Motilal Oswal Home Finance Limited

Regd. Office: Motilal Oswal Tower, Rahimtullah Sayani Road,Opp. Parel ST Depot, Prabhadevi, Mumbai - 400 025, CS : 8291889898
Website: www.motiloswalhf.com, **Email:** hfquery@motiloswal.com

PUBLIC NOTICE FOR E-AUCTION CUM SALE

E-Auction Sale Notice of **15 Days** for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned property mortgaged to Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited) will be sold on **"As is where is", "As is what is", and "Whatever there is",** by way of "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below **in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002) through website motilaloswalhf.com"as per the details given below :**

Date and time of E-Auction Date: : 18-12-2025 11:00 Am to 02:00 Pm (with unlimited extensions of 5 minute each)

Borrower(s)/Guarantor(s) / Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price, EMD / Last date of EMD
LAN: LXSUR00315-160010001 BRANCH: SURAT BORROWER: HASMUKHBHAI GOVINDBHAI NAKRANI CO-BORROWER: VARSHABEN HASMUKHBHAI NAKRANI	07-03-2025 For Rs: 1053325/- (Rupees Ten Lac Fifty Three Thousand Three Hundred Twenty Five Only)	Flat No 504 A-Wing Alishan Heights Bardoli Surat City Survey No.6447Pakie Ward No.12 City S.No.1738 Plot No.8To12&33To37 Nr Makki Masid 394210 Surat Gujarat	Reserve Price: Rs.650000/-(Rupees Six Lakh Fifty Thousand Only) EMD: Rs. 650000/-(Rupees Six Lakh Fifty Thousand Only) Last date of EMD Deposit:17-12-2025

1. The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may visit to the **Web Portal : https://www.auctionbazaar.com/** of our e-Auction Service Provider, **M/s. ARCA EMART PRIVATE LIMITED** for bidding information & support, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online. The interested buyers may go through the auction terms & conditions and process on the same portal and may contact to **Rajput Hemant 9372713179 & Dhakan Jayesh Manojbhai 9723311997**, details available in the above mentioned Web Portal and may contact their Centralised Help Desk: + 91 83709 69696, E-mail ID: **contact@auctionbazaar.com.**

Place : GUJARAT /
Date :03.12.2025

Sd/-, Authorised Officer,Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited)

बैंक ऑफ़ इंडिया Bank of India BOI

ARB - RAJKOT ZONE

CORRIGENDUM

Please refer **E-Auction Dated 09.12.2025** Published in **"Financial Express" Dated 15.11.2025.** In this Connection **Property of Sr. No. 2 - M/s Gautam Cotton Industries is withdrawal From E-Auction Due to Some Technical Reason.** Rest All other contents remain same.

Date : 03.12.2025 Authorised Officer,
Place : Rajkot Bank of India

AAVAS FINANCIERS LIMITED

(CIN:L65922RJ2011PLC034297) **Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020**

SAPNE AAPKE, SAATH HAMAARA

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 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.
RADHABEN NARANBHAI THUMBAR, HITESHBHAI NARANBHAI THUMBAR GUARANTOR : JAYESHKUMAR DHIRAJLAL BAMNOLIYA,MAHASAGAR PUMP **(AC NO.) LNJUN00316-170036682**	Rs. 18,92,220.00/- DUES AS ON 26 NOV 2025	10 SEP 24 Rs. 1472298/- DUES AS ON 4 SEP 24	9 MAR 25	PLOT NO. 09, R.S. NO. 16/1 SHIV SHAKTI NAGAR AMRUT NAGAR MAIN ROIAD,, NR. ULTRA SCHOOL, AT KESHOD, TAL, KESHOD, DISTI-JUNAGADH(GUJARAT) **ADMEASURING 86.12 SQ. MTR**	Rs. 1250640/-	Rs. 125064/-	11.00 AM TO 01.00 PM 05 JAN 2026	OFFICE NO. 305,RAYINAGAR SHOPPING CENTER, MOTIBAG,JUNAGADH-362001,GUJARAT-INDIA
RAGHUVIRSINH JADEJA, NAYANABA JADEJA **(AC NO.) LNJAM00322-230233762**	Rs. 15,74,630.00/- DUES AS ON 26 NOV 2025	9 JUL 24 Rs. 1208415/- DUES AS ON 4 JUL 24	15 DEC 24	RS NO.- 570, SUB PLOT NO.- 1-2/7, BLOCK NO.- 7,AT DHROL, "RADHA PARK-4" TA. DHROL, DIST. JAMNAGAR, GUJARAT **ADMEASURING 69.734 SQ. MTR.**	Rs. 1116000/-	Rs. 111600/-	11.00 AM TO 01.00 PM 05 JAN 2026	2ND FLOOR, SHREE SIDDHI VINAYAK MARKET ,OPP. CITY CINEMA STATION ROAD BEAWAR-305901,RAJASTHAN-INDIA
KISHANSINGH M CHAUHAN, NEEMB SINGH CHOUHAN,RADHA DEVI SINGH **(AC NO.) LNBRD01418-190098205**	Rs. 19,22,977.00/- DUES AS ON 26 NOV 2025	9 JUL 24 Rs. 1454278/- DUES AS ON 4 JUL 24	17 JAN 25	FLAT NO. B/601 (SF), SAI DARSHAN COMPLEX, ITOLA, VADODARA, R.S. NO. 1753 OF BLOCK NO. 1305 OF VILLAGE ITOLA IN THE REGISTRARION SUB- DIST. VADODARA.THE SAID RESIDENTIAL PROPERTY BEING FLAT NO. B/601(SF) OF SAI DARSHAN COMPLEX ADMEASURING AREA OF PROPERTY IS 799.67 SQ.FTS AND UNDIVIDED COMMON PROPORTIONATE LAND AREA IS 174 SQ. FTS. BEING CONSTRUCTED PROPERTY. **ADMEASURING 799.67 SQ.FTS AND UNDIVIDED COMMON PROPORTIONATE LAND AREA IS 174 SQ. FTS.**	Rs. 1014048/-	Rs. 101405/-	11.00 AM TO 01.00 PM 05 JAN 2026	SHOP NO :- 5 & 6 ,1ST FLOOR, SUN RISE COMPLEX, WAGHODIA ROAD, NEAR VRUNDAVAN CROSSING,CHANDA NAGAR, VRUNDAVAN,WAGHODIA, VADODARA-390019,GUJARAT-INDIA
PRAHALAD R RAJPUT, SAROJ DEVI , RAJPUT SHIVAM **(AC NO.) LNBHA09521-220218983** GUARANTOR : AJAY TEJPAL MARWADI, GAJENDRA PREM SINGH **(AC NO.) LNBHA00719-200129630**	Rs. 6,20,878.00/- & Rs. 14,46,498.00/- DUES AS ON 26 NOV 2025	8 MAR 24 Rs. 429146/- & Rs. 1076562/- DUES AS ON 7 MAR 24	26 JAN 25	MOUJE MOTALI, R.SU.NO. 42/23, NEW RE.SU.NO.328, PLOT NO. 63, SHREE GANESH ROW HOSE, MOTALI, ANKLESHWAR, DIST. BHARUCH **ADMEASURING 42.65 SQ. MTR.**	Rs. 953064/-	Rs. 95306/-	11.00 AM TO 01.00 PM 05 JAN 2026	SHOP NO .32, ADITYA COMLEX, KASAK CIRCLE, BHARUCH-392012,GUJARAT-INDIA
CHANDUBHAI CHAUHAN, KHANIBEN CHAMAR,KHUMANBHAI CHAMAR **(AC NO.) LNVAD00322-230267287**	Rs. 16,25,587.00/- DUES AS ON 26 NOV 2025	7 JUN 24 Rs. 1229010/- DUES AS ON 4 JUN 24	9 NOV 24	RESIDENTIAL PROPERTY BEING PLOT NO. 117, IN THE SCHEME KNOWN AS THE YAMUNANAGAR COOP. HOUSING SOCIETY LTD, PRATAPPURA, HALOL, WHICH IS CONSTRUCTED ON LAND OF BLOCK/R.S.NO.169/B OF VILLAGE PRATAPPURA, IN THE SUB-DISTRICT HALOL AND DISTRICT PANCHMAHAL. (G.J) **ADMEASURING 40 SQ.MT**	Rs. 1057104/-	Rs. 105710/-	11.00 AM TO 01.00 PM 05 JAN 2026	SHOP NO :- 5 & 6 ,1ST FLOOR, SUN RISE COMPLEX, WAGHODIA ROAD, NEAR VRUNDAVAN CROSSING,CHANDA NAGAR, VRUNDAVAN,WAGHODIA, VADODARA-390019,GUJARAT-INDIA
NILESHBHAI PUNAMBHAI MISTRY, BHAVANBEN NILESHBHAI MISETRY **(AC NO.) LNANH00617-180059969**	Rs. 3,37,926.00/- DUES AS ON 26 NOV 2025	10 SEP 24 Rs. 227440/- DUES AS ON 04 SEP 2024	20 NOV 24	PROPERTY NO. 235, DEDARDA, MALAI FALIYA, DEDARDA, TAL-BARSAD, DIST-ANAND GUJARAT **ADMEASURING 33.86 SQ. MTR**	Rs. 230924/-	Rs. 23092/-	11.00 AM TO 01.00 PM 05 JAN 2026	310, 3RD FLOOR, RADHA SWAMI SUMIT COMPLEX, OPP. YOGI BAKERIES, NEAR GOPI CINEMA, ANAND-388001,GUJARAT-INDIA
KIRTIBA RATHOD , PRADYUMANSINH CHANDUBHA RATHOD GUARANTOR : JAYDIPSINH CHANDUBHAI RATHOD **(AC NO.) LNSNA02222-230241912**	Rs. 7,70,224.00/- DUES AS ON 26 NOV 2025	9 DEC 23 Rs. 594323/- DUES AS ON 6 DEC 23	23 NOV 24	RESIDENTIAL HOUSE ON DHRANGADHRA C.S.W.NO.1, C.S.NO.4483 PAIKI LAND ADMEASURING 16.95 SQ.MTS AND C.S.NO.4484 PAIKI LAND ADMEASURING 12.32 SQ.MTS, TOTAL LAND ADMEASURING 29.27 SQ.MTS, G.F. B/UP AREA 29.27 SQ.MTS, F.F. B/UP AREA 29.27 SQ.MTS PURSUANT THERETO, LYING AND BEING AT DHRANGADHRA WITHIN MUNICIPAL LIMITS, TALUKA- DHRANGADHRA, DIST-SURENDRANAGAR. PIN-363001 **ADMEASURING 29.27 SQ. MTR.**	Rs. 448074/-	Rs. 44807/-	11.00 AM TO 01.00 PM 05 JAN 2026	OFFICE NO 308/309 & 303/4,3RD FLOOR, MEGAMALL, BUS STATION MAIN ROAD, SURENDRANAGAR-363001,GUJARAT-INDIA
PUSHPABEN BACHUBHAI CHAUHAN, YOGESHBHAI BACHUBHAI CHAUHAN **(AC NO.) LNSNA02122-230250378 & LNSNA10222-230256621**	Rs. 14,90,014.00/- & Rs. 5,62,742.00/- DUES AS ON 26 NOV 2025	7 JUN 24 Rs. 1175199/- & Rs. 410267/- DUES AS ON 4 JUN 24	23 NOV 24	PROPERTY OF SUB PLOT NO: 9, LAND ADMEASURING 58.85SQ.MT.OF PLOT NO: 85 PAIKI OF MAYURNAGAR & K PART, SITUATED AT HALVAD ROAD DHRANGADHRA-363310, TALUKA : DHRANGADHRA, DIST: SURENDRANAGAR GUJARAT **ADMEASURING 58.85SQ.MT.**	Rs. 1364119/-	Rs. 136412/-	11.00 AM TO 01.00 PM 05 JAN 2026	OFFICE NO 308/309 & 303/4,3RD FLOOR, MEGAMALL, BUS STATION MAIN ROAD, SURENDRANAGAR-363001,GUJARAT-INDIA
DARIYADEVI CHAMPARAM RAJPUROHIT, RAJPUROHIT CHAMPA RAM GUARANTOR : NARPAT JAVARAM KUMAR **(AC NO.) LNSRT00319-200111614**	Rs. 8,03,894.00/- DUES AS ON 26 NOV 2025	8 FEB 24 Rs. 618924/- DUES AS ON 6 FEB 24	29 NOV 24	FLAT NO.507 NAKSHTRA COMPLEX, TAL.PASANA DIST.SURAT PIN: 394310 **ADMEASURING 36.60 SQ. MTR.**	Rs. 517532/-	Rs. 51753/-	11.00 AM TO 01.00 PM 05 JAN 2026	F.11, FIRST FLOOR, DHARAM EMPIRE, DISTRICT- SURAT, TALUKA: KAMREJ, MOJE- NAVAGAM-394185,GUJARAT-INDIA
BHARATIBEN RAJUBHAI KANTARIYA, VINOD KARAMSHIBHAI KANTARIYA,RAJESHBHAI KARAMSHIBHAI KANTARIYA,KARMSHIBHAI DAYABHAI KANTARIYA **(AC NO.) LNBHV16222-230263863**	Rs. 3,59,630.00/- DUES AS ON 26 NOV 2025	9 AUG 24 Rs. 240337/- DUES AS ON 7 AUG 24	23 NOV 24	GAMTAL PROPERTY NO 318 VILLAGE: NANIVAVDI TALUKA : GARIYADHAR & DISTRICT : BHAVNAGAR STATE GUJARAT MEANS139.36 SQ. METER **ADMEASURING 166.67 SQ.YARD.**	Rs. 275530/-	Rs. 27553/-	11.00 AM TO 01.00 PM 05 JAN 2026	OFFICE NO :- 202 , 2ND FLOOR, SIDDHIVINAYAKA COMPLEX,WAGHAWADI RD, OPP. DOMINOZ PIZZA, VIDHYANAGAR, BHAVNAGAR, GUJARAT 364001-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, 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 duesare not repaid in full.

Place : GUJARAT Date : 03-12-2025 **Authorised Officer Aavas Financiers Limited**

बैंक ऑफ महाराष्ट्र Bank of Maharashtra

Ahmedabad Zone
1st Floor, Baleshwar Square, Sarkhej - Gandhinagar Highway, Opp. ISCON Temple Ahmedabad - 380015
Gujarat . Ph.: 079-25500876
Email : dzmahmedabad@mahabank.co.in
Head Office: LOKMANGAL, 1501, SHIVAJINAGAR, PUNE-5

APPENDIX-IV [See Rule 8(1)] Physical Possession Notice (For immovable property)

WHEREAS, The undersigned being the Authorised Officer of the **Bank Of Maharashtra** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and in exercise of the powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rule, 2002, issued a Demand Notice dated **16.05.2025** calling upon **(1) Mr. Chinmay Devendrakumar Joshi and (2) Mrs. Nayanaben Chinmay Joshi** to repay the amount mentioned in the notice being aggregate amount **Rs. 2,63,48,550.75/- (Two Crore Sixty Three Lakh Forty Eight Thousand Five Hundred Fifty and Seventy Five Paisa Only) as on 16/05/2025.** with further interest thereon as mentioned in the notice (less recovery made after issuance of the said demand notice), within 60 days from the date of receipt of the said notice.

The borrower/ Guarantor/ secured debtor having failed to repay the amount, the undersigned took **Physical Possession** of the property described herein below in exercise of powers conferred on him under Sub Section (4) of Section 13 of Act read with rule 8 of the Security Interest Enforcement Rules 2002 and in compliance of **Hon'ble 6th Add. Chief Judicial Magistrate Court Anand, CRMA No. 1085/2025, Order dated 12/09/2025 under Section 14 of the Said Act on this 30 day of November of the year 2025.)**

The borrower 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 the Bank of Maharashtra for an aggregate amount of **Rs.2,63,48,550.75/- (Twelve Two Crore Sixty Three Lakh Forty Eight Thousand Five Hundred Fifty and Seventy Five Paisa Only) as on 16/05/2025.** with further interest thereon as mentioned in the notice (less recovery made after issuance of the said demand notice).

"The Borrower's attention is invited to provision 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

The immovable property situated at Residential House situated on city Survey No.955, Plot No.231, Vallabh Vidhyanagar, Taluka & Dist: Anand, Gujarat-388120 Bounded by as under : **North :** Road, **South :** C.S. No.951, **East :** C.S. No.954, **West :** C.S. No.956

Date : 30.11.2025 **Chief Manager & Authorized Officer**
Place : Anand **Bank of Maharashtra**

Note : In case of any controversy English version will be considered.

बैंक ऑफ महाराष्ट्र Bank of Maharashtra

Ahmedabad Zone: 1st Floor, Baleshwar Square, Sarkhej - Gandhinagar Highway, Opp. ISCON Temple, Ahmedabad - 380015 Gujarat .
Email : zmahmedabad@mahabank.co.in
dzmahmedabad@mahabank.co.in

POSSESSION NOTICE (For Immovable Property)

WHEREAS, The undersigned being the Authorised Officer of the Bank Of Maharashtra under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and in exercise of the powers conferred under Sub-Section (12) of Section 13 read with Rule 3 of the Security Interest (Enforcement) Rule, 2002, issued a Demand Notice dated- **09.09.2025** calling upon the **Mr. Labhuram Himaram Dewasi (Borrower & Mortgagor) and Mrs. Jasi Devi (Co- borrower)** to repay in full the amount of total dues of loan account(s) as on **09.09.2025 - Rs. 10,89,892.82/- plus interest thereon w.e.f. 10.09.2025** within 60 days from the date of receipt of said notice.

The notice was sent by Regd AD Post/dasti service calling upon the borrower(s)/mortgagor(s) for payment of dues towards to the bank. The borrower(s)/mortgagor(s) having failed to repay the amount, notice is hereby given to the borrower(s)/mortgagor(s) 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 and 9 of the said rules on this **29.11.2025.**

The borrower(s)/mortgagor(s)in particular and the public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of Bank of Maharashtra for an amount herein above mentioned.

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

The details of the properties mortgaged to the Bank and possession taken by the Bank are as follows :

- **Name of Owner of Property Mortgaged : Mr Labhuram Himaram Dewasi**
- **Description of the Mortgage property:** Mortgage property located at all those prices and parcels of residential bearing Flat No. 18, block No. A18 (A18/18), third floor, adm. About 58.47 sq mtr. (Super built up area) undivided share of 42.36 sq. mtrs. in the scheme Known as Gokul Galaxy Residency, Kathwada Taluka Asarwa Dist.-Ahmedabad Sub Dist.-Ahmedabad -12 (NIKOL)
  CERSAI ID - 200074982080

Bounded by as follows :

North	Block No.-A-21
South	Block No.-A-18/19
East	Block No.-A-17
West	block No.-A-18/17
Together with all the fixtures and furnitures.	

FOR, BANK OF MAHARASHTRA
(Kishor Vaijnath Bangodi)
Date : 29.11.2025
Place : Ahmedabad Chief Manager/Authorized Officer under SARFAESI Act, 2002
Note : In case of any controversy English version will be considered. Ahmedabad Zone

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FEDBANK FINANCIAL SERVICES LTD.

Registered Office: Unit No. 1101, 11th Floor, Cignus, Plot No. 71 A, Powai, Paspoli, Mumbai - 400087

POSSESSION NOTICE

Whereas, The undersigned being the Authorized Officer of Fedbank Financial Services Ltd. under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 16/9/2025 calling upon the **Borrower, Mortgagor, Co-Borrower(s) and Guarantor:- (1) MAKHIJA STORES (Borrower); (2) VIJAY LAXMANDAS MAKHIJA (Co – Borrower); (3) RESHMA V MAKHIJA(Co – Borrower);**to repay the amount mentioned in the said notice being **Rs. 7351644/- (Rupees Seventy Three Lakhs Fifty One Thousand Six Hundred and Ninety One Only) as on 16/9/2025 in Loan Account No. FEDAHMLAP0529891**together with further interest thereon at the contractual rate plus all costs charges and incidental expenses etc. within 60 days from the date of receipt of the said demand notice.

The Borrower, Mortgagor, Co-Borrower(s) and Guarantor mentioned hereinabove having failed to repay the above said amount within the specific period, notice is hereby given to the Borrower, Mortgagor, Co-Borrower(s), Guarantor and the public in general that the undersigned Authorised officer has taken **SYMBOLIC POSSESSION** of the property described herein below in exercise of powers conferred on him under Section 13(4) of the SARFAESI Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002 on this the **November 29th of the year 2025**

The Borrower, Mortgagor, Co-Borrower(s) and Guarantor mentioned hereinabove in particular and the public in general is/are hereby cautioned not to deal with the following property and any dealings with the following property will be subject to the charge of Fedbank Financial Services Ltd. for an amount **Rs. 7351644/- (Rupees Seventy Three Lakhs Fifty One Thousand Six Hundred and Ninety One Only) as on 16/9/2025 in Loan Account No. FEDAHMLAP0529891** together with further interest thereon at the contractual rate plus all the costs charges and incidental expenses etc.

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

SCHEDULE I: DESCRIPTION OF THE MORTGAGED PROPERTY: GODOWN NO. 23-H,ADMEASURING 153.56 SQ MTRS,ANAJ BAZAR, ANAJ BAZAR CO OP SHOPS AND WAREHOUSING SOCIETY LTD, REVENUE SURVEY NO 12+13,35+36PAIKI & 33 PAIKI, TPS NO 7, FP NO 21,22,46, MOUJE KHOKHARA, MANINAGAR, AHMEDABAD-380008,GUJARAT. BOUNDARY OF THE AFORESAID PROPERTY: - East: - GODOWN NO 22, West: - SOCIETY COMMON ROAD, North: - SOCIETY COMMON ROAD, South: - SOCIETY COMMON ROAD

Place:- Ahmedabad **Sd/- AUTHORISED OFFICER**
Date:- 29-11-2025 Fedbank Financial Services Ltd

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Vibhapar Branch - 915696 : Hospital Road, Village : Vibhapar, Tal. Jamnagar, Dist. Jamnagar - 361 016

Ref. : 156926650000002 Date : 29.08.2025

Demand Notice Under Sec. 13(2) of SARFAESI Act, 2002

To,
1. Mr. Khafi Iqbal Kasambhai (Borrower)
2. Mrs. Babvani Sabana Valimamad (Co-Applicant)
Both Add. 1 : Ravi Park, Plot No. A 72, Jamnagar - 361 001
Both Add. 2 : Vibhapar Road, Near Sankar Mandir, Jamnagar - 361 007

Sir/Madam,

Sub : Enforcement of Security Interest Action Notice - 13 (2) in connection with the Credit Facilities enjoyed by you with us - Classified as NPA

We have to inform you that your account **156926650000002** has been classified as NPA account as on **26.08.2025** pursuant to your default in making repayment of dues / installment / interest. As on **28.08.2025** a sum of **Rs. 12,17,198.57/- (Rupees Twelve Lakh Seventeen Thousand One Hundred Ninety Eight and Fifty Seven Paise Only)** + interest and other charges thereafter is outstanding in your account / accounts as shown below :

Facility / Loan	Limits	NPA Date	Outstanding as on 28.08.2025
Housing Loan	Rs. 12,75,000	26.08.2025	Rs. 12,17,198.57
Total			Rs. 12,17,198.57

Rate of Interest		Classified of Outstanding Amount as on 28.08.2025	
At the time of saction	At present	Principal	Interest
7.00 %	8.45 %	Rs. 11,90,315	Rs. 26,883.57

In spite of our repeated demands you have not paid any amount towards the amount outstanding in your account / accounts / you have not discharged your liabilities. We do hereby call upon you in terms of section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act. 2002 to pay a sum of **Rs. 12,17,198.57/- (Rupees Twelve Lakh Seventeen Thousand One Hundred Ninety Eight and Fifty Seven Paise Only) as on 28.08.2025** together with interest accrued and thereafter at the contractual rate of interest with monthly rest / as per the terms and conditions of loan documents executed by you and discharge your liabilities in fall within 60 days from the date of receipt of this notice. falling which, we shall be constrained to enforce the following securities created by you and in favor of the bank by exercising any or all of the rights given under the said Act.

Description of the Secured Asset

All that Piece and Parcel of the Property being N.A. converted Residential Sub Plot No. 71/B of Land bearing Revenue Survey No. 55, known as Radhakrishna Park, bearing City Survey No. 2149/93/2 in Sheet No. 192, Ward No. 11, Admeasuring about 59.30 Sq. Mtrs. and construction standing thereon being 37.91 Sq. Mtrs. or thereabout, situated Behind Old Mental Hospital, Jamnagar, in District and Sub District Jamnagar of Gujarat State collectively **Bounded as under : East :** Plot No. 70, **West :** 6.00 Meter Wide Road, **North :** Sub Plot No. 71/A, **South :** 6.00 Meter Wide Road

1. Please note that if you fail to remit the dues within 60 days and if Bank exercises all its rights under this act and if the dues are not fully satisfied with the sale of proceeds of the secured assets, we shall be constrained to take appropriate legal action against you in a court of law / Debt Recovery Tribunal for recovery of the balance amount from you.
2. You are requested to note that as per section 13(13) of the Act, on receipt of this notice you are restrained / prevented from disposing of or dealing with the above securities except in the usual course of business without the consent of the Bank. Please note any violation of this Section entails serious consequences.
3. Your kind attention is invited to provisions of Sub-Sevtion (8) of Section 13 of the SARFAESI in respect of time available, to redeem the secured assets.

Sd/- Yours faithfully, Authorised Officer, Union Bank of India

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बैंक ऑफ़ बड़ौदा Bank of Baroda

ANNEXURE - I - REDEMPTION NOTICE

Shapar Branch, Rajkot : Survey No. 160/P-2, Plot No.1, Near Sardar Chowk, SIDC Road, Veraval - Shapar, Tal. Kotda Sangani, Dist. Rajkot - 360 024

Notice under Rule 6(2) and/or Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act, 2002).

Ref. No. BOB/VJSHAP/2025-26/57 **Date : 14.11.2025**

Dear Sir / Madam,

Whereas the Authorised Officer of the Bank of Baroda, **Shapar Branch, Rajkot :** Survey No. 160/P-2, Plot No.1, Near Sardar Chowk, SIDC Road, Veraval - Shapar, Tal. Kotda Sangani, Dist-Rajkot being Secured Creditor Bank in exercise of the powers conferred u/s 13(2) of the SARFAESI Act 2002 (hereinafter refereed as "Act") read with Rules 3 of Security Interest (Enforcement) Rules 2002 (hereinafter refereed as "Rules") issued demand notice dated calling upon you being Borrowers (s) / Mortgagor (s) / Guarantor (s) to repay the amount stated in the said demand notice within 60 days from receipt of said notice.

And whereas you have failed to repay the amount, the undersigned in exercise of the powers conferred u/s 13(4) of the said Act read with Rule 4 and/or Rule 8 of the Rules have taken over the Possession of Secured Assets (hereinafter referred as the said properties) more particularly described herein below Schedule.

Even after taking possession of the secured asset, you have not paid the amount due to Bank as mentioned in Possession Notice served upon you to publication and registered post. Your attention is invited to the provisions of sub-section (8) of Section 13 of SARFAESI Act, 2002 in respect of time available, to redeem the secured assets.

Therefore you all are requested to pay the dues as mentioned in possession notice along with applicable interest, cost, charges & expenses within 30 days from publication of this notice and redeem the secured asset as mentioned below. In case you fail to pay the above mentioned dues & redeem the secured asset within 30 days from publication of this notice, Bank will be constrained to sell the secured asset through public e-Auction by publication of e-Auction Sale notice. The date, time of e-auction and Reserve Price of the property shall be informed to you separately.

Schedule of Secured Assets / Properties

Sr. No.	Name of Borrower / Guarantor	Description of the Movable / Immovable Properties	Demand Notice Date / Possession Notice Date	Possession Type / Publication Date
01	**M/s Nexus Polymers : Mr. Patoliya Milanbhai Vithalbhai (Partner), Mr. Manishbhai Laxmanbhai Lila (Partner), Mr. Patoliya Vithalbhai Arjanbhai (Guarantor)**	**All that piece and parcel of the property i.e Residential Block No. C-14** on Land Admeasuring 57-99 Sq. Mtrs. of Sub-Plot 100 to 145/37 of R.S. No. 10 Paiki of Village Mavdi, Area known as "Nandanvan Residency-3" situated at 150 FT Ring Road, Mavdi, Rajkot, Dist. Rajkot in the name of **Mr. Vithalbhai Arjanbhai Patoliya (Guaranator & Mortgagor)** within the limits of Rajkot Municipal Corporation and **bounded as under : Bounded : North :** 7-50 Mtr. Road, **South :** Others Property, **East :** Block No. C-15, **West :** Block No. C-13	05.02.2025 / 29.06.2025	Physical / 02.07.2025

Date : 14.11.2025,
Place : Rajkot

Note : Individual Redemption Notice under the Act was already sent through registered / speed post on available address of Borrower / Guarantor.

Authorised Officer, Bank of Baroda

Rajkot Nagarik Sahakari Bank Ltd.

R.O. & H.O.: 'Arvindbhai Maniar Nagarik Sevalay', 150' Ring Road, Near Raiya Circle, Rajkot. Ph. 2555555

Symbolic Possession Notice (For Immovable Property)

The undersigned being the authorized officer of Rajkot Nagarik Sahakari Bank Ltd., H.O. Rajkot under the Securitization and Reconstruction of Financial Assets and Enforcement of Security interest Act, 2002 Section 13(2) and in exercise of powers conferred under the Security Interest (Enforcement) Rules, 2002 Issued a demand notice to the below mentioned borrowers and Guarantors advising them to repay their bank dues mentioned in the notice with due interest thereon within **60 days** from the date of notice and as they have failed to repay the amount, notice is hereby given to them 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 under section 13(4) of SARFAESI ACT-2002, read with **rule 8(1)** of the Security Interest (Enforcement) Rules, 2002 for recovery of the secured debts. Following borrowers and Guarantors in particular and the public in general is hereby cautioned not to deal with the property and any dealings with this property will be subject to the charge of Rajkot Nagarik Sahakari Bank Ltd., Rajkot for an amount mentioned below and interest thereon due from **01/12/2025.**

Sr. No.	Branch Name & Account No.	Borrower / Guarantor / Director / Partner name & If Bank issue Public notice in News Paper then date & News Paper Details	As per 13(2) Notice Outstanding Amount & Notice date	Date of Symbolic Possession	Outstanding Amount As on 30/11/2025	Mortgage Properties Description
1	**Kothariya Road 023014106000027 (SEC/5145)**	**BORROWER(S) :** Ramavat Rajesh Ganpatdas **GUARANTOR(S):** (1) Ramavat Mayur Rajeshbhai (2) Nimavat Chiragbhai Kishorbhai	**Rs. 5,81,391=34** (As on 31/07/2025) 13(2) Notice Date: 13/08/2025	01/12/2025	**Rs. 5,94,978=34**	Immovable Property situated in Gujarat State, Rajkot Dist., Sub-Dist. Rajkot, within the boundary of Rajkot municipal Corporation, Near Babariya Colony, Revenue Survey No.302 Paiki Total land area 4621-00 Sq. Mtr. Approx. Thereon T.P. No.5 and F.P. No.258 Paiki City survey ward No.10 Paiki Awas Yojna for Economically and Socially Weaker Section People (3012 Awas Yojna) Constructed Flats Paiki Ground Floor Flat No.553 with Built-up area 15-72 Sq. Mtr. acquired vide Regd. Sale Deed No.929, Dated 04-02-2019 in the name of Rajeshbhai Ganpatdas Ramavat.
2	**Junction Plot 013085600000393 (SEC/5148)**	**BORROWER(S) :** Kadri Mahebubbhai Anavarhusain **GUARANTOR(S) :** Kadari Mahmadsufiyan Mahebubbhai	**Rs. 4,44,988=32** (As on 31/07/2025) 13(2) Notice Date: 22/08/2025	02/12/2025	**Rs. 4,58,516=32**	(1) Immovable Property situated in Gujarat State, Rajkot Dist., Sub-Dist. Rajkot, Rajkot City Revenue survey no.578, 625 Paiki land for Residential Purpose Known as "