

FORM A
PUBLIC ANNOUNCEMENT
(Under Regulation 6 of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016)

FOR THE ATTENTION OF THE CREDITORS OF TRIPUATE AGRO INDUSTRIES PRIVATE LIMITED

RELEVANT PARTICULARS	
1. Name of corporate debtor	Tripuate Agro Industries Private Limited
2. Date of incorporation of corporate debtor	24/09/2019
3. Authority under which corporate debtor is incorporated/registered	RCC-Pune
4. Corporate Identity No. / Limited Liability Identification No. of corporate debtor	U74110PN2019PTC168558
5. Address of the registered office and principal office (if any) of corporate debtor	Plot No. C- 212 Chincholi, MIDC, Solapur, Maharashtra, India, 413255
6. Insolvency commencement date in respect of corporate debtor	15/12/2025 (Order received on 18-12-2025)
7. Estimated date of closure of insolvency resolution process	13/06/2026
8. Name and registration number of the insolvency professional acting as interim resolution professional	Maresh Chand Gupta Reg No: IBI/PA-001/P-101489/2018-19/12304
9. Address and e-mail of the interim resolution professional, as registered with the Board	Address: FE-202, Salt Lake City, Sector-III, 1st Floor, Kolkata-700106. Email: mcgupa90@gmail.com
10. Address and e-mail to be used for correspondence with the interim resolution professional	Address: T1 & T11, 6 B Ganguly Street, 1st Floor, Salt Lake, Kolkata-700106. Email: cnp.tripuate@gmail.com
11. Last date for submission of claims	02/01/2026
12. Classes of creditors, if any, under clause (b) of sub-section (6A) of section 21, ascertained by the interim resolution professional	N.A.
13. Names of Insolvency Professionals identified to act as Authorised Representative of creditors in a class (Three names for each class)	N.A.
14. (a) Relevant Forms and (b) Details of authorized representatives are available at:	Weblink: https://itbi.gov.in/home/downloads Physical Address: Not Applicable

Notice is hereby given that the National Company Law Tribunal has ordered the commencement of a corporate insolvency resolution process of Tripuate Agro Industries Private Limited on 15/12/2025. The creditors of Tripuate Agro Industries Private Limited are hereby called upon to submit their claims with proof on or before 02/01/2026 to the interim resolution professional at the address mentioned against entry No. 9 or 10.

The financial creditors shall submit their claims with proof by electronic means only. All other creditors may submit the claims with proof in person, by post or by electronic means.

A financial creditor belonging to a class, as listed against entry No. 12, shall indicate its choice of authorised representative from among the three insolvency professionals listed against entry No. 13 to act as authorised representative of the class (specify class) in Form C-1.

Submission of false or misleading proofs of claim shall attract penalties.

Maresh Chand Gupta
Interim Resolution Professional
In the Matter of CIRP of Tripuate Agro Industries Private Limited
Reg. Address: FE-202, Salt Lake City, Sector-III, 1st Floor, Kolkata-700106
Regd. Email: mcgupa90@gmail.com
Reg No: IBI/PA-001/P-101489/2018-19/12304
AFa No: AA1/12304/02/311225/107665 Valid up to 31.12.2025

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/Mortgors	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.
DEEPSINH DAGDUSINH RAJPUT, GAYATRI BEN DIPSINH RAJPUT (AC NO.) LNBHA00722-230233639	Rs. 12,01,722.00/- DUES AS ON 19 DEC 2025	8 MAR 25 RS. 985354/- DUES AS ON 5 MAR 25	10 AUG 25	HOUSE NO. E-113, LAKE VILLA, MOUJE JITALI VILLAGE, MOUJE-JITALI, TAL-ANKLISHWAR BHARUCH, GUJARAT ADMEASURING 40.80 SQ.MTRS	Rs. 1018480/-	Rs. 101848/-	11.00 AM TO 01.00 PM 27 JAN 2026	SHOP NO.- 32, ADITYA COMPLEX, KASAK CIRCLE, BHARUCH-392012, GUJARAT-INDIA
JETHAVA HIRABEN SURESHBHAI, JETHAVA JAYESHKUMAR SURESHBHAI, JETHAVA PRATIKKUMAR SURESHBHAI (AC NO.) LNVIR17923-240289966	Rs. 13,86,332.00/- DUES AS ON 19 DEC 2025	8 MAR 25 RS. 1170766/- DUES AS ON 5 MAR 25	3 AUG 25	FLAT NO.104, SITUATED AT THE 1ST FLOOR OF THE BALAJI AVENUE, R.S.NO.10/1/PAIKI, AT-TALALA, TAL-TALALA, DIST-GIR SOMNATH GUJARAT ADMEASURING 66.51 SQ.MTS	Rs. 1121400/-	Rs. 112140/-	11.00 AM TO 01.00 PM 27 JAN 2026	SHOP NO.- 11&12 1ST FLOOR, VINAYAK PLAZA - 1, RAJENDRA BHUVAN ROAD, VERAVAAL-362265, GUJARAT-INDIA
MAHENDRAKUMAR KUNAVAT KUMAVAT, MAMTA KALURAM DEVI GUJARANTOR, MUKESHKUMAR RAMNIYAS JANGID (AC NO.) LNNAR02220-210174917	Rs. 4,88,186.00/- DUES AS ON 19 DEC 2025	10 SEP 24 RS. 319743/- DUES AS ON 4 SEP 24	23 AUG 25	FLAT NO:- 123, BLOCK NO:- G, FIRST FLOOR, UMANG LAMBHA-1, B/H. PODJA PARTY PLOT, LAMBHA NAROL, NAROL, AHMEDABAD, GUJARAT SUNRISE HOTEL, NR. RASHMI VIHAR, NAROL-ASLALI HIGHWAY, NR. AKRUTI ANGAN, AHMEDABAD, GUJARAT PIN-382440 ADMEASURING 36 SQ.YARD	Rs. 311040/-	Rs. 31104/-	11.00 AM TO 01.00 PM 27 JAN 2026	OFFICE NO -201, 2ND FLOOR, SHRIMAD SQUARE, NAROL - ASLALI HIGHWAY, NR. BHA GIRATH ICON, N.H.-8, NAROL, AHMED ABAD-382405, GUJARAT-INDIA
RAJKUMAR C VASAVA, TEJABEN R VASAVA (AC NO.) LNVAD00322-230260801	Rs. 9,77,906.00/- DUES AS ON 19 DEC 2025	9 APR 25 RS. 821717/- DUES AS ON 7 APR 25	5 AUG 25	FLAT NO. A/204 (SF), RS. NO. 3753, BLOCK NO. 1305, "SAI DARSHAN COMPLEX", MOJE ITOLA, VADODARA, GUJARAT ADMEASURING 421 SQ. FTS.,	Rs. 842000/-	Rs. 84200/-	11.00 AM TO 01.00 PM 27 JAN 2026	SHOP NO. 5 & 6 1ST FLOOR, SUN RISE COMPLEX, WAGHODIA ROAD, NEAR VRUNDAVAN CROSSING, CHAND A NAGAR, VRUNDAVAN, WAG HODIA, VADODARA-390019, GUJARAT-INDIA
SARADA DEVI, BHATT ANKIT (AC NO.) LNSUR00320-210178599	Rs. 9,98,129.00/- DUES AS ON 19 DEC 2025	8 NOV 24 RS. 768764/- DUES AS ON 4 NOV 24	3 AUG 25	FLAT NO. 202, 2ND FLOOR, "YOGI PALACE" AT SAIVILLA RESIDENCY R.S.NO. 274, 308 OR 309, BLOCK NO. 266/8, MOJE BALESHWAR, TA. PALSANA, DIST. SURAT, GUJARAT 394315 ADMEASURING 44.375Q. MTRS.	Rs. 726000/-	Rs. 72600/-	11.00 AM TO 01.00 PM 27 JAN 2026	301 & 305, REGENT SQUARE, ABOVE D, MART ADAJAN, SURAT-395009, GUJARAT-INDIA
TRILCHAN UDAYNATH PANIGRAHI, SORINI TRILOCHAN PANIGRAHI GUJARANTOR, SANTOSHKUMAR SHYAMBHADUR SINGH (AC NO.) LNSUR00316-170042000	Rs. 4,13,734.00/- DUES AS ON 19 DEC 2025	9 DEC 24 RS. 272686/- DUES AS ON 5 DEC 24	3 AUG 25	FLAT NO 303, PLOT NO. 65, YAMUNA CARSHAN UNDER MEGH PLAZA SOCIETY SURAT, TALUKA-PALSANA, MOJE-PALSANA, REVENUE SURVEY NO. 51, BLOCK NO. 48, DISTIC-SURAT, GUJARAT PIN-394327 ADMEASURING 44 SQ.FT.	Rs. 524480/-	Rs. 52448/-	11.00 AM TO 01.00 PM 27 JAN 2026	301 & 305, REGENT SQUARE, ABOVE D, MART ADAJAN, SURAT-395009, GUJARAT-INDIA
DAKESH VASANTKUMAR SHETH, MRS. SHAH ARPITABEN DAKESH (AC NO.) LNNAND03321-220188299	Rs. 8,38,388.00/- DUES AS ON 19 DEC 2024	29 OCT 24 RS. 616008/- DUES AS ON 28 OCT 24	16 MAR 25	FLAT NO. 305, 3RD FLOOR, SUPAN RESIDENCY, NR NARAYAN NAGAR, DERI ROAD, CHAKLASI PARTY, NADIAD, KHEDA, GUJARAT ADMEASURING 37.17 SQ. MTRS	Rs. 691200/-	Rs. 69120/-	11.00 AM TO 01.00 PM 27 JAN 2026	310, 3RD FLOOR, RADHA SWAMI SUMMIT COMPLEX, OPP. YOGI BAKERIES, NEAR GOFI CINEMA, ANAND-388001, GUJARAT-INDIA
DURGA PRAJAPATI, KESH KUMARI (AC NO.) LNNARI17723-240332443	Rs. 12,21,003.00/- DUES AS ON 19 DEC 2025	8 OCT 24 RS. 965011/- DUES AS ON 4 OCT 24	23 MAR 25	BLOCK NO D 5TH FLAT NO-506 SIXTH FLOOR BLOCK NO-EKUSHAL AAVAS NEAR, KAILASH TIRTH AVENUE VATVA AHMEDABAD GUJARAT KAILASH DASKROI AHMEDABAD GUJARAT (INDIA)- 382440 ADMEASURING 9105 SQ. MTR.	Rs. 789318/-	Rs. 78932/-	11.00 AM TO 01.00 PM 27 JAN 2026	OFFICE NO -201, 2ND FLOOR, SHRIMAD SQUARE, NAROL - ASLALI HIGHWAY, NR. BHA GIRATH ICON, N.H.-8, NAROL, AHMED ABAD-382405, GUJARAT-INDIA
GIRISH KOSHTHI, KOSHTI GIRISHBHAI (AC NO.) LNNARI17723-240339340 & LNNARI7923-240335792	Rs. 8,98,700.00/- & Rs. 7,44,305.00/- DUES AS ON 19 DEC 2025	9 AUG 24 RS. 711638/- & RS. 579432/- DUES AS ON 7 AUG 24	23 MAR 25	THE PROPERTY BEARING FLAT NO. F-403 ON 4TH FLOOR IN BLOCK NO. F, SCHEME KNOWN AS "ADITYA HEIGHTS" B/H SOHANG HILL NAROL, SURVEY NO. 594/2 PAIKI OF T.P. SCHEME NO. 80 (VATVA-6) OF FINAL PLOT NO. 42/2, MOUJE VILLAGE: VATVA, TALUKA: VATVA, DISTRICT: AHMEDABAD-11(ASLALI) GUJARAT PIN-382405 ADMEASURING 59 SQ.YQDS, I.E. 49.33 SQ.MTS.	Rs. 1081080/-	Rs. 108108/-	11.00 AM TO 01.00 PM 27 JAN 2026	OFFICE NO -201, 2ND FLOOR, SHRIMAD SQUARE, NAROL - ASLALI HIGHWAY, NR. BHA GIRATH ICON, N.H.-8, NAROL, AHMED ABAD-382405, GUJARAT-INDIA
MAYURBHAI RAMESHBHAI PATEL, ALPABEN MAYUR KUMAR PATEL (AC NO.) LINGD00519-200117315	Rs. 10,08,942.00/- DUES AS ON 19 DEC 2025	14 MAY 24 RS. 674035/- DUES AS ON 8 MAY 24	9 MAR 25	HOUSE NO. 286, MENPURA, TAL. GATESHWAR, DIST. KHEDA GUJARAT ADMEASURING 1680 SQ.FT.	Rs. 1270800/-	Rs. 127080/-	11.00 AM TO 01.00 PM 27 JAN 2026	1ST FLOOR, SHOP NO.7, GAYATRI COMPLEX, OPP.S.K. TOWER, LUNWAD A ROAD, GODHRA-389001, GUJARAT-INDIA
NARENDRA BHAI L KANKOTIYA, VASANT BEN LAKHAMANBHAI KANKOTIYA, LAKHAMANBHAI KANKOTIYA (AC NO.) LNNKAM06621-220203039	Rs. 7,00,006.00/- DUES AS ON 19 DEC 2025	10 SEP 24 RS. 744581/- DUES AS ON 4 SEP 24	16 MAR 25	PLOT NO. 43, VRAJ RESIDENCY, S.NO. 306, BLOCK NO. 150, MOJE : SYADLA, TA. OLPAD, DIST. SURAT, GUJARAT ADMEASURING 42.43 SQ. MTRS.	Rs. 444004/-	Rs. 44404/-	11.00 AM TO 01.00 PM 27 JAN 2026	F11, FIRST FLOOR, DHARAM EMPIRE, DISTRICT- SURAT, TALUKA: KAMREJ, MOJE- NAVAGAM-384002, GUJARAT-INDIA
ISHWARBHAI VISHABHAI RABARI, GETABEN RABARI (AC NO.) LNA000517-180050627	Rs. 10,35,096.00/- DUES AS ON 19 DEC 2025	9 DEC 24 RS. 761033/- DUES AS ON 5 DEC 24	31 MAR 25	PROPERTY NO. 2/115 & 2/118, MOUJE-ADUNBARA, TALUKA KADI, DIST. MAHESANA, GUJARAT ADMEASURING 65.33 SQ.YARD EACH	Rs. 539819.1/-	Rs. 53982/-	11.00 AM TO 01.00 PM 27 JAN 2026	SHOP NO-8 & 9, 2ND FLOOR, ORBIT BUSINESS HUB, NEAR DENA BANK, RADHANPUR ROAD, MEHSANA-384002, 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 sealed envelope. The sealed envelope 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 adjust/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, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur-302020 or Ramesh Jait-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 : 23-12-2025 Authorised Officer Aavas Financiers Limited



JM Financial Home Loans Limited

Corporate Office: 3rd Floor, Suashish IT Park, Plot No. 68E, off Datta Pada Road, Opp. Tata Steel, Borivali (E), Mumbai - 400 066 CIN No. U65999MH2016PLC288534

POSSESSION NOTICE

Under section 13(4) of securitisation and reconstruction of financial assets and enforcement of security interest act, 2002 and rule 8(1) of the security interest (enforcement) rule 2002, (hereinafter referred as JM FHLL) under the securitisation and reconstruction of financial assets and enforcement of security interest act, 2002 and in exercise of powers conferred under section 13(2) read with rule 3 of the security interest (enforcement) rules, 2002 issued a Demand notice to the borrower(s)/co-borrower(s)/guarantor(s) mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrower(s)/co-borrower(s)/guarantor(s) having failed to repay the demanded amount, notice is hereby given to the borrower(s)/co-borrower(s)/guarantor(s) and the public in general that the undersigned on behalf of JM FHLL has taken possession of the property described hereinbelow in exercise of powers conferred on him under section 13(4) of the said act read with rule 8(1) of the said rules. The borrower(s)/co-borrower(s)/guarantor(s) in particular and the public in general is hereby cautioned not to deal with the below mentioned property and any dealings with the said property will be subject to the first charge of the JM FHLL for the amount as mentioned herein below with future interest thereon.

Sr. No.	Borrower(s), Co-Borrower(s), Guarantor(s) Name and Loan No.	Description of Secured Asset (Immovable Property)	1. Date of Possession 2. Demand Notice Date 3. Amount Due in Rs. As on
1.	1. Mr. Laljibhai Shaharabhai Rabari 2. Mrs. Purbien Laljibhai Rabari Loan Account Number:- LNIK24000554426	Property No. 96 & 97, Mouje - Boriya Becharaji, Taluka Talod, Dist. Sabarkantha, Gujarat. 382315. East : Road, West : House of Ishwarbhai, North : Open Space, South : House of Ramjibhai	1. 21-12-2025 2. 10-07-2025 3. Rs. 9,17,421/- (Rupees Nine Lakh Seventeen Thousand Four Hundred Twenty-One Only) outstanding as on 08-July-2025.

Date: 23-12-2025
Place: Gujarat

For JM Financial Home Loans Limited
Sd/- Authorised Officer

Mansa Branch : C-Wing, Ground Floor, Yagnik Enclave, Gandhinagar-Mansa Highway, Mansa, Dist. Gandhinagar, Ph. 8980039847, Email : mansa@bankofbaroda.com

NOTICE TO BREAK OPEN THE LOCKER

Consequent upon non-payment of rent which was not paid in terms of Sale Deposit Locker Agreement executed between the Locker Holders & the Bank, the Termination Notice & Break Open Notice were sent through post to the following Locker Holders on their regd. address however the said Notices returned undelivered & in spite of all other efforts made in terms of the said locker agreement, the locker holders neither responded nor be traced.

No.	Locker Holder's Name & Address	Date of Notice	Locker No.	Overdue Rent
1.	Dilipsinh Mohabatsinh Chauhan, Manasa Shri, Mansa, Gandhinagar-382845	I. 08.05.2025 II. 20.09.2025	0156AX0165	Rs. 11,121/-
2.	Kantilal Narandas Shah, Kothari Chakla, Mansa, Gandhinagar-382845.	I. 08.05.2025 II. 20.09.2025	0156BX0005	Rs. 11,415/-
3.	Jayantilal Kacharalal Mistri, Ridoli, Mansa, Gandhinagar-382845.	I. 08.05.2025 II. 20.09.2025	0156AX0005	Rs. 12,744/-

In terms of the provisions of above Locker Agreement, we hereby give you notice that if the locker is not surrendered & the key of the locker is not returned within a period of 3 months from the date of this Notice, we will proceed to break open your locker, whether you remain present or not, on 24.03.2026 at 10:15 a.m. and while breaking open the Locker an inventory of the contents recovered from the Locker, if any, shall be prepared. Further, the overdue rent, penalties, charges, break open charges & other expenses shall be recovered from you & the contents of the Locker shall be dealt with, in terms of executed locker agreement and law.

Please note that any action taken by the Bank in the above regard is without prejudice to the rights, remedies & contentions available to the Bank & it shall be at your cost, liability, risk & responsibility, consequences & Bank shall not be liable in any manner whatsoever.

Place : Gandhinagar Sd/- Shailesh Kumar, Chief Manager, Bank of Baroda, Mansa Branch
Date : 22.12.2025



MUTHOOT HOUSING FINANCE COMPANY LIMITED

Registered Office: TC No.14/20747, Muthoot Centre, Pumen Road, Thiruvananthapuram - 695 034, CIN No. - U65922KL2010PLC025624, Corporate Office: 12A/01, 13th floor, Parine Crescendo, Plot No. C38 & C39, Bandra Kurla Complex-G Block (East), Mumbai-400051

CORRIDUGEND

PUBLIC NOTICE FOR E- AUCTION FOR SALE OF IMMOVABLE PROPERTIES was published by MUTHOOT HOUSING FINANCE COMPANY LIMITED in the newspaper i.e., Financial Express English & Gujarati in Gujarat edition on 12/12/2025. Sl. No. 2, Lan No. 12100071805, 1. Rameshbhai Nanubhai Parmar, 2. Kokilaben Rameshbhai Parmar wherein the Earnest Money Deposit (EMD) to be read as: Rs. 43,200/-Rupees Rupees Forty Three Thousand Two Hundred Only instead of: Rs. 48,000/-Rupees Forty Eight Thousand Only Sl. No. 3, Lan No. 12100077792, 1. Dinesh Valjibhai Galiyal Alias Galiyal Dinesh Valjibhai Alias Dineshkumar V Galiyal, 2. Ritaben Kantilal Valodara Alias Valodara Rita, 3. Sudhir Valjibhai Galiyal Alias Galiyal Sudhir Valjibhai wherein the Earnest Money Deposit (EMD) to be read as: Rs. 95,580/-Rupees Ninety Five Thousand Five Hundred Eighty Only instead of: Rs. 1,06,200/-Rupees One Lakh Six Thousand Two Hundred Only

Other content of Notice will remain same. Sd/- Authorised Officer

DEBTS RECOVERY TRIBUNAL-II

(Government of India, Ministry of Finance)

3rd floor, Bhikhubhai Chambers, Near Kachrab Ashram, Paldi, Ahmedabad, Gujarat.

FORM NO. 22 (Earlier 62) [Regulation 35 & 36 of DRT Regulations, 2024] [See Rule 52 (1) (2) of the Second Schedule to the Income Tax Act, 1961] READ WITH THE RECOVERY OF DEBTS DUE TO BANK AND FINANCIAL INSTITUTIONS ACT, 1993

E-AUCTION/SALE NOTICE

THROUGH REGD.AD/ASTI/AFFIXATION/BEAT OF DRUM/PUBLICATION

RP/RC No. 271/2021 Certificate Holder Bank : Bank of Baroda OA No. 218/2021

Certificate Debtors : Dhaval Kumar Jayantibhai Patel Vs. Certificate Holders : Dhaval Kumar Jayantibhai Patel To, C.D.No.1 : Dhaval Kumar Jayantibhai Patel, 25, Navi Vasahat Raziya, Mahiyapur, Taluka Malpur, District Arvali 383350

The aforesaid CDs No. has failed to pay the outstanding dues of Rs. 24,57,511.47 (Rupees Twenty Four Lac Fifty Seven Thousand Five Hundred Eleven and Raise Forty Seven only) as on 11/03/2021 including interest in terms of judgment and decree dated 08/07/2021 passed in OA No. 218/2021 (Less Recovery, if any) as per my order dated 01/12/2025 the under-mentioned property (s) will be sold by public e-auction in the aforementioned matter. The auction sale will be held through online e-auction <https://baanknet.com>.

Lot No.	Description of Properties	Reserve Price (rounded off)	EMD 10% or (rounded off)
1	All that piece and parcel of N.A. permission property at Marida, Taluka Nadiad, District Kheda bearing Block/Survey No. 1128 Paiki addressing 2023 Sq. Mtrs Paiki Plot No. 11 addressing 127.4 Sq. Mtrs (with undivided share of common plot about 23.6 Sq. Mtrs.) total addressing 151 Sq. Mtrs. @ 1625 Sq. Feet and the same is bounded as under: On or towards East: Plot No. 10 On or towards West: Society's Common Plot On or towards North: This Block's No's Land and Canal On or towards South: Road.	Rs. 16.80 lakhs	Rs. 01.68 lakhs

Note : The EMD shall be deposited in baanknet wallet through E-auction website i.e. <https://baanknet.com> The highest bidder shall have to deposit 25 % of his final bid amount after adjustment of EMD already paid in the baanknet wallet by immediate next bank working day through RTGS/NEFT as per the details as under:

Beneficiary Bank Name & Address	Bank of Baroda Near Jeevan Vikas School Nadiad
Account Name	NEW INTERMEDIARY OBD, BP, BD, REAL (ISO)
Beneficiary Account No.	1665001518219
IFSC Code	BARBNADASH
Branch	Ashram Road Nadiad

- The bid amount increase will be Rs. 10,000/- for lot no. 1.
- Prospective bidders may avail online training from service provider PSB Alliance (BAANKNET AUCTION PORTAL) (Tel Helpline No. +91 8291220220 and Mr. Kashyap Patel (Mobile No. 9327493060), Helpline E-mail ID: Support.BAANKNET@psballiance.com
- Prospective bidders are advised to visit website <https://baanknet.com> for detailed terms & conditions and procedure of sale before submitting their bids
- The prospective bidders are advised to adhere payment schedule of 25% (minus EMD) immediately after fall of hammer/close of auction and 75% within 15 days from the date of auction and if 15th day is Sunday or other Holiday, then on immediate next first bank working day. No request for extension will be entertained.
- The properties are being put to sale on "as is where is", "as is what is" and "as is whatever" basis and prospective buyers are advised to carry out due diligence properly.
- Schedule of auction is as under :

SCHEDULE OF AUCTION	
1 Inspection of property	09/01/2026 Between 11:00 am to 02:00 pm
2 Last date for receiving bids alongwith earnest money and uploading documents including proof of payment made	05/05/2026 Up to 05:00 pm
3 e-auction	06/02/2026 Between 12:00 pm to 01:00 pm (with auto extension clause of 03 minutes, till E-Auction ends)

Sd/- (ANUBHA DUBEY) RECOVERY OFFICER - I
DEBTS RECOVERY TRIBUNAL -II, AHMEDABAD



Axis Bank Ltd. (CIN: L65110GJ1993PLC020769)

Branch Office: Axis Bank Limited, Collection Center, First Floor, Unit No.101 & 102 (Part) Balleshwar Avenue S G Highway Opp. Rajpath Club Bodakdev Ahmedabad Gujarat - 380054. Corporate Office : Axis Bank Ltd., 3rd Floor, Gigaplex, NPC - 1, TTC Industrial Area, Muglans Road, Airoli, Navi Mumbai - 400 708.

Possession Notice APPENDIX -IV [Rule 8(1)]

Whereas, the undersigned being the Authorized Officer of the AXIS BANK LTD, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 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 mentioned herein below table calling upon the Borrower/Co-Borrower/Mortgagor/Guarantor, mentioned herein below table to repay the amount mentioned hereunder in the notice as mentioned in the said notice together with further interest at the contractual rate on the aforesaid amount and incidental expenses, costs, charges etc. incurred to be incurred, within 60 days from the date of the said notice. Borrower/Co-Borrower/Mortgagor/Guarantor, mentioned herein below table having failed to repay the Banks dues as mentioned in the notice issued to him under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, notice is hereby given to the Borrower and other mentioned herein above in particular and the public in general, that the undersigned has taken Possession (mentioned herein below table) 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 following date. Borrower/Co-Borrower/Mortgagor/Guarantor mentioned herein below table in particular, and the public, in general, are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the AXIS BANK LTD for an amount mentioned herein below table as mentioned in the said notice together with further interest at the contractual rate on the aforesaid amount and incidental expenses, costs, charges etc. incurred to be incurred. The Borrowers attention is invited to the provisions of sub Section (8) of section 13 of the SARFAESI act, 2002 in respect of time available, to redeem the secured assets

		Description of the Properties		
Sr. No.	Name of Borrower/ Guarantor/ Co-Borrower	Demand Notice Date & o/s. Amount Rs. (Interest Charges-Recovery)	SCHEDULE OF IMMOVABLE PROPERTY	Date & Type of Possession
1	1) RATNABEN NAVINBHAI RATHOD	11/06/2025 & Rs.	All That Piece & Parcel Of Immovable Property Bearing Flat No. 102 Built Up Area Adm. 29-98 S. Mtrs. On 1st Floor Of Wing-E In Building Known As "Aavkar City" Of Revenue Survey No. 10 P 2 Of Village: Vavdi Sub District: Rajkot & District: Rajkot. East : Ots Then Wing - C, West : Common Passage, Stair, Lift, North: Flat No. 101, South: Flat No. 103. With Buildings Constructed Thereon Along With Other Assets Such As Furniture And Fixtures, Equipments, Machinery – Fixed And Movable, Structure And Any Others Assets Situated Thereon.	21.12.2025 (Physical)
	2) PREMJIIBHAI BIJALBHAI RATHOD	11,29,282/- as on 07/06/2025		
2	M/S Freshco Plus Ceramic Pvt Ltd, Mr. Ghanshyambhai Dhoriyani, Mr. Manojkumar Rameshchandra Kacholia, Mr. Kavabhai Bharatbhai Dhoriyani, Mr. Rameshbhai Prabhubhai Vadoola, Mr. Rajeshbhai Prabhubhai Amrutya, Mr. Nirmalaben Kavabhai Dhoriyani, Mrs. Vasanaben Bharatbhai Dhoriyani, Mr. Vasantlal Haribhai Aghara	06.11.2023 & Rs.	All That Pieces And Parcels Of Immovable Property Comprising Of Residential Tenement Of Constructed On Na Land Area Admeasuring 325.64 Sq Mts. Of Plot No. 21 Of "Milan Park Co. Op. Hou. Soc." Lying And Situated At Rsn 77 Flat/Village Trajpur Of Sub Div. And Dis. Morbi. Boundaries :- East : Plot No. 20, West : Common Plot, North: Road, South : Road	21.12.2025 (Physical)
		7,01,16,457/- as on 31-07-2023		
3	1) DABHI ASHOKBHAI RAKHMANBHAI 2) DABHI LEKHMABEN ASHOKBHAI	06-10-2025 & Rs. 1813833/- as on 03-10-2025	All The Piece And Parcel Of Immovable Property N.A. Plot No. 106 Adm. 140.00 Sq. Mtrs. Know As "Rache Krishnanagar-3" Bearing Taluka Rs. No. 493 Paki 1.2,3 Within The Limit Of Taluka Nagarpalika Situated At Rajkot To Gopnath Road, Taluka Talaja Dist. Bhavnagar Owned By Ashokbhai Lakmanbhai Dabhi. East: Adj. Some Part Of Plot No. 64 & 65, West: Adj. 7.50 Mts. Wide Internal Road, North : Adj. Plot No. 105, South: Adj. Plot No. 107. With Buildings Constructed Thereon Along With Other Assets Such As Furniture And Fixtures, Equipments, Machinery –Fixed And Movable, Structure And Any Others Assets Situated Thereon.	18.12.2025 (Symbolic)
4	(1) DHARMESH RAMESHBHAI MALAKIYA (2) JYOTIBA DHARMESHBHAI MALAKIYA	06/10/2025 & Rs. 13,35,725/- as on 03/10/2025	A Residential Flat On 3rd Floor Of "Shiv Shakti" Laying And Being On Total Land Adm. 100-72 Sq. Mtrs. Of Rajkot Revenue Survey No. 367(P), Rajkot City Survey Ward No. 7, City Survey No. 2146. (Built Up Area 50-10 Sq. Mtrs.) East: Margin And Road, West: Margin And Others Property, North: Wonkado, South: Others Property. With Buildings Constructed Thereon Along With Other Assets Such As Furniture And Fixtures, Equipments, Machinery –Fixed And Movable, Structure And Any Others Assets Situated Thereon.	20.12.2025 (Symbolic)
5	(1) KETAN DHIRUBHAI MARU (2) CHANDRIKABEN DHIRUBHAI MARU (3) DHIRUBHAI CHAGANLAL MARU	06/10/2025 & Rs.	All The Piece And Parcel Immovable Property Bearing Flat No. 604 Adm. 35-80 Sq. Mtrs. Carpet Area & Built-Up Area Adm. 42-05 & Super Built Up Area Adm. 70-50 On 6th Floor Of Wing-A In "City Courtyard" Of Plot No. 101 To 110+131 To 137/A Known As "Shantinagar" Situated On Revenue Survey No. 221 Of Village: Rajya Sub District & District: Rajkot, East: Passage, Stair, Lift, West: Open Space Then Road, North: Open Space Then Road, South: Flat No. 603. With Buildings Constructed Thereon Along With Other Assets Such As Furniture And Fixtures, Equipments, Machinery –Fixed And Movable, Structure And Any Others Assets Situated Thereon.	20.12.2025 (Symbolic)
		15,87,748/- as on 03/10/2025		
6	1) KUKADIYA JAGDISH DAYALBHAI 2) KUKADIYA KIRANBEN JAGDISHBHAI	30-08-2025 & Rs.901580.45/- as on 28/08/2025	ALL THAT PIECES AND PARCELS OF THE IMMOVABLE PROPERTY BEARING FLAT No. 0/205 Adm. 45.00 SQ. MTR. CARPET AREA OF COLONY 572 LIG-II, OF F.P. No. R-15,16,17 OF SURVEY No. 61/1, 63/1, 63/2, 64 AT VILLAGE: TARSAMIA, BHAVNAGAR OWNED BY JAGDISHBHAI DAYLHBHAI KUKADIYA, EAST: PASSAGE AND FLAT NO. LIG-II/0208, WEST: MARGINAL LAND AT GROUND LEVEL, NORTH: ADJ. FLAT NO. LIG-II/0206, SOUTH: LIFT. WITH BUILDINGS CONSTRUCTED THEREON ALONG WITH OTHER ASSETS SUCH AS FURNITURE AND FIXTURES, EQUIPMENTS, MACHINERY –FIXED AND MOVABLE, STRUCTURE AND ANY OTHERS ASSETS SITUATED THEREON.	18.12.2025 (Symbolic)
7	(1) MAMTA VIJAYBHAI BHALANI (2) VIJAYKUMAR PARSOTTAMBHAI BHALANI	06/10/2025 & Rs. 11,49,186/- as on 03/10/2025	An Office No. 614 On 6th Floor Of "R.K. Empire" Lying And Being On Total Land Adm. 3827-00 Sq. Mtrs Of Unit No. 1, On Op. No. 44, T.P.S No. 12-Drafto Mavdi Revenue Survey No. 118(P) 1 Of Mavdi Ward, City Survey No. 2004/1(P)Built Up Area 22-17 Sq. Mtrs.) East: Open To Sky, West: Passage And Open To Sky, North: Office No. 613, South: Office No. 615. With Buildings Constructed Thereon Along With Other Assets Such As Furniture And Fixtures, Equipments, Machinery –Fixed And Movable, Structure And Any Others Assets Situated Thereon.	20.12.2025 (Symbolic)
8.	1) NAVALSINH BAHADURSINH CHAVDA 2) KAILASHBEN NAVALSINH CHAVDA	23-07-2025 & Rs. 732818/- as on 21/07/2025	All The Piece And Parcel Of Immovable Property Bearing Plot No. 10 Adm. 85-68 Sq. Mtrs. Of Survey No. 13 Of Village Chitira Taluka & District Bhavnagar Owned By Navalsinh Bahadursinh Chavda. East : Adj. Plot No. 9, West : Adj. 6-00 Mrd Road, North : Adj. Plot No. 11, South : Adj. Plot No. 18. With Buildings Constructed Thereon Along With Other Assets Such As Furniture And Fixtures, Equipments, Machinery – Fixed And Movable, Structure And Any Others Assets Situated Thereon.	18.12.2025 (Symbolic)
9.	(1) Navanibhai Harjibhai Dhedhi (2) Harjibhai Vashrambhai Dhedhi (3) Janyantibhai Harjibhai Dhedhi (4) Otamben Harjibhai Dhedhi (5) Ashvin Harjibhai Dhedhi	14/07/2025 & Rs 1496930.31/- as on 05/01/2025	All The Pieces And Parcels Of Residential Property In The Form Of Tenement Constructed On Southern Side Of Na Land Admeasuring 56.24 Sq. Mtrs. Of Plot No. 27 Paki Of Area Known As Lakshminarayana Nagar-5, Lying And Situated At Revenue Survey No. 7191/1, Are More Identified As New Hanumanji Temple, Of Latipur Road, Opposite Taluka Panchayat, Tankara, District Morbi Standing In The Name Of Mr. Harjibhai Vashrambhai Dhedhi And Bounded As Follows. East : Land Of Plot No. 29, West : Road, North : Land Of Plot No. 27 Paki, South : Land Of Plot No. 26. With Buildings Constructed Thereon Along With Other Assets Such As Furniture And Fixtures, Equipments, Machinery –Fixed And Movable, Structure And Any Others Assets Situated Thereon	20.12.2025 (Symbolic)
10	1) PANDYA HARSHABEN MAHESHBHAI 2) PANDYA MAHESHKUMAR BALASHANKAR	30-08-2025 & Rs. 1139221.50/- as on 28/08/2025	All The Piece And Parcel Of Immovable Property Block/Flat No. 12 Land Adm. 77.585 Sq. Mtrs. With Construction Adm. 40.70 Sq. Mtrs. As Per Conveyance Deed And Land Adm. 84.48 Sq. Mtrs And Construction Adm. 40.49 Sq. Mtrs. (As Per Palitana Nagarpalika Records) Of Scheme Of Gbh 96-Mig Scheme, Bearing Palitana Rev. Sy. No. 180 Paki Forming Part Of Cts No. 7205, Sheet No. 61 Of Ward No. Palitana-1, Situated At Palitana, Ta. Palitana Dist. Bhavnagar In The State Of Gujarat Within The Jurisdiction Of Sub Registrar, Palitana Owned By Harshaben Maheshbhai Pandya And Is Bounded As Under. East : Road, West : Common Gully And T/S No. 9, North : T/S No. 13, South : T/S No. 11. With Buildings Constructed Thereon Along With Other Assets Such As Furniture And Fixtures, Equipments, Machinery –Fixed And Movable, Structure And Any Others Assets Situated Thereon.	18.12.2025 (Symbolic)
11	(1) RAJPARA BHAVESHBHAI DHIRAJLAL (2) RAJPARA ALPABEN BHAVESHBHAI	06/10/2025 & Rs. 9,68,596.31/- as on 03/10/2025	Constructed Residential Flat No. 101 Having Built Up Area Adm. Sq. Mtrs. 32-50 (Carpet Area Adm. Sq. Mtrs. 29-54) Situated On The 1st Floor Of Building Known As "Shri Hemsangar Apartment" Situated On The Land Adm. Sq. Mtrs. 106-06 Of City Survey No. 1532 & 1534 Paki Csw No. 9 At Laxminadi Street No. 4 Of Rajkot. East : Road, West : Flat No. 102, North : Other's Property, South : Other's Property. With Buildings Constructed Thereon Along With Other Assets Such As Furniture And Fixtures, Equipments, Machinery –Fixed And Movable, Structure And Any Others Assets Situated Thereon.	20.12.2025 (Symbolic)
12	1) SANJAYBHAI RAMJIBHAI DABHI 2) HIMATBHAI RAMJIBHAI DABHI	23-07-2025 & Rs.764912.27/- as on 21/07/2025	All The Piece And Parcel Of The Immovable Property Bearing Flat No. 202 Having Built Up Area 58-05 Co. Op. Mtrs. On The 2 nd Floor Of The Building Known As "Ratanasagar Flat" Constructed By Mani Mahal Co-Op. Housing Society Ltd. On The Land Of Plot No. 11 Of R.S. No. 333/1 Of Village Vadava, City Survey Ward No. 1, City Survey No. 4620, District Bhavnagar Owned By Snyajyabhai Ramjibhai Dabhi. East : Adj. Flat No. 201, West : Adj. Marginal Space, North : Adj. Road, South : Adj. Common Passage And Flat No. 204. With Buildings Constructed Thereon Along With Other Assets Such As Furniture And Fixtures, Equipments, Machinery –Fixed And Movable, Structure And Any Others Assets Situated Thereon.	18.12.2025 (Symbolic)
13	1) NEETABEN DHARSHI PARMAR 2) KAUSHIK LILADHAR DAMA	27-06-2025 & Rs. 4936492.92/- as on 27/07/2021	All The Piece And Parcel Of Immovable Property In The Form Of Residential Plots No. 1 To 6 Total Admeasuring 2012.28 Sq. Mtrs. Names And Known As "Odha" And Known As "Shachhu Village", With Land Bearing Revenue Survey No. 143 Of P.O And Village Lakhnad, Taluka Bhuj, District Kutch And Standing In The Joint Name Of Mrs. Neetaben Dharshi Parmar And Mr. Kaushik Liladhar Damar And Bounded As Follows. East : Government Waste Land T.S.No. 142, West : Plot No. 07 Of Same Survey No., North : 9.00 Mtrs. Wide Internal Road, South : Govt. Waste Land. With Buildings Constructed Thereon Along With Other Assets Such As Furniture And Fixtures, Equipments, Machinery –Fixed And Movable, Structure And Any Others Assets Situated Thereon.	20.12.2025 (Symbolic)
Please further note that as mentioned in sub-section 13 of Sec. 13 of the aforesaid Act, you shall not transfer by way of sale, lease or otherwise any of the assets stated under security referred to in this Notice without prior written consent of our Bank.				
Date : 23.12.2025, Place : Gujarat			Authorised Officer, Axis Bank Ltd.	