FINANCIAL EXPRESS

Branch Office: Axis Bank Limited, Collection Center, First Floor, Unit No.101 & 102 (Part) Balleshwar AXIS BANK 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, Mugalsan 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, Badakdev, Ahmedabad, Gujarat - 380054 and 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 and 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 horrowers / Co. - Borrowers / Guarantors / Mortgagors on the dates mentioned herein helow under section 13(2) of

3 of Secu	the Security Interest (Enforcement) Rules, 2002 issued demand notice	to borrowers curity interest cturned served	/ Co - Borrowe Act - 2002 to pa	urity Interest Act - 2002 & in exercise of powers conferred under Section 13(12) read with rurs / Guarantors / Mortgagors on the dates mentioned herein below under section 13(2) by the amount mentioned in the said notice together with further interest at the contractury 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	
	(1) MR NUTANKUMAR NARAYANBHAI SUTHAR (APPLICANT) F- 102 AKRUTI ALIGENCE BIH GUDHAREJ AHMEDABAD. Also at - A2, T1 SHTYALAY APPARPMENT PART2 NR VAIJNATH SCHOOL VEJALPUR AHMEDABAD. (2) MRS RITA NUTANKUMAR SUTHAR (CO- APPLICANT) F-102 AKRUTI ALIGENCE BIH GUDHAREJ AHMEDABAD. Also at - A2, T1 SHTYALAY APPARPMENT PART2 NR VAIJNATH SCHOOL VEJALPUR AHMEDABAD.	01-11-2025 & 08-10-2025	as on	All That Piece And Parcel Of Freehold Immovable Property Premises Of Flat No. 103, Admeasur 103.00 Sq.Mtrs. Builtup Area And Admeasuring 24.00 Sq.Mtrs. Undivided Share In Land Area, 1st Floor Of Building-C, Of "Axar Afford" Developed Upon Bearing Survey No. 71/1, Khhata 1983, T.P. Scheme No. 76/B (Chandkheda), Final Plot No. 108, Is Situated In Moje: Chandkhed Sub District & Taluka: Sabarmati, District: Ahmedabad City-2 (Vadaj) State: Gujarat, District, Whas In The Name Of Mr Nutankumar Narayanbhai Suthar & Mrs Rita Nutankumar Suth Boundaries: East: Adj. Lift & Stairs Passage & Then Property Of Flat No. 702, West: Adj. Soci Margin Then 12 Mtr T.P. Road, South: Adj. Common Wall Then Property Of C-704, North: A Society Margin Then Property Of F. P. No. 100.
	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 &	Rs. 25,89,636/- as on 18-10-2025	All That Piece And Parcel Of Freehold Immovable Property Premises Of Flat No. A-Admeasuring 72.37 Sq.Mtrs. Built Up Area, Admeasuring 33.15 Sq. Mtrs. C.O.P. & Undivi Share In Land, Tower-B, Of "Vrundalay Avenue-2" Developed Upon Bearing Survey No. 490/490/2, City Survey No. 326/A & 326/K, Is Situated In Moje: Gotri, Sub District & Taluka: Vadoc Gorva, District: Vadodara, State: Gujarat, Which Is In The Name Of Mrs Jaymali Rajnikant Pat & Mr Kalpesh Rajnikant Pathak. Boundaries: East: Adj. Flat No. A-404 & The Wall On This Sid Shared., West: Adj. Tower & Is Leaving Open Space., South: Adj. Revenue Survey No. 489, No. 1 Adj. Common Passage & O.T.S. & Flat No. A-402 & The Wall On This Side Is Shared.
3	(1) MR VINODBHAI SHANABHAI RAVAL (APPLICANT), 1715, CHANAKY NAGARI, NR. KALALI ROAD, ATLADARA. M.I. ESTATE, VADODARA - 390010. (2) MRS VIDHYABEN VINODBHAI RAVAL (CO-APPLICANT) 1715, CHANAKY NAGARI, NR. KALALI ROAD, ATLADARA. M.I. ESTATE, VADODARA - 390010.	01-11-2025 &	/-as on	All That Piece And Parcel Of Freehold Immovable Property Premises Of Flat No. B-Admeasuring 63.77 Sq.Mtrs. Built Up Area, Admeasuring 53.57 Sq.Mtrs. Carpet A Admeasuring 39.41 Sq.Mtrs. C.O.P. & Undivided Share In Land, Tower-B, Of "Vakrat Enclave" Developed Upon Bearing Survey No. 384+385+389+390+391+392, Block No. 30! Situated In Moje: Kalali, Sub District & Taluka: Vadodara(3) Akota, District: Vadodara, St Gujarat, Which Is In The Name Of Mr Vinodbhai Shanabhai Raval. Boundaries: East: Sahjanand Duplex, West: Adj. Common Passage & O.T.S. & Flat No. B-101 & The Wall On 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	Rs. 19,29,246/- as on 18-10-2025	All That Piece And Parcel Of Freehold Immovable Property Premises Of Flat No. A-1. Admeasuring 51.00 Sq.Mtrs. Builtup Area, On 4th Floor, Of "Shantinagar-1" Develo Upon Bearing Survey No. 502a1/34, Is Situated In Moje: Vejalpur, Sub District & Talu Vejalpur, District: Ahmedabad City-10 (Vejalpur) State: Gujarat, Which Is In The Name Of Solanki Mavjibhai. Boundaries: East: Adj. Flat No. A-2/43, West Adj. Terrace, South: Flat No. A-2/42, North: Adj. Public Road.
5	(1) MR JAGADISHBHAI SAVAJIBHAI VEKARIYA (APPLICANT) A-51, ALKAPURI SOC, OPP BHARVI PARK, NIKOL-ODHAV ROAD, KHODIYAR MANDIR, AHMEDABAD- 382350. (2) MRS VIRALBEN JAGADISHBHAI VEKARIYA (CO-APPLICANT) A-51, ALKAPURI SOC, OPP BHARVI PARK, NIKOL-ODHAV ROAD, KHODIYAR MANDIR, AHMEDABAD-382350.	01-11-2025 &	Rs. 19,62,484/- as on 18-10-2025	All That Piece And Parcel Of Freehold Immovable Property Premises Of Flat No. G-Admeasuring 51.31 Sq.Mtrs. Carpet Area, Admeasuring 21.63 Sq.Mtrs. Undivided Share In La On 6th Floor, Of "Satva Shiv Gold" Developed Upon Bearing Survey No. 394, T.P. Scheme No. Final Plot No. 27, Is Situated In Moje: Nikol, Sub District & Taluka: Asarva, District: Ahmeda City-12 (Nikol) State: Gujarat, Which Is In The Name Of Mr Jagadishbhai Savajibhai Vekariy Mrs Viralben Jagadishbhai Vekariya. Boundaries: East: Adj. Flat No. G-603, West: Adj. Compo 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 SOLIETY ODHAV TO VASTRAL S.P. RING ROAD, VASTRAL, AHMEDABAD-382418. (2) MRS REKHABEN ASHOKSINH RAJPUT (CO-APPLICANT) G-302, SHREETA RESIDENCY, NR. HARIOM SOLIETY 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. 1 Admeasuring 104.51 Sq.Mtrs. Built Up Area, Admeasuring 35.143 Sq.Mtrs. Undivided Sl In Land, On 3rd Floor, Block No. D, Of "Shreeya Residency" Developed Upon Bearing Su No. 246, T.P. Scheme No. 112 (Odhav), Final Plot No. 45/1, Is Situated In Moje: Odhav, District & Taluka: Vatva, District: Ahmedabad-7 (Odhav) State: Gujarat, Which Is In The No. Of Mr Azad Ashoksinh Rajput & Mrs Rekhaben Ashoksinh Rajput. Boundaries: East: Road, West: Adj. Lift Passage, South: Adj. Internal Road, North: Adj. F. No. D-301.
	(1) MR. CHAVADA GAJENDRASINH SUREDNRASINH (APPLICANT) BAMAN FALIYU, JUNA BAZAR, KARJAN JUNA BAZAR, NR. BHATIJI TEMPLE, KARJAN, GUJARAT-391240. Also at - ASHA BHARUCH, GUJARAT, VILLAGE ASHA, BHARUCH, GUJARAT - 393120. (2) MRS. CHAVADA SANGITABEN VIJAYSINH (CO-APPLICANT) BAMAN FALIYU, JUNA BAZAR, KARJAN JUNA BAZAR, NR. BHATIJI TEMPLE, KARJAN, GUJARAT-391240. Also at - 1-1, BRAHMAN FALIYU, KARJAN, JUNA BAJAR, 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 Being Tenament No. E-18, Having Plot Admeasuring Area 55.86 Sq Mtr. And Undivided Share In Common Plot Area And Common R Area Admeasuring About Adm About 37.25 Sq.Mt. Total Area Adm About Sq.Mt. 93.11 Gro Floor & Fist Floor Construction Area Admeasuring About 66.89 Sq.Mt. Of "Angel Residency" Pf - 1, Constructed On Non-Agricultural Bearing Old Survey No. 668 & 669 Paiki, Plot No. E-18 Adm About 93.11 Sq.Mt Total Area Adm About 10016.00 Sq.Mt. In The Sim Of Village Ka Situated At Registration District Vadodara, Sub-District Karjan, Which Is In The Name Of Chavada Gajendrasinh Surednrasinh. Boundaries: East: Society Internal Road., West: Plot N 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 ERA 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 Vadoda (Akota) Moje Village Manjalpur Res.No. 328/2, 329/1 & 329/3 With A Total Area Of 17,215 Sqi Meters Which Is City Survey No. 2100 & 2102 And T.P. Scheme No. 29 (Manjalpur) With Fa Plot No. 207/1 Having An Area Of 12915 Square Meters. The Land On The South Side Of W Has An Area Of 38975 Square Feet. The Land Has Development Permission/Resentment Lette Vadodara Mahanagar Seva Sadan No. Ward-4 L-174/216-2017, Dated. As Per The Approved Obtained From 23/01/2017, The Residential/Commercial Complex Is Planned To Be Built In Name Of "Samanvay Sequence" In The Commercial Tower, Unit No. 19 Is Located On The Fo Floor, Which Is In The Name Of Mr. Mukesh Bajaranglal Suthar: Boundaries: East: Unit No. West: Inner Path Of The Sync Sequence, South: Unit No. 18, North: Unit No 20.
9	(1) MR. ROHIT SHASHIKANT LAXMANBHAI (APPLICANT), RANCHHOD NAGAR, NR. SAVITAAP B/S. BHATIJI TEMPLE, NR. WATER TANK KISHANWADI, VADODARA, GUJARAT- 390019. ALSO AT: GIDC SHANKAR CHOKDI, GUGALIYAPURA, VAGHODIA, VADODARA, GUJARAT-391760. (2) MRS. ROHIT YOGINI SHASHIKANT (CO-APPLICANT) RANCHHOD NAGAR, NR. SAVITAAP B/S. BHATIJI TEMPLE, NR. WATER TANK KISHANWADI, VADODARA, GUJARAT-390019 ALSO AT: GOLVAD, NAVI DHARTI, NAGARWADA VADODARA, GUJARAT - 390001. ALSO AT: 442, SANTOSHI MATA POLE, NAVI DHARTI NAGARWADA, NEAR PRERNA PLOE, VADODARA, GUJARAT-390001.	06-11-2025 & 08-10-2025	as on	All That Piece And Parcel Of Reg.District Vadodara Sub-District Vadodara City (East) Novillage Bapod Account No. 01 Of Res.S.No. 1015 Which Has An Area Of 0-38-45 Sq.M., Work Is Included In T.!! Scheme No. 44, Final Plot No. 148 Which Has An Area Of 2307 Sq.M., Sq.Ft.) Size Rs./. 2-19 Paisa And Res.S.No. 1016 Which Has An Area Of 0-55-51 Sq.M., Work Is Included In T.P Scheme No. 44, Final Plot No. 166 Which Has An Area Of 1 3339 Sq. (35941.00 Sq.Ft.) Property Premises Of Flat No. C-201 Undivided Share In Land, On Floor, Tower C, Of "Shree Siddheshwar Hilstone" Which Is In The Name Of Mr. Reshabikant Laxmanbhai & Mrs. Rohit Yogini Shashikant: Boundaries: East: Flat No.C-20 Building C Is Located., West: Flat No. B-202 Of Building B Is Located., North: 18 Mtr Road 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 LAXMIBEN JASHUBHAI (CO-APPLICANT) 442, BEHIND ANUPAMNAGAR RAILWAY STATION, DANTESWAR, VADODARA, PRATAPNAGAR, PADRA, VADODARA, GUJARAT - 390004.	01-11-2025 &	Rs. 14,73,436/- as on 27-10-2025	All That Piece And Parcel Of Gujarat State Registration District Vadodara Sub-District Vado Moje Jobantekri, Ta.G. Vadodara Location Block No28 Re. Survey No11, Block No. Re.S.No12, Block No31 Re.S.No14 And Block No32 Re.S.No15 Total Land 129904 S Out Of Which 58726.50 Sq.M. Is Uncultivated Land. In That Land, A Total Of 622 Reside Houses Have Been Planned To Be Constructed In The Project Named "The Gokulesh Owhich Is In The Name Of Mr Tadvi Jashubhai Dalubhai & Mrs Tadvi Laxmiben Jashul Boundaries: East: Plot Number 381 Is Located., West: Plot Number 379 Is Located., North: 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 JAKATNAKA, VADODARA, GUJARAT-390019. (2) MR. PARESHKUMAR JAYANTIBHAI PRAJAPATI (CO-APPLICANT) 162. RAMDEVNAGAR SOCIETY, WAGHODIA ROAD, NR. BAPOD JAKATNAKA, VADODARA, GUJARAT-390019. Also at -162, SOMNATHNAGAR, KISHANWADI ZANDA CHOWK, AJWA ROAD, VADODARA GUJARAT - 390019.	01-11-2025 &	Rs. 14,40,123/- as on 27-10-2025	All That Piece And Parcel Of Reg.D. Vadodara And Reg. Sub District Waghodia Of Moje Vil Umarwa Of Res.S.No./Block New No. 402, 403, 405 (As Per Dso Record, Old Survey 156/42/A, 156/42/B, 156/43/A, 156/43/B). Plot/Building No. C-84, Plot Area 39.91 So Common Plot And Undivided Land Adjoining Common Road, Measuring 30.09 2 Sq.M., Plot Area 70 Sq.M. And Construction Area 430 Sq.Ft. B. Up Area. The Property Plot/Building No. C-84 Is Sold By Us On One Side To You On The Other Side. Which Is In Name Of Mrs. Prajapati Hetalben Arvindbhai. Boundaries: East: Internal Road, West: ENO. B-77 Is Located, North: Block No. C-83 Is Located, South: Block No. C-85 Is Located.
12	(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, Admeasu 54.55 Sq.Mtrs. Built Up Area, Admeasuring 20.04 Sq.Mtrs. Undivided Share In Land, On 5th F Block No. D 2, Of "Sarface Paradise" Developed Upon Bearing Revenue Survey No. 374, Scheme No. 104, Final Plot No. 16, Is Situated In Moje: Odhav, Sub District & Taluka: Vatva, Dis Ahmedabad-7 (Odhav) State: Gujarat, Which Is In The Name Of Mr Choudhary Bhuparam Gaj Mrs Shobhagdevi Bhuparam. Boundaries: East: Adj. Flat No. D 1/505, West: Adj. Flat No. D 2/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, CHUNILAL NI KHADKI, RAKHIYAL GAM, 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 MAAVAS, RAKHIYAL GAM, 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-Admeasuring 71.09 Sq.Mtrs. Super Built Up Area, On 4th Floor, Block No. B, Of "Shu Appartment" Developed Upon Bearing Revenue Survey No. 965/2, T.P. Scheme No. 2, I Plot No. 149, Is Situated In Moje: Naroda, Sub District & Taluka: Asarva, Dist Ahmedabad-6 (Naroda) State: Gujarat, Which Is In The Name Of Mr Hiteshku Ramchandra Patel & Mrs Kantaben Patel. Boundaries: East: Adj. Block No. A, West: 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 SAVLI ROAD, GANGOTRI PARTY PLOT, VADODARA, GUJARAT-390024. (2) MR. GOHIL KIRANBHAI CHANDUBHAI (CO-APPLICANT) 11, SATYAM NAGAR, SAMA SAVLI ROAD, GANGOTRI PARTY PLOT, VADODARA, GUJARAT-390024.	01-11-2025 &	Rs. 12,58,810/- as on 27-10-2025	All That Piece And Parcel Of The Registration District Vadodara, Sub-District Vadodara (Divis 5) Of The State Of Gujarat, The Land Bearing Revenue Survey No. 611 Iv Bαpod, Moje Vil Vadodara City Is 4148.00 Square Meters. The Said Land Is Included In T.P. No. 43 And Final No. 63 Has Been Allotted. Accordingly, The Size Has Been Found To Be 1488.00 Square Me By Obtaining Permission From Vadodara Municipal Corporation In The Plot Land Mentione Appendix-1 Above In The Building/Apartment Known As "Krishna Residency", Third Floor Tower, Lot Number C-303, Having Carpet Area Of 34.38 Sq M And Balcony/Wash Area Of Sq M And Parking/Common Area Of 18.97 Sq M And Yard Area Of 18.97 Sq M. Which Is In Name Of Mr. Rathore Pavan Singh Sanjaysingh. Boundaries: East: Flat No. C-304, West: So 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, KAPSIYA 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, District Vadodara (Division-5), Which Is Situated In Block/Survey No. 273, 275, 276, Ou The Land Lying In Final Plot No. 750 Of T.P. Scheme No. 5, Out Of The Land Measu 4508.00 Sq.M., 2551.00 Sq.M. Flat No. 403 Situated On The 4th Floor In Wing E, Pa Tower "A" In The Building/Apartment Known As 'Vallabh Residency' Situated In The Land Mentioned In Appendix-1 Above, Having Carpet Area Of 36.29 Sq M, Balcony Are 1.81 Sq M And Wash Area Of 2.26 Sq M. And The Area Of The Adjoining Land Is 13.62 St Which Is In The Name Of Mrs. Hemaben Raval & Mr. Kartik Raval. Boundaries: East: T Is A 7.50 Meter Tp Road, West: Flat No. 402 Is Located In Wing E, South: Flat No. 404 Is Located In Wing E.
16	(1) Mr. Kalpesh Chhaganlal Padhiyar (Applicant) W/O Sai Savera, Flat No. 8 A Wing, Nr. Bhosale Garden, At Po Hadapsar, Pune, Maharashtra-411028. Also At: At & Po- Malgadh Kudavali Dhani, Ta. Deesa, Banaskantha, Gujarat - 385535. (2) Mrs. Manjula Kalpeshkumar Padhiyar (Co-Applicant) W/O Sai Savera, Flat No. 8 A Wing, Nr. Bhosale Garden, At Po Hadapsar, 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. 7: CITY SURVEY NO. 4816/1, SHEET NO. 7 OF NAVA DEESA SIM, TA. DEESA & DIST. ADMEASURING 101.25 SQ. MTRS., WHICH IS IN THE NAME OF MR. KALPESH CHHAGAI PADHIYAR & MRS. MANJULA KALPESHKUMAR PADHIYAR: BOUNDARIES: EAST: PLOT NO WEST: PLOT NO. 27 & 28, SOUTH: ROAD, NORTH: PLOT NO. 30.
17	(1) Mr. Sangar Pramod Singh (Applicant) G-402 Royal Paradise, Appartment, Nr. Rajput Hall, Maneja, Vadodara, Gujarat 390013. Also At - 51 Laxmi Nagar, B/H Air Force Makarpura, Vadodara, M.I. Estate, Vadodara, Gujarat -390010. (2) Mrs. Surekha Devi (Co-Applicant) G-402 Royal Paradise, Appartment, Nr. Rajput Hall, Maneja, Vadodara, Gujarat 390013. Alao At - 46 Ganesh Nagar, Behind Makarpura Depo, Makarpura, Vadodara, M.I. Estate, Vadodara, Gujarat - 390010.	& 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. Situate Final Plot No G/402, Survey No Rs No 511 Cs No 963, Block/Building No G, House G/402, Floor 4th Floor, Building/Society Name - Royal Paradise, Street No./Name - Rajput Samaj Wadi, Area Opp Voltemp Transfarmers, City Jambuva, Which Is In The Nam Mr. Sangar Pramod Singh & Mrs. Surekha Devi. Boundaries: East: Society Internal Road, W Laft Staira And Passage, South: Flat No F/401 Of Tower F, North: Flat No G/401 Of Tower F.
	(1) MR. ROCKY PARIYANI (APPLICANT) B-203 HARIHAR APARTMENT, OPP. PARAS SOCIETY, NEAR RTO WARASIYA, VADODARA, GUJARAT-390006. (2) MRS. CHANDANI ROCKY PERIYANI (CO- APPLICANT) B-203 HARIHAR APARTMENT, OPP. PARAS SOCIETY,	01-11-2025 &	as on	All That Piece And Parcel Of Registration District Vadodara, Sub-District Vadodara, Division Moje Sawad Village Boundary, Res.S.No.252, Which Is Tp Scheme No.5, Final Plot No.: - 70, City Survey No3, In Which It Is Known As "Dayalnagar Co.O.Ha. Society Ltd". It Is A Society Survey With Registration Number Gh-7603. This Property Is Located In Which The Holland Number-G/47 Is Allotted, Whose Plot Area Is 34.00 Sq.M., Whose Construction Area Is 2 Sq.M. It Is Super Built-Lip, Which Is In The Name Of Mr. Rocky Pariyani & Mrs. Chandani R

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

NEAR RTO WARASIYA, VADODARA, GUJARAT - 390006.

Sd/-, Authorized Officer, Axis Bank Ltd.

Periyani. Boundaries: East : There Is A Fence Of The House, West : There Is A Road Leading To

27-10-2025 Sq.M. It Is Super Built-Up, Which Is In The Name Of Mr. Rocky Pariyani & Mrs. Chandani Rocky

The Society, South: House No. G/48 Is Located, North: House No. G/46 Is Located.

AAVAS FINANCIERS LIMITED

(CIN:L65922RJ2011PLCO34297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020



AUCTION NOTICE

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 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

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

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortagors	Dues As on	Date & Amount of 13(2)Demand Notice	Date of Poss- ession	Description of Property	Price For	Earnest Money For Property	Time of	Place of Tender Submission, Tender Open & Auction at Aavas Financiers Ltd
RUPESH 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	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/-	10000000000000000000000000000000000000	301 & 305, REGENT 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 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. It 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, IInd Floor, South End Square, Mansarovar Industrial Area, jaipur-302020 or Ramesh Jat - 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 repaid in full.

Place: GUJARAT Date: 18-11-2025 Authorised Officer Aavas Financiers Limited

🎳 र्वेक ऑफ़ बड़ीदा Bank of Baroda

No.

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)]

dt.03.05,2025

Rs.10,000/-

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 -

1	Name & address of Borrower/s/Guarantor/s	Detailed description of the immovable property with known encumbrances, if any (owner/Mortgagor name)	Total dues	Reserve Price EMD & Bid Increase Amount
255	(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	Equitable Mortgage of all pieces and parcels of free hold land and construction standing thereon bearing Gharthari 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 Himmatnagar area known as "Umiya Complex, Girdharnagar, Motipura, situated, lying and being at Mouje: Himatnagar Taluka Himatnagar, Boundaries: East: Himatnagar-Khedbrahma	Notice to borrower & Legal Heirs for Rs.76,86,798.88/- (Rupees Seventy Six Lakh Eighty Six Thousand Seven Hundred Ninety Eight and Paisa Eighty Eight Only) and interest thereon plus legal and other charges less recover if any (with	Reserve Price: Rs.140.46 Lakh Earnest Money Deposit:- Rs. 14.05 Bid increase Amount:

383030 4. Mrs. Bhagwatiben Shantilal Patel state Highway Road. West: Plot No 88. North: Plot no reference to demand notice

E-Auction Date: 22.12.2025 and E-Auction Time: 02:00 PM to 06:00 PM (unlimited extension of 10 minutes), . Status of Possession: Symbolic Property inspection Date: 15-12- 2025 to 19-12- 2025 Time: 11.00 Am to 2.00 PM

- a. Property is in Symbolic Possession and Bidder is purchasing the property in symbolic possession at his/own risk & responsibility.
- b. Bank will hand over the possession of property symbolically only and Successful Auction bidder/purchaser will not claim physical possession from the Bank.
- c. Bank will not be responsible or duty bound for handing over of physical possession. Successful Auction Purchaser will not be entitled to claim any interest, in any case of return of money.

(guarantor) 15 Patel Vas Village: Krupa Kampa, 92.South: 15 feet wide road.

Hathrol, Ta: Himatnagar, Sabarkantha, Gujarat - 383030

- e. Successful Auction Purchaser has to submit the Declaration Cum Undertaking confirming the above terms &condition immediately after e-Auction.
- Subsequent to sale if successful bidder fails to submit Declaration Cum Undertaking, the bid EMD amount will be forfeited
- The intending purchaser has to produce an Undertaking duly Stamped and Notarised as per Bank Format(in case of Sale on the basis of Symbolic Possession): (GST/TDS as per Government Rules applicable shall be payable by purchaser on sale of Movable / Immovable Assets.)

For detailed terms and conditions of sale, please refer to the link provided in https://bankofbaroda.bank.in/e-auction and https://banknet.com Also, prospective bidders may contact the Authorised Officer: Mo.: 8980039833 (GST/TDS as per Government Rules applicable shall be payable by purchaser on sale of Movable / Immovable Assets.)

AS PER SARFAESI Act, STATUTORY -30- DAYS SALE NOTICE TO THE BORROWER (GUARANTOR) MORTGAGOR The above mentioned borrower /s is/ are hereby noticed to pay the sum as mentioned in section 13(2) Notice in full before the date of auction, failing which property will be

auctioned / sold and balance dues if any will be recovered with Interest and cost from borrowers/ guarantors /mortgagor,

Date: 17.11.2025 | Place: HIMMATNAGAR

Amount of Secured Debt

Name of

Sd/- Authorized Officer, BANK OF BARODA

UNITY SMALL FINANCE BANK LIMITED # UNITY # Corporate Office: Centrum House, Vidyanagari Marg, Kalina, Santacruz (E) Mumbai - 400 098.

PUBLIC NOTICE FOR E-AUCTION SALE OF SECURED ASSETS

Reserve Earnest Money

Last date for Date & Date &

Unity Small Finance Bank Limited is an assignee and a secured creditor of below mentioned borrower by virtue of Business Transfer Agreement dated 26.10.2021 executed with Centrum Financial Services Limited, The undersigned in exercise of powers conferred under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 hereby give notice to public in general that the below mentioned property shall be sold by way of "online e-auction" for recovery of dues. The property shall be sold strictly on "AS IS WHERE IS", "AS IS WHAT IS" and "NO RECOURSE" basis apart from other terms mentioned below.

Description of Property

No.	the Borrower & A/c No.	as per Demand Notice (Amt. in Rupees)	Description of Property	submission of Bid		V1774/10/10/19/19/19/19/19/19/19/19/19/19/19/19/19/	Price (Amt in Rupees)	Deposit (Amt in Rupees
1	1. Neha Furniture (Borrower) 2. Kushawaha Shushil Anant (Co-Borrower & Mortgagor) 3. Kushwaha Jadavati Sushilbhai (Co-Borrower) Account No. USFBAHDLOAN 00005007939 & USFBAHDLOAN 000005016381	Demand Notice amount / Total Outstanding as on 12/05/2025 Rs. 1,79,67,016.10/- (Rupees One Crore Seventy- nine Lakh Sixty- seven Thousand Sixteen And Ten Paisa Only Only)	Property No.1: All the piece and parcel of immovable property bearing Industrial Shed No. 1, Total Land Admeasuring Area 290.47 Sq. Meters. (Plot Area Admeasuring 196.46 Sq. Meters Together With Undivided Proportionate Share of Land Admeasuring Area 94.01 Sq. Meters.) Along With Constructed on Ground Floor Admeasuring Area 55.10 Sq. Meters & on Mazzini Floor Admeasuring 17.17 Sq. Meters., Total Constructed Admeasuring Area 72.28 Sq. Meters, in The Land of Scheme Known As "safal Industrial Estate", Constructed on The Non-Agricultural Land Bearing New Block Nos. 1274 & 1049 (old Block Nos. 163/a & 163/b) Included In T.p. Scheme No. 131 Allotted Final Plot Nos. 25/1,25/2 Situated, Lying & Being At Mouje Kathvada, Taluka Dascroi & In The Registration District of Ahmedabad & Sub District of Ahmedabad-12 (nikol). Boundary As Per Reg. Sale Deed No. 3046 Dated 03.03.2016 As Below; East: Shed No. 2; West: Open Place of Estate Margin: North: 60 Ft. T.p. Road; South: Shed No. 3. Property No.2 All the piece and parcel of immovable property bearing Industrial Shed No. 2, Total Land Admeasuring Area 128.05 Sq. Meters., (plot Area Admeasuring Area 41.44 Sq. Meters.) Along Wong With Constructed On Ground Floor Admeasuring Area 55.10 Sq. Meters And on Mazzini Floor Admeasuring 17.17 Sq. Meters., Total Constructed Admeasuring Area 72.28 Sq. Meters, In The Land of Scheme Known As Safal Industrial Estate", Constructed on the Nonagricultural Land Bearing New Block Nos. 1274 & 1049 (old Block Nos. 163/A & 163/B) Included In T.p. Scheme No. 131 Allotted Final Pfot Nos. 25/1, 25/2 Situated, Lying & Being At Mouje Kathvada, Taluka Dascroi And In The Registration District of Ahmedabad And Sub District of Ahmedabad - 12 (nikol). "Jb Boundary As Per Reg. Sale Deed No. 3047 Dated 03.03.2016 As Below; East: Internal Road Of Estate; West: Shed No. 1: North: 60 Ft. T.p. Road; South: Shed No. 3.: Boundaries (as Per Mortgage Document): East: Shed No. 2, West: Open Place Of Estate Margin, North: 60 Ft. T.p. Road; South: Shed No. 3	08.12. 2025 Till 5.00 PM	From 26.11.2025 & 04.12.2025 (12.00 p.m. To 02.00 p.m).	To 12.30	Rs. 2,24,00,000/-	Rs. 22,40,000

 The property shall not be sold below the reserve price and sale is subject to the confirmation by Unity Small Finance Bank Limited as secured creditor. The property shall be sold strictly on *AS IS WHERE IS" and "AS IS WHAT IS" and "NO RECOURSE BASIS". 2. E-auction will be conducted "online" through Bank's Approved service provider M/s. Arca Emart Pvt.Ltd at the Web Portal - www.auctionbazaar.com. 3. E-auction Tender Documents containing online e. auction bid form, Declaration, and General Terms and Conditions of online auction sale are available in www.auctionbazaar.com 4, Bidders shall hold a valid email ID, (e-mail ID is necessary for the intending bidder as all the relevant information and allotment of ID & Password by M/S. ARCA EMART PVT. LTD (Auctionbazaar.com) may be conveyed through e-mail).5. The prospective qualified bidders may avail of online training on e-Auction from M/s. ARCA EMART PVT LTD, Flat 1405, C Block, MPM Santha Sriram Pinnacle, Yella Reddy Guda, Ameepet, Hyderabad - 500073 IN. Website at www.auctionbazaar.com. Helpline No +91-8370 969696, +91- 7207941010 Email ID: contact@auctionbazaar.com, support@auctionbazaar.com to the date of e-Auction. Neither the Authorized Officer/Bank nor M/s. ARCA EMART PRIVATE LIMITED(Auctionbazaar.com) will be held responsible for any internet Network problem/Power failure/any other technical lapses/failure etc. to ward off such contingent situations the interested bidders are requested to ensure that they are technically well-equipped with adequate power back-up etc., for successfully participating in the e-Auction event... 6. Money Deposit (EMD) shall be deposited through RTGS/DD/NEFT fund transfer to Current Account No. 026881300002122, Name of the Bank: Yes Bank Limited, Branch: Kalanagar, Greater Mumbai, Name of the Beneficiary: Unity Small Finance Bank Limited, IFSC Code_YESB0000268. Please note that the Cheque/Demand Draft shall not be accepted towards EMD, 7. The Bids below reserve price and/or without EMD amount shall not be accepted. Bidders may improve their further bid amount in multiple of Rs.25,000/-(Rupees Twenty-Five Thousand Only). 8. The successful bidder shall pay 25% of the bid amount/sale price (including earnest money already paid) immediately after declaration of successful bidder. The successful bidder will deposit balance 75% of the bid amount/sale price within 15 days from declaration of successful bidder, subject to TDS as may be applicable. 9. If successful bidder fails to deposit sale price as stated above, all deposits including EMD shall deemed to be forfeited without any further notice. However extension of further reasonable period for making payment of balance 75% may be allowed and shall be at the sole discretion of authorized officer. 10. The EMD amount of unsuccessful bidders will be returned without interest, after the closure of the E-auction as per process. 11. The particulars given by the Authorized officer are stated to the best of his / her knowledge, belief and records. Authorized officer shall not be responsible for any error, mis-statement or omission etc. 12. The undersigned being Authorized Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale or modify any terms and conditions of the sale without any prior notice or assigning any reasons. 13. The bidders should make discreet enquiries as regards charges/encumbrances on the property and should satisfy themselves about the fittle, extent, quality of the property before submitting their bid. No claim of whatsoever nature regarding charges, encumbrances over the property and any other matter etc., shall be entertained after submission of the online bid. 14. Any arrears, dues, taxes, charges whether statutory or otherwise including stamp duty/registration fees on sale of property shall be borne by the purchaser only, 15. For further details, contact Mr.Rajiv Mistry Mobile No.9825213234, Mr.Sonaiya Dipakkumar Mohanbhai Mobile No. 8155055707, Mr.Neelesh Bidwe Mobile No.88797700092 Authorised Officer and Mr. Barot Ajaykumar Navinbhai Mobile No. 9737191095, Mr. Parmar Indravadan Mobile No.9662057881 local officer (Ahmedabad), of Unity Small Finance Bank Limited at above mentioned address. 16. The Sale Certificate will be issued post realization of entire sale proceeds and the possession of the immovable asset(s) will be delivered post 15 days thereof along with registration of sale certificate (if required any) with prior appointment and post confirmation of the authorised officer. Further, the sale certificate in the name of the purchaser(s) only and will not be issued in any other name(s). 17. The Borrower(s)/Guarantor(s) are hereby given Statutory Sale Notice under Rule 8 and 9 of the SARFAESI Rules, 2002 and the sale shall be subject to rules/ conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. 18. Auction Notice can be viewed on Bank's websitehttps://theunitybank.com/regulatory-disclosures.html

THIS NOTICE WILL ALSO SERVE AS STATUTORY 15/30 DAYS NOTICE TO THE BORROWER/ GUARANTORS/ MORTGAGOR UNDER SARFAESI ACT AND RULES MADE THEREUNDER.

Date: 18.11.2025 Authorized Officer Place : Gujarat For Unity Small Finance Bank Limited







