



THE COSMOS CO-OP. BANK LTD.

(Multistate Scheduled Bank)

Office : "Cosmos Bank Bhavan", Opp. Sales India, Income Tax Cross Road, Ashram Road, Ahmedabad - 380009. Ph : 079-27545693, 27545694

APPENDIX IV

POSSESSION NOTICE

(Under rule- 8(1)) (For Immovable Property)

Whereas;

The undersigned being the authorized officer of The Cosmos Co-op. Bank Ltd; under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002(Act 54 of 2002) and in exercise of powers conferred under Section 13(12) read with rule 9 of the Security Interest (Enforcement) Rules 2002, issued a demand notice dated 12-08-2025 calling upon the Borrower **M/S. Corus Vitrified Private Limited** At: Survey No. 79, National Highway 8A, At- Sartanpar, Taluka- Wankaner, Dist: Morbi-363 650, to repay the amount mentioned in the notice being **Rs. 12,67,43,345.34 (Rupees Twelve Crores Sixty Seven Lakhs Fourty Three Thousands Three Hundred Forty Five and Paise Thirty Four Only)** plus interest , cost and charges within 60 days from the date of receipt of the said notice.

The Borrower Company & its Directors / Mortgagor/Guarantors having failed to repay the amount, notice is hereby given to the Borrower Company & its Directors / Mortgagor/Guarantors and the public in general that having failed to repay the amount, notice is hereby given to The Borrower Company & its Directors / Mortgagor/Guarantors and the public in general, that the undersigned has taken **Symbolic Possession** of the properties described herein below in exercise of powers conferred on him / her under Section 13(4) of the said Act read with rule 8 of Security Interest Enforcement Rules, 2002, on **05-11-2025**.

The Borrower Company & its Directors / Mortgagor/Guarantors in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of **The Cosmos Co Op. Bank Ltd., Morbi Branch** for an amount of **Rs. 12,97,89,223.52 (Rs. Twelve Crore Ninety Seven Lakhs Eighty Nine Thousands Two Hundred Twenty Three & Paise Fifty Two Only)** as on dated **29/10/2025** plus further interest, cost & charges thereon.

The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Description of the immovable property.

Property owned by M/s Corus Vitrified Pvt Ltd .

Factory Land & Building [built-up area Sq.Mtrs.19,300-00] standing on N.A. Land lying and situated at Survey No.79 & Survey No.80 [New Survey No. 79] totally admeasuring Sq.Mtrs. 39,356.00 situated at Village-Sartanpar, Taluka-Wankaner, District-Morbi and which is bounded as follows:

On or towards North : Sartanpar- Matel Road

On or towards South : Govt. Kharaba (Waste) land

On or towards East : Govt. Kharaba (Waste) land

On or towards West by : Govt. Kharaba (Waste) land

Date : 05-11-2025

Place : Sartanpar, Morbi.

Authorized Officer

The Cosmos Co.op Bank Ltd.,



IndusInd Bank

1st Floor,Sangam Tower Church Road, Jaipur- 302001

PUBLIC NOTICE OF E-AUCTION OF GOLD

It is hereby informed that the below mentioned borrowers & other availed Gold loan facility from IndusInd Bank Limited. Due to failure in repayment of the Loan and breach of the terms & condition of the agreement. The Gold pledged against these loan is now scheduled for an open public auction. The respective auction proceed / bid amount will be credited to their/the borrowers respective loan account(s) and Linked Loan Accounts. The Gold pledged will be auctioned on an "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" basis. Interested bidders intending to participate in the auction are required to adhere to the terms & condition outlined on IndusInd Bank's web site www.indusind.com and those of approved auction service provider. The auction will be conducted through IndusInd Bank's approved service provider C 1 India Pvt Ltd., visit their web portal <https://www.bankauctions.com>. Bid Documents, Declaration, General Terms and Conditions, these are available for reference on IndusInd Bank's website i.e. <https://www.indusind.com> and website of service provider i.e. <https://www.bankauctions.com>. The Authorized officer reserves the right at their sole discretion to amend or vary any of the terms and condition of sale.

Sl Account No	Customer Name	Branch	Branch Contact No.	City	Gold Weight in Grams
704001043157	JAYDEEP MANJI BHAI DHOLA	VARACHHA ROAD- SURAT	9586151213	SURAT	106.30
704001191612	DIPAK SHOBIRSINH CHAUDHARI	PRAHLAD NAGAR	9429461085	Ahmedabad	151.60
704001147213	BHARAT SINGH	MANI NAGAR AHMEDABAD	9998845592	Ahmedabad	84.37
704001193883	KUMAR KABIR NIRAJ	C.G. ROAD- AHMEDABAD	7202907532	Ahmedabad	71.42
704001157014	LATHIGARA CHIRAG PRAVINBHAI	PRAHLAD NAGAR	9429461085	Ahmedabad	21.02
704001124238	MANGUKIYA KALPESHBHAI BABUBHAI	VARACHHA ROAD- SURAT	9586151213	Surat	73.65
704001221340	RAJESH LAXMANDAS BHATIA	PRAHLAD NAGAR	9429461085	Ahmedabad	80.67
704001158752	ANUJ SANJAY GOYAL	GANDHIDHAM	7798553698	Gujarat	234.26
704001175568					

Last Date of Submission of bid 17.11.2025 by 05.00 PM from the date of this notice.
Date of auction is 18.11.2025 from 11.00 AM.
The Borrowers retain the option to repay the full loan outstanding before the commencement of the auction. In doing so they may reclaim the pledged gold as per the terms and conditions of IndusInd Bank Ltd.
Date: 11.11.2025
Place: GUJARAT
Authorized Signatory
IndusInd Bank Ltd



IndusInd Bank

1st Floor,Sangam Tower Church Road, Jaipur- 302001

POSSESSION NOTICE FOR IMMOVABLE PROPERTY

(As per Appendix IV read with rule 8(1) of the Security Interest Enforcement Rules, 2002).

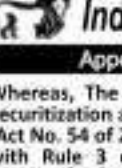
WHEREAS, The undersigned being the Authorized Officer of the INDUSIND BANK LIMITED under the Securitisation and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 (Act No. 54 of 2002) (SARFAESI Act) and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a Demand Notice dated 09/07/2025 through Registered Post thereby calling upon the Borrower and Co-Borrowers-Mr. Rameshbhai Jhwarbhai Patel, Mr. Ishwarbhai Patel, Mr. Sureshbhai Patel, Mrs. Shobanaben Rameshbhai Patel, Mr. Shailesh Kumar Patel Loan Account No. GAS05855M to repay the amount mentioned in the said notice being INR 9,56,751.45/- (Rupees Nine Lakh Fifty Six Thousand Seven Hundred Fifty One And Forty Five Paise Only) still due and payable by you as on 08-05-2025 within 60 days from the date of receipt of the said notice.

The borrower/co borrower(s) having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under section 13 (4) of the said Act read with rule 8 of the said Rules on 07 / 11 /2025.

The borrower/co borrower(s) in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of IndusInd Bank Ltd., for an amount being INR 9,56,751.45/- (Rupees Nine Lakh Fifty Six Thousand Seven Hundred Fifty One And Forty Five Paise Only) still due and payable by you as on 08-05-2025 and further interest thereon, plus costs, charges, expenses incurred.

DESCRIPTION OF THE IMMOVABLE PROPERTY

All That Piece and Parcel of Block No. D, Flat No. D-202, 2nd Floor, Shivam Plaza, Adm 102.84 Sq. Mts., Super Built Up Area, Revenue Survey No. 666, Khata No. 2304, & Survey No.666paiki 2, Paiki Survey No. 666 of Mouje Kalo, Taluka Kalo, District Gandhinagar, Gujarat.
East: Flat Balcony West: Staircase North: Flat D-201 South: Flat Balcony
Date: 07/11/2025 Place: Gandhinagar, Gujarat
Authorised Officer(IndusInd Bank)



IndusInd Bank

1st Floor,Sangam Tower Church Road, Jaipur- 302001

Appendix IV [Rule 8(1)] POSSESSION NOTICE (for Immovable property)

Whereas, The undersigned being the Authorized Officer of the IndusInd Bank Ltd under the Securitisation and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 (Act No. 54 of 2002) (SARFAESI Act) and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a Demand Notice dated 13/08/2025 hereby calling upon the borrowers-Mrs. Poonam Nityanand Pandey (Borrower), Mr. Hardik Pandey (Co-Borrower), Mr./Mrs. Purvaja Pandey (Co-Borrower) in respect to loan account no. MLQ01445N to repay the amount mentioned in the said notice being INR. 51,37,040.47/- (Rupees Fifty One Lakh Thirty Seven Thousand Fourty Fourty Seven Paise Only) as on 11/08/2025 within 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under section 13 (4) of the said Act read with rule 9 of the said Rules on this 07_ day of Month Nov of the year 2025.

The borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of IndusInd Bank Ltd., for an amount of INR. 51,37,040.47/- (Rupees Fifty One Lakh Thirty Seven Thousand Fourty Fourty Seven Paise Only) as on 11/08/2025 and further interest thereon, plus costs, charges, expenses incurred.

DESCRIPTION OF THE IMMOVABLE PROPERTIES

Property 1- Property No. 1- All That Piece and Parcel Of The Flat No. 401, Building No. 86, Happy Home Estate 2 Co Op Housing Society Ltd, Poonam Sagar Complex, Near Allahabad Bank Mira Road (E) -401107 Constructed On Land Bearing Old Survey No. 199, New Survey No. 31 Having Admeasuring Area 395 Sq. Ft. East: As Per Title Document West: As Per Title Document
North: As Per Title Document South: As Per Title Document
Property No. 2- All That Piece and Parcel Of The Flat No. 402, Building No. 86, Happy Home Estate 2 Co Op Housing Society Ltd, Poonam Sagar Complex, Near Allahabad Bank Mira Road (E) -401107 Constructed On Land Bearing Old Survey No. 199, New Survey No. 31 Having Admeasuring Area 395 Sq. Ft. East: As Per Title Document West: As Per Title Document
North: As Per Title Document South: As Per Title Document
Date: 07/11/2025 Place: Gandhinagar, Gujarat
Authorised Officer(IndusInd Bank)



MAS RURAL HOUSING & MORTGAGE FINANCE LIMITED

Narayan Chambers, 2nd Floor, B/h. Patang Hotel, Ashram Road, Ahmedabad-380009. Contact : 079-41106500/733

DEMAND NOTICE

Under Section 13(2) of SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY ACT 2002 ("Act") read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("Rules").

Whereas the undersigned being the Authorized officer of the **MAS Rural Housing & Mortgage Finance Ltd.** (Hereinafter called 'Company') under the Act and in exercise of powers conferred under section 13(2) read with rule 3 of the Rules already issued the detailed demand notices dated as mentioned below. Under Section 13(2) of the Act, calling upon the Borrower(s)/Co-Borrower(s)/Guarantor(s), listed here-under, to pay the amount mentioned in the respective Demand Notice, within the 60 days from the date of the respective Demand Notice/s, as per details given below. Copies of the said Notices are served by Registered Post A.D. and are available with the undersigned, and the said Borrower(s)/Co-Borrower(s)/Guarantor(s), may, if they so desire, collect the respective copy from the Undersigned on any working day during normal office hours.

In Connection with the above, Notice is hereby given, Once again, to the said Borrower(s)/Co-Borrower(s)/Guarantor(s) to pay Company within 60 days from the date of the respective notice/s, the amount indicated herein below against their respective names, together with further interest as detailed below from the respective date mentioned below in below column till the date of payment and/ or realization, read with the loan agreement and other documents/writings, if any, executed by the said Borrower(s)/Co-Borrower(s)/Guarantor(s). As security for due repayment of the loan, the following Secured Asset(s) have been mortgaged to Company by the said Borrower(s)/Co-Borrower(s)/Guarantor(s) respectively.

Borrower & Co-Borrower, Guarantor Name	Mortgage Property Details:-	Loan Account No. Outstanding Amount	DATE OF DEMAND NOTICE DATE OF STICKING NOTICE
Rambhawan Ramchandra (Applicant) Puja Rambhawan (Co-Applicant)	Property Bearing All That Piece And Parcel No A/110, 1st Floor, Admeasuring 66.89 sq.mtrs. (super Built Up Area), Along With Undivided Share In Road & Cop., In Scheme Known As " Umang Aslali" Situated At Revenue Re-survey No./block No.965 Of Old Block No. 1610/1, Admeasuring 6657.84 Sq Mtrs (As Per Village Form 7+ 12-6657.50 Sq. Mtrs) Remaining Area After Deduction Of T.p Scheme - 420 Of Final Plot No. 148/1 The Land Out Of 11096.40 Sq. Mtrs At Aslali Ta. Daskroi, In The Registration District & Sub District Of Ahmedabad, Gujarat. Bounded As Follows: As Per Technical East: Flat No. A-111, West: Margin Space, North: Open To Sky, South: Flat No. A-109 Bounded As Follows: As Per Sale Deed No. 8023 East: Internal Road, west: Flat No. A.111, North: Flat No. A.109, South: Internal Road	Loan A/c No.: 6702 Rs. 17,21,972.00	Dt. 03.10.2025 Dt. 06.11.2025

With further interest, additional interest at the rate as more particularly stated in respective Demand Notice, incidental expenses, cost, charges etc incurred till the date of payment and/ or realization. If the said Borrower(s)/Co-Borrower(s)/Guarantor(s) shall fail to make payment to Company as aforesaid. Then Company shall proceed against the above Secured Assets(s)/Immovable Property(ies) under Section 13(4) of the said Act and the applicable Rules entirely at the risk of the said Borrower(s)/Co-Borrower(s)/Guarantor(s) as to the costs and consequences.

The said Borrower(s)/Co-Borrower(s)/Guarantor(s) are prohibited under the said Act to Transfer the aforesaid Secured Asset(s)/Immovable Property(ies), whether by way of sale, lease or otherwise without prior written consent of Company. Any contravention of the said section by you shall invoke the penal provisions as laid down under section 29 of the SARFAESI Act and/or any other legal provision in this regard.

Date : 11-11-2025
Place : Ahmedabad

Authorized Officer,
For, MAS Rural Housing & Mortgage Finance Ltd. Mr. Bharat J. Bhatt (M.) 9714199018



Aavas FINANCIERS LIMITED

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

AUCTION NOTICE

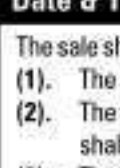
Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8(6) of the Security Interest (Enforcement) rules, 2002.

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/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.
ASHISH VIJAIKANT PANDEY (AC NO.) LNSR500321-220216052	Rs. 11,58,859.00/- DUES AS ON 03 NOV 2025	9 DEC 23 Rs. 1064046/- DUES AS ON 6 DEC 2023	28 MAY 25	FLAT NO. A/304, SHREE HANSH RESIDENCY , PROPERTY NO. 78, CITY SURVEY NO. 171, MOUJIE DELVADA, SURAT PIN- 395003 ADMEASURING 44.42 SQ. MTR.	Rs. 936880/-	Rs. 93688/-	11.00 AM TO 01.00 PM 12 DEC 2025	1ST FLOOR, PLOT NO: 414/1, ROAD NUMBER-4, ABOVE KOTAK MAHINDRA BANK, GIDC INDUSTRIAL ESTATE, GIDC, SACHIN, SURAT-394230, GUJARAT-INDIA
HEMANT RAMDAYAL AGRAWAL, MEENU HEMANT AGRAWAL, RAKESH RAMDAYAL AGRAWAL (AC NO.) LNBDR00317-180047546	Rs. 30,47,825.00/- DUES AS ON 03 NOV 2025	20 JAN 25 Rs. 2615275/- DUES AS ON 2 JAN 2025	15 MAY 25	R.S. NO 494/4, CITY SURVEY NO. 342, PLOT NO D/2, FLAT NO. 03- ON 3 RD FLOOR " RADHE RESIDENCY" GOTRI ROAD,VILLAGE- GOTARI, DISTIC- VADODARA, VADODARA, GUJARAT 390023 ADMEASURING 1550 SQ. FT.	Rs. 2418000/-	Rs. 241800/-	11.00 AM TO 01.00 PM 12 DEC 2025	SHOP NO :- 5 & 6 ,1ST FLOOR, SUN RISE COMPLEX, WAGHODIA ROAD, NEAR VRUNDAVAN CROSSING, CHAND A NAGAR, VRUNDAVAN,WAG HODIA, VADODARA- 390019, GUJARAT-INDIA
KAMLESHGIRI DHUDAGIRI GOSWAMI, MAHESHGIRI DHUDAGIRI GAUSWAMI, NAYANABEN KAMLESHGIRI GOSWAMI GUARANTOR : NAVINBHAI KARSHANBHAI CHAUDHARI (AC NO.) LNPJH00617-180064971	Rs. 7,30,286.00/- DUES AS ON 03 NOV 2025	14 MAY 24 Rs. 730,286.00/- DUES AS ON 8 MAY 2024	11 MAY 25	PROPERTY NO.281,IN GANTALI SITUATED AT "GOSWAMI VAS" PATOSAN, TAL. PALANPUR, DIST.- BANASKANTHA GUJARAT ADMEASURING 750 SQ FEET	Rs. 522000/-	Rs. 52200/-	11.00 AM TO 01.00 PM 12 DEC 2025	SHOP NO.98,99, 1ST FLOOR, MARUTI COMPLEX,OPPINC OME TAX OFFICE,ABU HIGHWAY,PALNAP UR, 385001- GUJARAT-INDIA
HARSHABEN MUKESHBHAI KUVADIYA, MUKESHBHAI RANABHAI KUVADIYA GUARANTOR : RAVIBHAI MAHESHBHAI BARAD (AC NO.) LNBHV00621-220200087 & LNBH17623-240289043	Rs. 9,92,474.00/- & Rs. 3,03,669.00/- DUES AS ON 03 NOV 2025	8 NOV 24 Rs. 787766/- & Rs. 200896/- DUES AS ON 4 NOV 24	27 APR 25	HOUSE NO. 92, NEAR HANUMAN MANDIR TEMPLE STREET, AT-KHAKHARIYA, TASHIL-SIHOR, DISTIC-BHAVNAGAR, GUJARAT 364060 ADMEASURING 163.10 SQ MTR	Rs. 1020880/-	Rs. 102088/-	11.00 AM TO 01.00 PM 12 DEC 2025	OFFICE NO :- 202, 2ND FLOOR, SIDDHIVINAYAKA COMPLEX,WAGHA WADI RD, OPP. DOMINOZ PIZZA, VIDHYANAGAR, BHAVNAGAR, GUJARAT 364001 - INDIA
Late Mr. BABUBHAI BHAYABHAI BARIYA NOW DECEASED THROUGH HIS LEGAL HEIRS Mrs. VASHTINBEN BABUBHAI BARIYA, MR. GHANSHYAMBHAI BABUBHAI BARIYA, MR. JAGDIESHBHAI BABUBHAI BARIYA, MS. SONALBEN BABUBHAI BARIYA, MRS. JAGUBEN GHANSHYAMBHAI BARIYA, JAGUBEN GHANSHYAMBHAI BARIYA, GHANSHYAMBHAI BABUBHAI BARIYA, JAGDIESHBHAI BABUBHAI BARIYA GUARANTOR : MR. PRAVINBHAI CHHAGANBHAI MAKWANA (AC NO.) LNBHV05821-220214923	Rs. 7,98,889.00/- DUES AS ON 03 NOV 2025	21 SEP 24 Rs. 529967/- DUES AS ON 21 SEP 24	27 APR 25	PROPERTY NO. 1814, VILLAGE -TANA, NEAR HANUMANJI TEMPLE, TALUKA -SIHOR, DIST:- BHAVNAGAR GUJARAT ADMEASURING-80.88 SQ.YRD	Rs. 568680/-	Rs. 56868/-	11.00 AM TO 01.00 PM 12 DEC 2025	OFFICE NO :- 202, 2ND FLOOR, SIDDHIVINAYAKA COMPLEX,WAGHA WADI RD, OPP. DOMINOZ PIZZA, VIDHYANAGAR, BHAVNAGAR, GUJARAT 364001- INDIA
MEETABEN JAYESHBHAI ZALA, JAYESHBHAI JIVABHAI ZALA GUARANTOR : RUDIN PRATAPBHAI PARMAR (AC NO.) LNVER00319-20031146 & LNVER17723-240333587 & LNVER09242-230232029	Rs. 10,70,855.00/- & Rs. 5,49,897.00/- & Rs. 4,91,175.00/- Dues as on 03 Nov 2025	8 NOV 24 Rs. 1093395/- & Rs. 435093/- & Rs. 379994/- DUES AS ON 4 NOV 24	13 APR 25	FLAT NO. 302, THIRD FLOOR, "AALOK HEIGHTS"-- 2, B/H SOLANKI TAYERS , NEAR JUNAGADH ROAD, BEHIND SOLANKI TYRES, VERAVAL DIST. GIR-SOMNATH GUJARAT PIN-362265 362265 ADMEASURING 59.68 SQ.MT.	Rs. 1562400/-	Rs. 156240/-	11.00 AM TO 01.00 PM 12 DEC 2025	SHOP NO :- 11&12 ,1ST FLOOR ,/VINAYAK PLAZA -- 1, RAJENDRA BHUVAN ROAD, VERAVAL- 362265, GUJARAT-INDIA
SARALABEN H SHARMA, KAMLESH H SHARMA, HARESHBHAI MAGANBHAI SHARMA (AC NO.) LNSNA03421-220208340	Rs. 16,86,998.00/- DUES AS ON 03 NOV 2025	8 OCT 24 Rs. 1356801/- DUES AS ON 4 OCT 24	30 MAR 25	SURENDRANAGAR C.S. WARD NO:- 1 C.S. NO:- 383,388A,388S & 388E, NEAR BAHUCHAR HOTEL OPP KAMLESH PARIKH HOSPITAL SURENDRANAGAR H O NA GUJARAT (INDIA)- PIN-363001 / ADMEASURING 85.29 SQ. MTR	Rs. 1262692/-	Rs. 126269/-	11.00 AM TO 01.00 PM 12 DEC 2025	OFFICE NO 308/309 & 303/4,3RD FLOOR, MEGAMALL, BUS STATION MAIN ROAD, SURENDRANAGAR-363001, GUJARAT-INDIA
RAHULKUMAR DINESH ROY, MRS. KRISHNADEVI DINESH ROY, MR. GOPAL RAY GUARANTOR : MR. YOGENDRA KUMAR (AC NO.) LNBDR00317-180062968	Rs. 11,15,392.00/- DUES AS ON 03 NOV 2025	10 MAY 23 Rs. 701895.41/- DUES AS ON 9 MAY 23	1 MAY 24	REVENUE SURVEY NO. 1753, BLOCK NO. 1305, FLAT NO. A/304, 3RD FLOOR, SAI DARSHAN COMPLEX, VILLAGE - ITOLA, SUB-DISTRICT & DISTRICT - VADODARA, GUJARAT.- ADMEASURING 589.56 SQ. FT.	Rs. 604800/-	Rs. 60480/-	11.00 AM TO 01.00 PM 12 DEC 2025	115,116,1ST FLOOR, ATLANTIS, SARABHAI ROAD, VADODARA- 390007, 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 **Rameshjat-9376045878** or respective branch during office hours. **Note:** This is also a 15/30 days notice under Rule 9(11/8(6)) to the Borrowers/Guarantors/Mortgagor of the above said loan accounts about tender inter se bidding sale on the above mentioned date. The property will be sold, if their out standing dues are not repaid in full.

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



UCO BANK

(A Govt. Of India Undertaking)
HONOURS YOUR TRUST

UCO Bank, Recovery Department, Zonal Office, Near Sanyas Ashram, Ashram Road, Ahmedabad, Pin - 380009,
Phone : 079-40176910/40176900, E mail : zo.ahmedabad@ucobank.co.in

SALE NOTICE E - AUCTION (28.11.2025 Between 10:00 AM To 6:00 PM)

Whereas under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, the Authorized Officer has issued demand notice for the recovery of outstanding dues from the Borrowers / Guarantors / Mortgagors (herein referred to as borrowers). Further, in exercise of powers contained in the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, the Authorized Officer has taken the Possession of the under mentioned secured assets, which are held as securities in respect of Loan/credit facilities granted, whereas sale of the secured asset/s is to be made through Public E-Auction for recovery of the secured debt due to **UCO Bank** amounting to outstanding dues, plus interest and expenses incurred by the bank thereon. The General Public is invited to bid either personally or by duly authorized agent.

No.	Name of Borrower /Guarantors	Outstanding Amount	Description of the Properties	Reserve Price & EMD	Branch Head Name & Contact Number
1.	Valiben Jethabhai Karavadara & Jethabhai Hamirbhai Karavadara	Rs. 27,46,215.78 as on 31.10.2025 plus interest and Incidental Exp. Demand Notice Date : 19.04.2021 Possession Notice Date : 03.08.2021	Flat No. 102, 1st Floor, Vandana Apartment, Behind Maharana Mill, Near Vachhara Dada Temple, Mill Para, Porbandar, Gujarat.	Rs. 10,36,000/- Rs. 1,03,600/- Bid Increase Amount Rs. 10,000/-	Sanu Kumar, (M) : 9230500128 (Porbandar (01218))
2.	Kushal and Sarikakumari G Jain	Rs. 2,80,97,848.20 as on 31.10.2025 plus interest and Incidental Exp. Demand Notice Date : 24.09.2024 Possession Notice Date : 17.12.2024	Residential Flat No. A/101, 1st Floor, "Takhshashila AIR", B/h. Town Hall, Ellis Bridge, Ahmedabad-380006. Consist of Hall, Dining, Four Bed Rooms, Kitchen, Wash area with Total Rera Carpet Area-148.65 Sq. Mtrs. (Actual as per deed Carpet Area - 136.76 Sq. Mtrs) & This Included in UDS Land is 29.29 Sq. Mtrs.	Rs. 1,16,00,000/- Rs. 11,60,000/- Bid Increase Amount Rs. 20,000/-	Swarnima Pandey, (M) : 9628216529 (Narayanagar (1687)) & Ankit Srivastava (AO), (M) : 8004130443
3.	Valiben Arjanbhai Chavada & Arjanbhai Balabhai Chavada	Rs. 10,37,664.66 as on 31.10.2025 plus interest and Incidental Exp. Demand Notice Date : 08.02.2024 Possession Notice Date : 25.04.2024	Plot No. 14/1, Dev Krishna Park, Near Genius School, D P Road, Keshod, Junagadh - 362220.	Rs. 5,70,000/- Rs. 57,000/- Bid Increase Amount Rs. 10,000/-	Brijrajsinh Nirmalsinh Sarvaiya (M) : 9925492551 Keshod (0662) & Sanu Kumar (AO) (M) : 9230500128
4.	Ganga Omprakash Soni and Omprakash Soni	Rs. 11,62,968.71 as on 31.10.2025 plus interest and Incidental Exp. Demand Notice Date : 23.04.2021 Possession Notice Date : 13.08.2021	Plot No. 102 A, R S No. 248/1 Paiki 4 & 254/2, Paiki 1, Bageshree Nagar - 3, Varsamed, Anjar, Kutch, Gujarat.	Rs. 5,25,000/- Rs. 52,500/- Bid Increase Amount Rs. 10,000/-	Kiran Meena (M) : 9166518250 (Gandhidham (0759))
5.	Davinder Kaur & Amandeep Singh Hans	Rs. 11,39,369.96 as on 31.10.2025 plus interest and Incidental Exp. Demand Notice Date : 13.07.2021 Possession Notice Date : 01.11.2021	Plot No. 112-A, Survey No 248/1, Paiki 4 -254/2, Paiki 1, Bageshree Nagar-3, Varsamed, Anjar, Kutch, Gujarat.	Rs. 5,18,000/- Rs. 51,800/- Bid Increase Amount Rs. 10,000/-	Kiran Meena (M) : 9166518250 (Gandhidham (0759))
6.	Manita Subhash Mundetia and Subhash Ram	Rs. 8,14,220.40 as on 31.10.2025 plus interest and Incidental Exp. Demand Notice Date : 11.09.2023 Possession Notice Date : 16.11.2023	Plot No. 113-A, R S No. 248/1, Paiki 4 & 254/2 Paiki 1, Bageshree Nagar-3, Varsamed, Anjar, Kutch-370110.	Rs. 6,35,000/- Rs. 63,500/- Bid Increase Amount Rs. 10,000/-	Kiran Meena (M) : 9166518250 (Gandhidham (0759))
7.	Bhupat Shiva Rathod and Mina Bhupat Rathod	Rs. 7,58,922.51 as on 31.10.2025 plus interest and Incidental Exp. Demand Notice Date : 23.04.2			