kotak Kotak Ma Kotak Mahindra Bank **DEMAND NOTICE**

KOTAK MAHINDRA BANK LIMITED Registered Office: 27BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400051. Regional Office: Kotak Mahindra Bank Ltd. 9th Floor, B-Wing, Vivaan Square, Jodhpur Cross Road, Satellite, Ahmedabad, Gujarat – 380015, Contact No: +91 9429919818, Email ID – punit.makhecha@kotak.com

STATUTORY NOTICE UNDER SECTION 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT **OF SECURITY INTEREST ACT, 2002.**

The undersigned, being the Authorized Officer of KOTAK MAHINDRA BANK LIMITED, a banking company within the meaning of the Banking Regulation Act, 1949 having it's Registered Office at 27BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400051, and having Regional Office situated at: Ahmedabad also branch office situated at Rajkot and Admas Plaza, 166/16, CST Road, Kolivery Village, KunchiKurve Nagar, Kalina Santacruz (E), Mumbai – 400098, (hereinafter referred to as "the Bank / KMBL"), appointed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, hereby issues to you the following notice:

) Name of Customer (Borrower(s) / Co-Borrower(s) & Guarantor(s)) Along Loan A/c. Nos. **LOAN ACCOUNT NUMBER: HF40421934& HF40543214**

1. Ghanshyam Palabhai Gogara (Borrower/Mortgagor), 2. Mrs. Vasantben Ghanshyam Gogara (Co Borrower), 3. Mr. Dinesh Gogara (Co Borrower), 4. Mr Palabhai Gogara (Co Borrower)

Above No. 1 to 4 Having Address are at: Ramgadh, Koyli, Jamnagar, Gujarat-361220.

Above No. 1 to 4 Address are Also at: Plot No.31, Divya Bhumi Society, Ramosana, Mehsana, Gujarat-384002.

AMOUNT OF OUTSTANDING AS PER DEMAND NOTICE

NPA DATE: 30.10.2025 **DEMAND NOTICE DATE: 20.11.2025** Rs. 24,42,730.17/- (Rupees Twenty Four Lakh Forty Two Thousand Seven Hundred Thirty and Seventeen Paisa only) as on 20-11-2025 together with further interest / penal interest and other charges.

DETAILED DESCRIPTION OF THE IMMOVABLE PROPERTIES MORTGAGED TO KMBL:-

All piece and parcel of property bearing Plot No.31 of Divyabhumi Residency which is situated on Block/Survey No.575 (Old Block/Survey No.116p, Old Block/Survey No.101) of Ramosana Sim, Tal & Dist, Mehsana, admeasuring 58.71 Sq. Mtrs for Ground Floor construction 14.30 Sq. Mtrs for Margin Land, 64.90 Sq. Mtrs for Undivided Share, Total admeasuring 137.91 Sq. Mtrs and 58.71 Sq. Mtrs for first floor and bounded as under: North: Margin Land & Block No.99, South: Internal road, East: Plot No.30, West: Plot No.32.

2) Name of Customer (Borrower(s) / Co-Borrower(s) & Guarantor(s)) Along Loan A/c. Nos. **LOAN ACCOUNT NUMBER: HF37763245**

1. Mr. Pratik Hasmukhbhai Kotecha (Borrower/Mortgagor), 2. Mrs. Bhanuben Hasmukhbhai Kotecha (Co-Borrower/ Mortgager), 3. Mr. Hasmukhbhai Ramjibhai Kotecha (Co-Borrower)

Above No. 1 to 3 Having Address are at: Madhurya, Shakti Nagar Society, GIDC, Sanala Road, Morbi-363641. Above No. 1 to 3 Address are Also at: Tanishq Apartment, Flat No. 701, 7th Floor, Opp. Play Ground, B/h Mama Fatakada, Somnath Society, Ravapar Road, Morbi-363641. Above No. 1 to 3 Address are Also at: SK Metallsing, Nr Dr. Pruthvisinh Clinic, Madhapar Ambika Road, Morbi-363641.

AMOUNT OF OUTSTANDING AS PER DEMAND NOTICE

DEMAND NOTICE DATE: 17.11.2025 NPA DATE: 08.10.2025

Rs. 48,23,411.55/- (Rupees Forty Eight Lakh Twenty Three Thousand Four Hundred Eleven and Fifty Five Paisa only) as on 13-11-2025 together with further interest / penal interest and other charges.

DETAILED DESCRIPTION OF THE IMMOVABLE PROPERTIES MORTGAGED TO KMBL:-

All piece and parcel of immovable property of Flat No. 701, on Seventh Floor of building known as "Tanishq" situated on plot land adm. 249-16 sq.mtr., Built up area adm. 212.96 sq. mtr on Western Side of Plot No. 17P of Revenue Survey No. 11261P of Village Vajepar Sub Dis. Morbi & Dis Rajkot (Now Morbi) & Revenue Survey No. 1128P of Village Madhapar Sub Dis. Morbi & Dis Rajkot (Now Morbi) and bounded as under: North: Plot No. 16, South: Road, East: Plot No. 17, West: Road.

3) Name of Customer (Borrower(s) / Co-Borrower(s) & Guarantor(s)) Along Loan A/c. Nos.

LOAN ACCOUNT NUMBER: HF40303812 & HF40276486 & HF40319390 & HF40318869 1. Mr. Solanki Dipakbhai Ramanbhai (Borrower/Mortgagor), 2. Mrs. Solanki Chetana Dipakbhai (Co Borrower/Mortgagor)

Above No. 1 & 2 Having Address are at: D-2, Satej Homes, Nr- Ayodhya Society, New Vatva, Ahmedabad, Gujarat-382440. Above No. 1 & 2 Address are Also at: Flat No. J-508, Laxmi Nivas, B/h-Samruddhi Residency, Narol, Ahmedabad, Gujarat-382405.

Above No. 1 & 2 Address are Also at: Flat No. J-509, Laxmi Nivas, B/h- Samruddhi Residency, Narol, Ahmedabad, Gujarat-382405.

AMOUNT OF OUTSTANDING AS PER DEMAND NOTICE DEMAND NOTICE DATE: 17.11.2025 NPA DATE: 08.10.2025

Rs. 42,28,862.57/- (Rupees Forty Two Lakh Twenty Eight Thousand Eight Hundred Sixty Two and Fifty Seven Paisa only) as on 13-11-2025 together with further interest / penal interest and other charges.

DETAILED DESCRIPTION OF THE IMMOVABLE PROPERTIES MORTGAGED TO KMBL:-

Property No.1: All that piece and parcels of the immovable property bearingFlat No.508, on 5thFloorin Block "J" having carpet area admeasuring 47.10 Sq. Yards i.e. 39.38 Sq. Mtrs and wash area admeasuring 1.06 Sq. Mtrs and balcony area admeasuring 1.49 Sq. Mtrs (Built up area admeasuring 55.02 Sq. yards i.e. 46.00 Sq. Mtrs and Super built up area admeasuring 86.00 Sq. yards i.e. 71.90 Sq. Mtrs as per AMC approved plan) along with undivided share admeasuring 17.2379 Sq. Mtrs in the land of Scheme known as "LAXMI NIVAS" constructed and situated on the non agricultural land admeasuring 22050 Sq. Mtrs of Fonal Plot No. 45/1 + 53 + 58/2 and 54/1 + 56 of Survey No. 596/2, 606, 618, 607 and 608/3 in town Planning Scheme No.80 at Mouje Vatva, Taluka-vatva in the Registration District of Ahmedabad and Sub District Ahmedabad-11 (Aslali) and bounded as under: North: Flat No. J/511, South: Common Garden, East: Flat No. J/507, West: Flat No. J/509. Property No.2: All that piece and parcels of the immovable property bearing Flat No.509, on 5thFloorin Block "J" having carpet area admeasuring 69.41 Sq. Yards i.e. 58.04 Sq. Mtrs and wash area admeasuring 1.12 Sq. Mtrs and balcony area admeasuring 2.12 Sq. Mtrs (Built up area admeasuring 78.93 Sq. yards i.e. 66.00 Sq. Mtrs and Super built up area admeasuring 120.00 Sq. yards i.e. 100.33 Sq. Mtrs as per AMC approved plan) along with undivided share admeasuring 24.2379 Sq. Mtrs in the land of Scheme known as "LAXMI NIVAS" constructed and situated on the non agricultural land admeasuring 22050 Sq. Mtrs of Fonal Plot No. 45/1+53+58/2 and 54/1+56 of Survey No. 596/2, 606, 618, 607 and 608/3 in town Planning Scheme No.80 at Mouje Vatva, Taluka-vatva in the Registration District of Ahmedabad and Sub District Ahmedabad-11 (Aslali) and bounded as under: North: Flat No. J/510, South: Common Garden, East: Flat No. J/508, West: Block A & J Margin.

4) Name of Customer (Borrower(s) / Co-Borrower(s) & Guarantor(s)) Along Loan A/c. Nos LOAN ACCOUNT NUMBER: LAP19098339 (CRN 509334463)

Mr. Jagdishkumar Dahyabhai Devani (Borrower/Mortgagor), 2. Mrs. Darshanaben Jagdishbhai Devani (Co Borrower)

Above No. 1 & 2 Having Address are at: Flat No. 302, Tapi Enclave, Siganpor Bharimata Road, Katargam, Surat, Gujarat-395004.

Above No. 1 & 2 Address are Also at: Shop No. 108, Raj Harmony, Nr-Salaj Homes, Jahangirabad, Surat, Gujarat-395005. Above No. 1 & 2 Address are Also at: Shop No. 11 & 12, Garden Gate Apartment, Nana Varachha, Surat, Gujarat-395006.

AMOUNT OF OUTSTANDING AS PER DEMAND NOTICE

DEMAND NOTICE DATE: 14.11.2025 NPA DATE: 08.11.2025

Rs. 1,09,27,409.64/- (Rupees One Crore Nine Lakh Twenty Seven Thousand Four Hundred Nine and Sixty Four Paisa Only) as on 11-11-2025 together with further interest / penal interest and other charges.

DETAILED DESCRIPTION OF THE IMMOVABLE PROPERTIES MORTGAGED TO KMBL:-All that piece or part andparcel of constructedProperty being Shop No.11 & 12,admeasuring about 143.00 Sq. Mtrs carpet area & admeasuring 171.60 Sq. Mtrs built up area (as per impact adm 142 . 83 Sq. Mtrs Built up area & as per SMC Tax Bill 164.718 Sq. Mtrs built up area) on Ground Floor of Scheme known as "GARDEN GATE APARTMENT" situated on land bearing at revenue Survey No. 78/1, 79/2 Paikee, Block No. 132 Paikee, T.P.S No. 20 (Nana Varachha), Final Plot No. 19/A & 19/B of Village-Nana Varachha, Sub District-City & District Surat (Along with undivided proportionate share 31.00 Sq. Mtrs in land underneath the said building together with all right and appurtenance attached thereto) and **bounded as: Boundaries for Shop No.11:** North: Entry & parking, South: 3 feet Passage & Other Property, East: Shop No.12, West: Shop No. 10. **Boundaries for Shop No.12:** North: Entry & parking, South: 3 feet Passage & Other Property, East: Shop No.12, West: Shop No.10. **Boundaries for Shop No.12:** North: Entry & parking, South: 3 feet Passage & Other Property, East: Shop No.12, West: Shop No.10. **Boundaries for Shop No.12:** North: Entry & parking, South: 3 feet Passage & Other Property, East: Shop No.12, West: Shop No.10. **Boundaries for Shop No.12:** North: Entry & parking, South: 3 feet Passage & Other Property, East: Shop No.12, West: Shop No.10. **Boundaries for Shop No.12:** North: Entry & parking, South: 3 feet Passage & Other Property, East: Shop No.10. **Boundaries for Shop No.12:** North: Entry & parking, South: 3 feet Passage & Other Property, East: Shop No.10. **Boundaries for Shop No.12:** North: Entry & parking, South: 3 feet Passage & Other Property, East: Shop No.10. **Boundaries for Shop No.12:** North: Entry & parking, South: 3 feet Passage & Other Property, East: Shop No.10. **Boundaries for Shop No.10:** North: Entry & Data & D Other Property, East: Other Property, West: Shop No. 11.

i) Name of Customer (Borrower(s) / Co-Borrower(s) & Guarantor(s)) Along Loan A/c. Nos.

LOAN ACCOUNT NUMBER: 8012854710 (CRN 380242149) & 2937TL0100000091 (CRN 380242149) 1. Meera Enterprise Through Its Proprietor Mr. KankharaDivy Naranbhai (Borrower), 2. Mr. Divy Naranbhai Kankhara (Guarantor/Proprioter), 3. Mr. Hiteshbhai

Kankhara (Guarantor/Mortgagor), 4. Mr. Naranbhai Kankhara (Guarantor), 5. Mr. Vrushit Kankhara (Guarantor), 6. Vrushit Brass Industries (Guarantor)

Above No. 1 & 6 Having Address are at: Plot No. 420/1/C, Sankar Tekri, Udyognagar GIDC-1, Jamnagar, Gujarat-361004. Above No. 2 to 5 Address are at: Saraswati Society, Krishnanagar, Nr- Aryan Travels, Khodiyar Colony, Jamnagar, Gujarat-361006.

Above No. 2 to 5 Address are Also at: Plot No. 420/1/C, Sankar Tekri, Udyognagar GIDC-1, Jamnagar, Gujarat-361004. AMOUNT OF OUTSTANDING AS PER DEMAND NOTICE

DEMAND NOTICE DATE: 17.11.2025 NPA DATE: 09.09.2025

Rs. 18,07,914.64/- (Rupees Eighteen Lakh Seven Thousand Nine Hundred Fourteen and Sixty Four Paisa Only) as on 11-11-2025 together with further interest / penal interest and other

DETAILED DESCRIPTION OF THE MOVABLE HYPOTHECATED / IMMOVABLE PROPERTIES MORTGAGED TO KMBL:-All that Piece and Parcel of land bearing Plot No. 420/1/C of R.s No. 1474 admeasuring 233.45 Sq. Mtrs of land area with special type industrial shed No.420/1 constructed threon

admeasuring 185.60 Sq. Mtrs of constructed area having corresponding hakk choksi C.S No. 174/1/paiki of Sheet No. 442 in Ward No. 15/c situated at GIDC Phase-1, Shankar Tekri industrial estate within revenue limits of Jamnagar City. and bounded as under: North: 12.90 Mtrs wide road, South: Special Shed No. 420/2, East: Shed No. 420/1/B, West: 12.90 Mtrs ANNEXURE – B: The whole of the Borrower's present and future current assets and movable fixed including moveable fixed assets, both present and future, including:

I. All present and future of the borrower's stocks of raw materials, goods-in-process, semi-finished and finished goods, consumable stores and spares and such other movables, including book debts, bills, whether documentary or clean, whether in the possession or under the control of the borrower or not, whether now lying loose or in the cases or which are now lying or stored in or about or shall hereafter form time to time during the continuance of these presents be brought into or upon or be stored or be in or about all the borrower's factories, premises and godowns or whether else the same may be or held by any party to the order or disposition of the borrower or in the course of transit or on high seas or on order delivery, II. All present and future equipment of the borrower including its spares, tools and accessories, whether installed or not and whether in the possession or under the control of the borrower or not, whether now lying loose or in cases or which are now lying or stored in or about or shall hereafter from time to time during the continuance of these presents be brought into or upon or be stored or be in or about the borrower's factories, premises and godowns or whether else the same may be or be held by any party to the order or disposition of the borrower or in the course of transit or on high seas or on order or delivery, III. All present and future machinery, vehicles, motors, purchased/to be purchased including on differed payment terms including its spares, tools and accessories, whether in the possession or under the control of the borrower or not, whether now lying loose or in cases or which are now lying or stored in or about or shall hereafter from time to time during the continuance of these presents be brought into or upon or be stored or be in or about all the borrower's factories, premises and godowns or whether else the same may be or be held by any party to the order or disposition of the borrower or in the course of transit or on high seas or on order or delivery, IV. All the book-debts, moneys, claims, demands, contracts, engagements, securities, operating cash flows, receivables, all other current assets, commissions and revenues of the borrower, both present and future, V. All amounts owing to, and received and/or receivable by, the borrower and/or any person on its behalf, all book debts, trade receivables, all cash flows and receivables and proceeds arising and all rights, title, interest, benefits, claims and demands whatsoever of the borrower in, to or in respect of all the aforesaid assets, including but not limited to the borrower's cash-in-hand, both present and

6) Name of Customer (Borrower(s) / Co-Borrower(s) & Guarantor(s)) Along Loan A/c. Nos. **LOAN ACCOUNT NUMBER: 4811400936**

1.Arvind Creation (Borrower), 2. Mr. Rajendrakumar Dahyalal Ghanchi - Legal Heir Of Deceased Co Borrower & Propraietor Mortgagor Dahyalal Kalaji Ghanchi (Co Borrower), 3. Mrs. Ghanchi Champadevi - Legal Heir Of Deceased Co Borrower & Propraietor & Mortgagor Dahyalal Kalaji Ghanchi (Co Borrower/Mortgagor)

Above No. 1 Having Address are at: C-324, 3rd Floor, City Center-1, Idgah Circle, Asarva, Ahmedabad, Gujarat-380016.

Above No. 1 Having Address are also at: G-202, Samarthya Status, Padmavati Nagar, D Cabin, Kaligam, Ahmedabad, Gujarat-380019. Above No. 2 & 3 Address are at: G-202, Samarthya Status, Padmavati Nagar, D Cabin, Kaligam, Ahmedabad, Gujarat-380019. AMOUNT OF OUTSTANDING AS PER DEMAND NOTICE

NPA DATE: 04.08.2025

DEMAND NOTICE DATE: 20.11.2025 Rs. 4,06,049.73/- (Rupees Four Lakh Six Thousand Forty Nine and Seventy Three Paisa only) as on 20-11-2025 together with further interest / penal interest and other charges.

DETAILED DESCRIPTION OF THE IMMOVABLE PROPERTIES MORTGAGED TO KMBL:-

All that piece and parcels of the immovable property being Flat No. G-202, admeasuring 91.97 Sq. Mtrs (SBA) on second floor in Building/scheme known as "SAMARTHAYA STATUS" aling with 30.48 Sq. Mtrs of undivided share in the freehold non-agricultural land being Sub Plot No. 01 of Hissa No.02 of R evenue Survey No. 215/2+3 and Final Plot No. 76 of T.PS No.19 admeasuring 7055 Sq. Mtrs of Mouje Kali of City Taluka in the registration District of Ahmedabad and Sub District of Ahmedabad-2 (Wadaj) and bounded as under: North: Building-C, South: Flat No.G-203, East: Flat No.G-201, West: Building-F.

Name of Customer (Borrower(s) / Co-Borrower(s) & Guarantor(s)) Along Loan A/c. Nos. LOAN ACCOUNT NUMBER: LAP18664968 (CRN 662401098)

1. Sagar Industries (Borrower) Through its Partner, 2. Mr. Vinodbhai Gangjibhai Undhad (Co Borrower), 3. Mrs. Nilpa Kalpesh Undhad -Legal Heir Of Deceased Co Borrower & Mortgagor Kalpesh Undhad (Co Borrower)

Above No. 1 & 3 Having Address are at: Atika Industries Area, Nr- ACME Industries, Dhebar Road, South P O, Rajkot, Gujarat-360002. Above No. 2 Having Address are at: Mitul, Block No. 96, Street No. 3, B/h- Reliance Mall, Shivshangam Society, Rajkot, Gujarat-360007.

Above No. 1 to 3 Address are also at: Sub Plot No. 22/1, Gf + 2, Fulwadi Park, Nr. Satya Sai Heart Hospital Road, Nanamava Road, Rajkot, Gujarat-360005.

AMOUNT OF OUTSTANDING AS PER DEMAND NOTICE

DEMAND NOTICE DATE: 17.11.2025 NPA DATE: 08.10.2025 Rs. 33,29,999.71/- (Rupees Thirty Three Lakh Twenty Nine Thousand Nine Hundred Ninety Nine and Seventy One Paisa Only) as on 13-11-2025 together with further interest / penal nterest and other charges.

DETAILED DESCRIPTION OF THE IMMOVABLE PROPERTIES MORTGAGED TO KMBL:-Mortgage over following properties: All that piece or parcel of Residential Property of House om land adm. 61-725 Sq Mtrs of Sub Plot No. 22/1 of Plot No. 22 area known as "FULWADI

PARK" T.P Scheme No.3, 0.P No.3/2, F.P No.16 Paikee of Revenue Survey No.43 Paikee 2 of Village Nana Mava, Sub-District & District Rajkot. and bounded as: North: Sub Plot No. 22/2, South: Plot No.21, East: Plot No.15, West: Road.

8) Name of Customer (Borrower(s) / Co-Borrower(s) & Guarantor(s)) Along Loan A/c. Nos. **LOAN ACCOUNT NUMBER: HF38710499**

1. Mr. Kamlesh Mohanlal Tanvar (Borrower/Mortgagor), 2. Mrs. Manjuben Kamleshbhai Tawar (Co Borrower/Mortgagor), 3. Mr. Dharmendra Tawar (Co Borrower/Mortgagor), 4. Mrs. Heena Dharmendra Tawar (Co Borrower)

Above No. 1 to 4 Having Address are at: House No. 9, Anand Park, Opp-Toyota Showroom, Nana Chiloda, Ahmedabad, Gujarat-382330.

Above No. 1 to 4 Address are Also at: House No. 8, Anand Park, Opp-Toyota Showroom, Nana Chiloda, Ahmedabad, Gujarat-382330. AMOUNT OF OUTSTANDING AS PER DEMAND NOTICE

DEMAND NOTICE DATE: 17.11.2025 NPA DATE: 06.10.2025 Rs. 35,47,308.74/- (Rupees Thirty Five Lakh Forty Seven Thousand Three Hundred Eight and Seventy Four Paisa only) as on 13-11-2025 together with further interest / penal interest and

It is to be noted that your common CRN number is 186778658, Due to your Credit Card Account No. 0009406152000068247 which has been classified as NPA on 06.10.2025, hence your home loan account Nos. HF38710499 is also classified as NPA on 06.10.2025 in the bank's book of account which is in consonance to the RBI Master Circular bearing reference No. RBI/2015-14/25 UBD.BPD. (PCB) MC No.3/09.14.000/2014-2015 date 1st July 2014. Clause 2.2.2 (i) read as: "In respect of the borrower having more than one facility with a bank, all the facilities granted by the bank will have to be treated as NPA and not the particular facility or part thereof which has become irregular."

DETAILED DESCRIPTION OF THE IMMOVABLE PROPERTIES MORTGAGED TO KMBL:-

All that piece and parcels of the immovable property situated at Mouje- Chiloda (Naroda), Taluka-Gandhinagar in the registration Sub-District and District of Gandhinagar-Gujarat bearing Plot/House No.8 (Block/Survey No.61/8) admeasuring 109.00 Sq. Mtrs and 34.52 Sq. Mtrs undivided ownership right in the land total admeasuring 143.52 Sq. Mtrs and house constructed thereon having total Built up area of 73.91 Sq. Mtrs togatherwith undivided usage rights in the common plot, internal road and common amenities in the Scheme known as "ANAND PARK' constructed on non agricultural land bearing Block/Survey No.61 admeasuring 14366 Sq. Mtrs which is coverd under Town Planning Scheme No.99 and allotted Final Plot No. 25admeasuring 9769.84 Sq. Mtrs or thereabout and bounded as under: North: Road, South: Remaining Land, East: Plot No.9, West: Plot No.7.

Borrowers/ Co-Borrowers/ Guarantors/ Mortgagors are advised to collect the Original Notice issued under Section 13 (2) from the undersigned on any working day by discharging valid receipt.

In case of any Objection / Representation, kindly address the same at below address:-

The Authorized Officer, Kotak Mahindra Bank Limited

Regional Office: Kotak Mahindra Bank Ltd. 9th Floor, B-Wing, Vivaan Square, Jodhpur Cross Road, Satellite, Ahmedabad, Gujarat – 380015,

Date: 27.11.2025, Place: Ahmedabad, Rajkot & Surat

Sd/- Authorised Officer, Kotak Mahindra Bank Ltd.

AAVAS FINANCIERS LIMITED

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

AUCTION NOTICE

Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of AAVAS FINANCIERS LIMITED 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/Mortagors	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.
CHHELADEVI KHANGARSIN RAJPUROHIT, MR. KHANGAR SINGH GUARANTOR: MR. KHIMJIBHAI RAJPUROHIT (AC NO.) LNANH02218- 190105764	Rs. 34,87,008.00/- DUES AS ON 27 NOV 2025	24 MAR 21 Rs. 1337352/- DUES AS ON24 MAR 21	8 NOV 23	GRAM PANCHAYAT INDEX NO. 697, PROPERTY NO. 693, LAXMIPURA DARBAR FALIYU, GRAM - UNDEL, TA KHAMBHAT, DISTRICT - ANAND, GUJARAT: ADMEASURING AREA 81.78 SQ. MTRS. (TOTAL AREA 148 SQ. MTR.)	Rs. 601600/-	Rs. 60160/-	57372573274	310, 3RD FLOOR, RADHA SWAMI SUMIT COMPLEX, OPP. YOGI BAKERIES, NEAR GOPI CINEMA, ANAND- 388001,GUJARAT- INDIA
SANJAYBHAI RAVAL, JAYSHREEBEN RAVAL (AC NO.) LNRAJ00316- 170035433	Rs. 10,23,185.00/- DUES AS ON 27 NOV 2025	14 FEB 24 Rs. 653700/- DUES AS ON 13 FEB 24	13 JUL 24	PIPALIYA PAL RSNO146 PAIKI 11 & 146 PAIKI 11PA TYPEB BLOCK NO143 OPP ADARASH RESIDENCY PIPAL TALLODHIKA DIST RAJKOT PIN: 360001 ADMEASURING 39.65 SQ. MTR.	Rs. 701395/-	Rs. 70140/-	AM TO 01.00	905, 9TH FLOOR KING'S PLAZA, ASTRON CHOWK, RAJKOT- 360001, 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 mmediately 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, 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 interse bidding sale on the above mentioned date. The property will be sold, if their out standing duesare not repaid in full.

Place: GUJARAT Date: 28-11-2025 Authorised Officer Aavas Financiers Limited

Ujjivan Small Finance Bank Corporate Office: Grape Garden, 3rd A cross, 18th Main, 6th Block, Koramangala, Bengaluru 560095

DEMAND NOTICE TO THE BORROWERS / CO-BORROWERS / MORTGAGORS Reg: Notice issued under Sec 13 [2] of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 [SARFAESI Act] for recovery of dues in the following loan A/cs sent to the below mentioned:

Regional Office - West: Almonte IT Park, Sr.No.8, 7th Floor, Hadapsar Mundwa Bypass, Kharadi, Pune - 411014

Borrower: Shubham Devidas Chamalvar, 6293, Survan nagar, Vijalpore-30, Vijelpore Road, Nrvithal Mandir, Tal. Jalalpore, Navsan, Gujarat - 396450, Also At: Viththal Temple, Suryanagar, Gali No. 1, Vijalpore, Navsari, Gujarat - 396445, Ushaben Devidas Chamalvar, Add.: 6293, Suryan Nagar, Vijalpore-30, Vijelpore Road, Nrvithal Mandir, Tal. Jalalpore, Navsari, Gujarat - 396450, Also At: Viththal Temple, Survanagar, Gali No. 1, Vijalpore, Navsari, Gujarat - 396445, Devidas Govindbhai Chamalvar, 6293, Suryan nagar, Vijalpore-30, Vijelpore Road, Nrvithal Mandir, Tal. Jalalpore, Navsari, Gujarat - 396450, Also At: Viththal Temple, Suryanagar, Gali No. 1, Vijalpore, Navsari, Gujarat - 396445, The Bank had issued notice under the SARFAESI Act on 13.10.2025; NPA Date: 10.08.2025; Nature of Loan: Housing (Loan A/c No. 444176300000001) - Sr. Thousand Seven Hundred Sixty Six And Paise Eighty Only) as on 25.08.2025 and this amount will bear subsequent interest and other charges thereon.

DESCRIPTION OF THE PROPERTY: Plot No. 7 & 8 admeasuring 116.12 sq. mt. land (along with construction thereon) situated at Revenue Survey No. 167, 168 N.A. Land of Village: Vijalpor, Tal. Jalalpor, Dist. Navsari, Gujarat. Boundaries: East - Lagu Society Road, West - Lagu Other Plot, North - Lagu Plot No. 9, Lagu Plot No. 6. Property owned by Subham Devidas Chamlvar, Devidas Govindbhai Chamlvar, Ushaben Devidas

Borrower: Hala Firoz, Rangmati Society, Near Husen Chowk, Hapa Road, Jamnagar, Gujarat-361001, Suraj Logistics, C/o. Kohinoor Transport, Kalawad Road, Theba Chowkdi, Opp. Geb 66. K. V Jamnagar, Gujarat-361120, Fejaan Hala, Rangmati Society, Near Husen Chowk, Hapa Road, Jamnagar, Gujarat-361001, Also At: Suraj Logistics, C/o. Kohinoor Transport, Kalawad Road, Theba Chowkdi, Opp. Geb 66. K. V Jamnagar, Gujarat-361120, Altafbhai Hala (Guarantor), Add.: Rangmati Society, Near Husen Chowk, Hapa Road, Jamnagar, Gujarat-361001, The Bank had issued notice under the SARFAESI Act on 17.03.2025; NPA Date: 08.02.2025; Nature of Loan: Housing (Loan A/c No. 4516210130000057) - Rs.12,00,000/-; Amount Outstanding: Rs.12,06,707.44 (Rupees Twelve Lakh Six Thousand Seven Hundred Seven And Paise Forty Four Only) as on 11.03.2025 and this amount will bear subsequent interest and other charges thereon.

DESCRIPTION OF THE PROPERTY: An Immovable Property bearing Nagarsim Area Revenue Survey No. 659/1 converted into NA land for the Residential purpose. The sanctioned Plots Paiki Plot No. 161 divided into Sub-Plots No. 161/1 to 161/15 Paiki, out of which 'Sub-Plot No. 161/2', area admeasuring about 48-00 Sq. mtrs., together with construction thereon, area known as "Suncity Township-2", situated at District, Sub-District, City of Jamnagar, Gujarat. Property Bounded as under; East: 7.50 Mtrs., Wide public Road, West: Sub-Plot No. 161/15, North: Sub-Plot No. 161/3, South: Sub-Plot No. 161/1, Owned by Hala Firoz Ismailbhai & Hala Fejaan Firozbhai

Borrower: Badhi Sakaldev, Plot 98 Ram Krishna Society, Nr Mira Nagar Society 1 No. Dindoli Road, Chorasi, Surat - 394210, Also At : 205, Jidnyeshkumar Society, Chorpasi -25, Surat - 394211, Ta. City Surat, Dist. Surat, Rana Sakaldev Add.: Plot 98 Ram Krishna Society, Nr Mira Nagar Society 1, Dindoli Road, Chorasi, Surat - 394210, Badhi Ritadevi Sakaldev, Plot 98 Ram Krishna Society, Nr Mira Nagar Society 1, Dindoli Road, Chorasi, Surat - 394210, The Bank had issued notice under the SARFAESI Act on 24.07.2025; NPA Date: 06.05.2025; Nature of Loan: MSE-Secured (Loan A/c No. 4431210090000031) - Rs.15,00,000/-; Amount Outstanding: Rs.13,74,375.06 (Rupees Thirteen Lakh Seventy-Four Thousand Three Hundred Seventy-Five And Paise Six Only) as on 16.07.2025 and this amount will bear subsequent interest and other charges thereon. DESCRIPTION OF THE PROPERTY: New House No. 65 (Old House No. 98) admeasuring 26.94 sq meters land known and identified as "Ram Krushn Society" situated at Revenue Survey No. 127/3, Block No. 120 admesuring 2327 sq. mtrs. Akar Rs. 3.00 Paisa, & Revenue Survey No. 127/2, Block No. 126 admesuring 4552 sq. mtrs. & 101 sq. mtrs. Akar Rs. 5.93 Paisa, T.P. Scheme No. 61 (Parvat - Godadra), F.P. No. 115 situated At Village: Godadra, Tal. Choryasi, Dist. Surat, Gujarat. Bounded As -East: House No. 118, West: Road, North: House No. 99, South: House No. 97. Owned by Sakaldev Badrirana Badhi

Sr. Borrower: Ravindra @ Ravi Tulshiram Agale, S. No. 363/1, B. No. 82, Mira Nagar-1 No. Varachha Road, Surat, Gujarat-395006, Also At. 525, Nasen Nagar, Pandesara-21, Surat City, Surat, Udhana, Gujarat-394210, Manglaben Ravindra Agde, S. No. 363/1, B. No. 82, Mira Nagar-1, Varachha Road, Surat, Gujarat-395006, Dharmesh Kanubhar Joshi, B2, Shri Nivas, Shiv Shankar Apartment Society, Varchha Road, Surat, Gujarat, Also At: 179, Milind Nagar, Opp. Sahayog Society, Sumul Dairy Road, Surat City, Surat, Gujarat-395004, The Bank had issued notice under the SARFAESI Act on 18.06.2025; NPA Date: 11.05.2025; Nature of Loan: Housing (Loan A/c No. 4431210130000196) Rs.10,00,000/-; Amount Outstanding: Rs.7,23,551.91 (Rupees Seven Lakh Twenty Three Thousand Five Hundred Fifty One And Paise Ninety One Only) as on 28.05.2025 and this amount will bear subsequent interest and other charges thereon.

DESCRIPTION OF THE PROPERTY: All that piece and parcel of the Property being Plot No. 148, area admeasuring about 40.14 Sq. Mtrs., (as per passing plan admeasuring 40.18 Sq. Mtrs) open land known and identified as "Shiv Sagar Residency-2" together with construction thereon situated at Revenue Survey No. 144, Block No. 139 of Village-Dastan, Taluka- Palsana, District-Surat, Gujarat, property Bounded as under; East: Society Road, West: Plot No. 173, North: Plot No. 147, South: Plot No. 149, owned by Mangalaben Ravindra Agde & Ravi @Ravindra Tulshiram Agale

Borrower: Rupesh Padam Bahadurkc, Plot No. 267, Krishna Street, B/h. SMC Awas, Magdalla, Surat, Gujarat - 395007, Also At: RS No. 17/1, Paiki - 2, Magdalla, Dumas Road, V R Mall Magdalla, Surat, Gujarat - 395007, Sunita Rupesh Bahadurkc, Plot No. 267, Krishna Street, B/h. SMC Awas, Magdalla, Surat, Gujarat - 395007, The Bank had issued notice under the SARFAESI Act on 24.07.2025; NPA Date: 08.06.2025; Nature of Loan: Housing (Loan A/c No. 4428210130000503) - Rs.9,90,000/-; Amount Outstanding: Rs.7,18,104.57 (Rupees Seven Lakh Eighteen Thousand One Hundred Four And Paise Fifty Seven Only) as on 16.07.2025 and this amount will bear subsequent interest and other charges thereon

DESCRIPTION OF THE PROPERTY: Plot No. 347 admeasuring 40.15 sq. mt. along with construction thereon, together with undivided proportionate share in Road and C.O.P. admeasuring 21.63 sq. mt. open land known and identified as " Green Park Part - 2" situated at Revenue Survey No. 499, 500/1, 500/2, 501, 502, Block No. 23, 24, 28 (after Re-Survey Block No. 25, 26, 30) (as per K.J.P. Block No. 25/347) and after consolidation it was given New Block No. 25 N.A. land situated at Village: Haldharu, Tal. Kamrej, Dist, Surat, Gujarat. Bounded As: - East: Adjoining Society Road, West: Adjoining Plot No. 382, North: Adjoining Plot No. 346, South: Adjoining Plot No. 348. Property owned by Sunita Rupesh Bahadur K C and Rupesh Padam Bahadur K C.

Borrower: Chetankumar Manubhai Gajjar, 13-B, Maruti Avenue, Opp. Tirupati No. Society, GST Road, Ahmedabad, Gujarat - 382480, Also At: Suthar Vas, Jalalpur, Mahesana, Gujarat - 382715, Also At: Flat No. A/210, Second Floor, Block - A, Tapovan Dream City, Block /Survey No. 1087, Old Survey No. 530, Mouje: Kundal, Tal. Kadi, Dist. Kadi, Mehsana - 382715, Rasikbhai Nathalal Gajjar (Guarantor), G - 304, Om Residensi, Adalaj, Gandhi Nagar district in Gujara - 382421, A - 3, Kankunagar, Jagatpur Road, Chandlodia, Ahmadabad, Gujarat - 382481, The Bank had issued notice under the SARFAESI Act on 13.10.2025; NPA Date: 08.08.2025; Nature of Loan: Housing (Loan A/c No. 4465210070000019 & 4465210050000071) - Rs. 11,00,000/- & Rs. 2,65,000/-; Amount Outstanding: Rs.14,54,387.04 (Rupees Fourteen Lakh Fifty Four Thousand Three Hundred Eighty Seven And Paise Zero Four Only) as on 07.10.2025 and this amount will bear subsequent interest and other charges thereon. DESCRIPTION OF THE PROPERTY: All that piece and parcel of property being Flat No.

A/201, having Super built up area admeasuring around 31.58 Sq. Mirs., on 2nd Floor of Block No. A(as per N.A. Plan Block No. I), with undivided rights in the admeasuring around 19.82 Sq. Mtrs., in the scheme known as "Tapovan Dream City" constructed on the land of Revenue Block/Survey No. 1087 (Old Survey No. 530) of Moje: Kundal, Taluka: Kadi, in the District: Mehsana. Property Bounded by: East - Internal Road, West Flat No. A/202, North - Society Internal Road, South - Flat No. A/204. Property Owned by Chetankumar Manubhai Gajjar.

Borrower: Balmikikumar Lalan Saaw, Plot No. 21, GF, R. No. 2, Gita Nagar - 1, Bamroli Road, Pandesara, Surat, Gujarat - 394221, Also At: Plot No. B1/100, 101, 102, 1st, 2nd, 7 3rd, Floor, Bhagwati Ind Est Nagar, Nr-Navin Flourine, Bhestan Suart - 395023. Nehakumari Saaw, Plot No. 21, GF, R. No. 2, Gita Nagar - 1, Bamroli Road, Pandesara, 13.10.2025; NPA Date: 08.09.2025; Nature of Loan: Housing (Loan A/c No. 4428210130000504)- Rs.10,00,000/-: Amount Outstanding: Rs.7,08,048.77 (Rupees 09.10.2025 and this amount will bear subsequent interest and other charges thereon. DESCRIPTION OF THE PROPERTY: Plot No. 642 admeasuring about 40.18 sq. mt. (along with construction thereon) of "Shivanta Homes - 1" organized on land bearing Revenue Survey No. 419, 420, 423 and 424 and it's Block No. 450 of Village: Umrakh, Taluka - Bardoli, Dist - Surat, Gujarat. Bounded as: East - Adjoining Plot No. 631, West -Adjoining Society Road, North - Adjoining Plot No. 641, South - Adjoining Plot No. 643. Property owned by Balmiki Kumar & Neha Kumari.

Sr. Borrower: Soni Alkeshkumar Alkeshkumar Mahendrakumar, 7/17 Takshashila Eco Green, Opp. Ring Road, Royal Hotel SP Ring Road Vastral Ahmedabad Gujarat -382415, Jay Soni, 7/17 Takshashila Eco Green, Opp. Ring Road, Royal Hotel SP Ring Road Vastral Ahmedabad Gujarat - 382415, The Bank had issued notice under the SARFAESI Act on 01.11.2025; NPA Date: 08.09.2025; Nature of Loan: Housing (Loan A/c No. 4465210130000323 & 4465210150000018)- Rs. 25,00,000/- & Rs. 10,00,000/; Amount Outstanding: Rs.34,71,480.3 (Rupees Thirty Four Lakh Seventy One Thousand

DESCRIPTION OF THE PROPERTY: All that piece and parcel of property bearing Flat No. VII/17 on 3rd Floor, (as per Plon 2nd Floor), Block No. VII, admeasuring about 1350 Sq. Fts. i.e. 125.42 Sq. Mtrs. Area and Undivided share of 39.32 Sq. Mtrs., Area, in the Scheme Takshila Eco Green" situated at Mouje Odhav, Tal. Vatva, Dist. Ahmedabad on the land bearing 218, 219, 220 and 223 of T.P Scheme No. 112 of Final Plot No. 31/1/1, in the Registration Sub - District and District of Ahmedabad - 7 (Odhav). Boundaries: East -Block No. VII/18, West - Block No. 1, North - Block No. VII/16, South - Block No. D1. Property owned by Alkeshkumar Mahendrakumar Soni.

Four Hundred Eighty and Paise Thirty Only) as on 23.10.2025 and this amount will bear

subsequent interest and other charges thereon.

Borrower: Kalim Hanif Khan, Plot No. F5, Tirupati Nagar, Near Ali Masjid Road, Near Rs.14,80,000/-; Amount Outstanding: Rs.11,18,766.8 (Rupees Eleven Lakh Eighteen No. Sahil Nagar, Unn, Surat, Gujarat -394210, Also At. Shop No. 1, Plot No. 42 43, Sahil Nagar, Surat, Gujarat - 394210, Also At: Flat No. 302, 3rd Floor of building No. C "Aalishan Heights", Surat Park Society of village Bardoli, Sub Dist. Tal. Bardoli, Dist. Surat 394601, Gausiya Kalim Khan, Plot No. F5, Tirupati Nagar, Near Ali Masjid Road, Near Sahil Nagar, Unn, Surat, Gujarat -394210, Also At : Flat No. 302, 3rd Floor of building No. C "Aalishan Heights", Surat Park Society of village Bardoli, Sub Dist. Tal. Bardoli, Dist. Surat - 394601, The Bank had issued notice under the SARFAESI Act on 29.09.2025; NPA Date: 08.09.2025; Nature of Loan: Housing (Loan A/c No. 4428310130000003)-Rs.12,20,000/-; Amount Outstanding: Rs.12,74,617.55 (Rupees Twelve Lakh Seventy Four Thousand Six Hundred Seventeen And Paise Fifty Five Only) as on 26.09.2025 and this amount will bear subsequent interest and other charges thereon.

DESCRIPTION OF THE PROPERTY: All that right, title and interest of immovable property bearing Flat No. 302 built up admeasuring 696.32 sq.ft. i.e. 64.68 sq. mts on 3rd Floor of building No. C in the project which is known as "Aalishan Heights" alongwith undivided proportionate share underneath in land of the said project situated at land bearing Revenue Survey No. 489/2 paiki, City Survey No. 6447 paiki constructed on Plot No. 8 to 12 and 33 to 37 in the Surat Park Society of village Bardoli, Sub Dist. Tal. Bardoli, Dist. Surat and bounded as under: East: Common Passage and Flat No. C-301; South: Open Space; West: Open Space: North: Flat No. C - 303. Property owned by Kalim Hanif Khan & Gausiya Kalim Khan

Borrower: Ramnarayan Ramlakshan Singh, 306, Sahyog Apartment, Ganpat Nagar, Pandesara, Surat, Bamroli Road, Pandesara, Surat, Gujarat - 394221, Babitadevi Ramnarayan Singh, 306, Sahyog Apartment, Ganpat Nagar, Pandesara, Surat, Bamroli Road, Pandesara, Surat, Gujarat - 394221, The Bank had issued notice under the SARFAESI Act on 13.10.2025; NPA Date: 08.09.2025; Nature of Loan: Housing (Loan A/c No. 4430210130000169)- Rs.10,50,000/-; Amount Outstanding: Rs.7,48,933.24 (Rupees Seven Lakh Forty Eight Thousand Nine Hundred Thirty Three And Paise Twenty Four Only) as on 07.10.2025 and this amount will bear subsequent interest and other charges thereon.

DESCRIPTION OF THE PROPERTY: Plot No. 166 admeasuring 48 sq vaar i.e. 40.15 sq meters together with construction thereon and undivided proportionate share in Road and COP admeasuring 28.31 sq. mt. open land known & identified as "Balaji Park" situated at Revenue Survey No. 142, Block No. 365 admeasuring 18221 sq meters N.A. land situated at Village: Mota, Taluka: Bardoli, Dist. Surat, State - Gujarat. Boundaries: East - Plot No. 167, West - Plot No. 165, North - Plot No. 169, South - Society Internal Road. Property owned by Babitadevi Ramnarayan Singh & Ramnarayan Ramlakshan Singh.

Borrower: Devakar Jitnarayan, Plot No. 169, Room No. 3, DK Nagar, Nr. Maharana Pratap Chowk, Godadara, Surat, Gujarat - 395010, Arti Nishad, Plot No. 169, Room No. DK Nagar, Nr. Maharana Pratap Chowk, Godadara, Surat, Gujarat - 395010, Also At: B-184, DK Nagar, Nr. Maharana Pratap Chowk, Godadara, Surat, Gujarat - 395010, The Bank had issued notice under the SARFAESI Act on 13.10.2025; NPA Date: 08.09.2025; Nature of Loan: Housing (Loan A/c No. 4431210130000576)-Rs. 9,30,000/-; Amount Outstanding: Rs.9,39,895.84 (Rupees Nine Lakh Thirty Nine Thousand Eight Hundred Ninety Five And Paise Eighty Four Only) as on 07.10.2025 and this amount will bear subsequent interest and other charges thereon.

DESCRIPTION OF THE PROPERTY: Plot No. 315 admeasuring 40.15 sq meters, along with construction thereon and undivided admeasuring 28.26 sq meters in whole open land known and identified as "Saundarya Residency" situated at Revenue Survey No. 327/1, Block No. 343, after Re-survey Block No. 364, (after K.J.P. New Block No. 364/315) admeasuring 32711 sq meters land situated at Village: Haldharu, Tal. Kamrej, Dist. Suart, Gujarat. Boundaries: East - Plot No. 270, West - Society Road, North - Plot No. 314, South - Plot No. 316. Property owned by Arati Nishad & Devakar Jitnarayan.

Borrower: Parayana Enterprise Through its Proprietor, Mr. Vora Amitbhai Jayantibhai, F-331, Sumel Business Park - 8, Ajit Mill Char Rasta, Rakhial, Ahmedabad, Gujarat - 380023, Also At : RS No. 1259, 1264 Paiki, City Survey No. 1259, 1264 Paiki /Paiki, Khata No. 77, 136, Raw - House No. A-12 Anjaniya Villa, Village Mogri, Ta. Anand, Dist. Anand, Gujarat - 388345, Mr. Vora Amitbhai Jayantibhai, F-331, Sumel Business Park - 8, Ajit Mill Char Rasta, Rakhial, Ahmedabad, Gujarat - 380023, Also At: RS No. 1259, 1264 Paiki, City Survey No. 1259, 1264 Paiki /Paiki, Khata No. 77, 136, Raw -House No. A-12 Anjaniya Villa, Village Mogri, Ta. Anand, Dist. Anand, Gujarat - 388345, Also At: 7, Shubha Apartment, Shrijidham Society, Opp Swami Narayan Mandir, Parshiwnath Township Road, Nava Naroda, Ahmedabad, Gujarat - 382330, Also At : B- Raghuvir Apartment Opp Shijisadan Society, Nr. Bapa Sitaram Chowk Nava Naroda, Ahmedabad 382330, Mrs. Artiben Amitbhai Vora (Guarantor), 7, Shubha Apartment, Shrijidham Society, Opp Swami Narayan Mandir, Parshiwnath Township Road, Nava Naroda, Ahmedabad, Gujarat - 382330, Also At : RS No. 1259, 1264 Paiki, City Survey No. 1259, 1264 Paiki /Paiki, Khata No. 77, 136, Raw - House No. A-12 Anjaniya Villa, Village Mogri, Ta. Anand, Dist. Anand, Gujarat - 388345, Also At: B-32, Raghuvir Apartment Opp Shijisadan Society, Nr. Bapa Sitaram Chowk Nava Naroda, Ahmedabad 382330. The Bank had issued notice under the SARFAESI Act on 20.11.2025; NPA Date: 19.11.2025; Nature of Loan: MSE-Secured (Loan A/c No. 4467230310000003)-Rs.1,08,00,000/-; Amount Outstanding: Rs.1,11,50,413/- (Rupees One Crore Eleven Lakh Fifty Thousand Four Hundred Thirteen Only) as on 20.11.2025 and this amount will bear subsequent interest and other charges thereon. DESCRIPTION OF THE PROPERTY: Property - 1: All that piece and parcel of the

immovable property bearing Row House No. A/16 Plot adm. about 84.33 sq. mtrs. alongwith undivided share adm about 72.11 sq. mtrs. total adm. About 156.44 sq. mtrs. alongwith construction adm. about 111.79 sq. mtrs. thereon in scheme known as "Anjaniya Villa" Constructed on the Nonagricultural land bearing consolidated City Survey No. NA1259 (Old City Survey No. NA1259 + NA1264/Paiki/Paiki) adm. about 6005 sq. mtrs. situated lying and being at Mouje- Mogri of Taluka - Anand, in the District of Anand & Sub District of Anand, with right to use common area of the building, Right to use water closet, drainage, lavatories and other convenience and facilities, amenities in or upon or pertaining to or connected to the Flat/Unit/office premises, both present and future and easementary rights and together with all fixtures and fittings, both present and future. Property Owned by Vora Amitbhai Jayantibhai Which is Bounded as - East : Society Approach Road, West: Row-House No. A-11, North: Row - House No. A-13, South: Row -House No. A-11. & Property - 2: All that piece and parcel of the immovable property bearing Row House No. A/12 Plot adm. about 84.33 sq. mtrs. alongwith undivided share adm about 72.11 sq. mtrs. total adm. About 156.44 sq. mtrs. alongwith construction adm. about 111.79 sq. mtrs. thereon in scheme known as "Anjaniya Villa" constructed on the Nonagricultural land bearing consolidated City Survey No. NA1259 (Old City Survey No. NA1259 + NA1264/Paiki/Paiki) adm. about 6005 sq. mtrs. situated lying and being at Mouje-Mogri of Taluka – Anand, in the District of Anand & Sub District of Anand, with right to use common area of the building, Right to use water closet, drainage, lavatories and other convenience and facilities, amenities in or upon or pertaining to or connected to the Flat/unit/office premises, both present and future and easementary rights and together with all fixtures and fittings, both present and future. Property owned by Vora Amitbhai Jayantibhai Which is bounded as - East : Row - House No. A -15, West : Society Approach Road, North: Row - House No. A-13, South: Row - House No. A-11.

The above mentioned Borrowers, Co-Borrowers and the Mortgagors are hereby informed that the Bank has initiated action under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("the Act") in regard to the dues under Loan Facility availed by the Borrowers, Co-Borrowers and the Mortgagors from our Various Branch of Ujjivan Small Finance Bank Ltd., as the Loan Accounts were classified as NPA. The Notice issued under Section 13(2) of the Act and sent to the addresses of the Borrowers, Co-Borrowers and the Mortgagors through Regd. Post/Courier/ Speed Post got returned undelivered. Hence, the Borrowers, the Co-Borrowers and the Mortgagors are hereby Surat, Gujarat - 394221, The Bank had issued notice under the SARFAESI Act on advised to pay jointly and severally, your liabilities with respect to the said Loan along with further Interest and costs, within 60 days from hereof, failing which the Bank will take further steps under the Act by exercising its right under Section 13(4) of the Act by enforcing the above Seven Lakh Eight Thousand Forty Eight And Palse Seventy Seven Only) as on mentioned property ("the Secured Asset") to realize its dues with interests and costs. It is needless to mention that such rights shall be exercised by the Bank without prejudice to any other remedy available to the Bank as per law. Your attention is also invited to Section 13(8) of the Act in respect of time available to you to redeem the secured assets. As per Section 13(13) of the Act you are barred from transferring the secured asset by way of sale, lease or otherwise other than in the ordinary course of business), without obtaining our prior written consent. Any such act shall tantamount to an offence punishable under section 29 of the Act.

> Date: 28.11.2025 Sd/- Authorized Officer, Ujjivan Small Finance Bank

