Chandani Rocky Periyani. Boundaries: East : There Is A Fence Of The House, West : There Is A Road Leading To The Society, South : House No. G/48 Is Located, North : House No. G/46 Is Located.

Please further notice 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 - 18.11.2025, PLACE - Gujarat

SD/-, Authorized Officer, Axis Bank Ltd.

AAVAS FINANCIERS LIMITED
(CIN:L65922RJ2011PLC034297) 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 6(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 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/ Mortgagors	Dues As on	Date & Amount of 13(2) Demand Notice	Date of Possession	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.
RUPEESH SINDHE, SAIFALI SHINDE (AC NO.) LNSUR08122-230245078	Rs. 7,94,472.00/- DUES AS ON 17 NOV 2025	8 FEB 25 Rs. 597298/- DUES AS ON 3 FEB 25	31 AUG 25	FLAT/HOUSE NO. 48/583, KHATODARA COLONY, BLOCK NO. 46.47, 48 & 49, MOUJE VILLAGE KHATODARA, SURAT, GUJARAT ADMEASURING 28.07 SQ.MTR	Rs. 604000/-	Rs. 60400/-	11.00 AM TO 01.00 PM 18 DEC 2025	301 & 305, REGENT SQUARE, ABOVE D- MART, ADAJIAN, 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 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 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 15 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 who want to know about the procedure of tender may contact AAVAS FINANCIERS LIMITED 201,202, 1Ind Floor, South End Square, Mansarovar Industrial Area, jaipur-302020 or **Ramesh Jai - 9376045878** 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 paid in full.

Place : GUJARAT Date : 18-11-2025

Authorised Officer Aavas Financiers Limited

Bank of Baroda

Himatnagar Branch Nava Bazar Himatnagar
email id Himatn@bankofbaroda.com

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 Securitisation 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) and Guarantor (s) that the below described immovable properties mortgaged/charged/ hypothecated to Bank of Baroda, the Secured Creditor, the possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" without recourse basis for recovery of below mentioned account/s. The details of Borrower/s/ Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below –

Sr./ No.	Name & address of Borrowers/Guarantor/s	Detailed description of the Immovable property with known encumbrances, if any (owner/Mortgagor name)	Total dues	Reserve Price EMD & Bid Increase Amount
1	1. Mis Shantilal Muljibhai Patel (Proprietorship Firm) (Borrower) Village: Krupa Kampa, Hathrol Ta: Himatnagar, Sabarkantha, Gujarat - 383030 2. Mr. Shantilal Muljibhai Patel (Borrower) 15 Patel Vas Village: Krupa Kampa, Hathrol, Ta: Himatnagar, Sabarkantha, Gujarat - 383030 3. Mr. Subhashbhai Shantilal Patel (Guarantor) 15 Patel Vas Village: Krupa Kampa, Hathrol, Ta: Himatnagar, Sabarkantha, Gujarat - 383030 4. Mrs. Bhagwatiben Shantilal Patel (Guarantor) 15 Patel Vas Village: Krupa Kampa, Hathrol, Ta: Himatnagar, Sabarkantha, Gujarat - 383030	Equitable Mortgage of all pieces and parcels of free hold land and construction standing thereon bearing Gharhatri plot No 93 of R.S.NO.74&75, total land admeasuring 107.415 square metres, bearing Himatnagar Nagarpalika property No 12/54 (second floor) of Himatnagar area known as "Umija Complex. Girdhamagar, Molipura, situated, lying and being at Mouje: Him		