

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, Mugalsan 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 tabel 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 tabel) 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

Borrower/Co-Borrower/Mortgagor/Guarantor mentioned herein below tabel 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 tabel 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.

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) DINESH TUKARAM MALI, 2) PRIYANKA DINESH MALI	19-March- 2025 & Rs. 2,43,093 /-	ALL THE PIECE AND PARCEL OF IMMOVABLE PROPERTY BEARING FLAT NO.R-402 ON 4TH FLOOR IT'S BUILT UP AREA ADMEASURING 55.41 SQ. MTR AND CARPET AREA ADMEASURING 43.13 SQ. MTR OF BUILDING NO. R IS AMONG THE BUILDINGS CONSTRUCTED AS PER APPROVED PLAN IN THE SCHEME NAMED "MARUTI HEIGHTS" ON NON-AGRICULTURAL LAND AT REVENUE SURVEY NO.1081 AND 1082, MOJE VILLAGE CHHANI, SUB-DISTRICT VADODARA VIBHAG-7(CHHANI), DISTRICT VADODARA OF GUJARAT STATE. BOUNDARIES EAST: Flat No. R-403, WEST: Tower-S, Flat No. S-403, NORTH: R.S. No. 1081, SOUTH: Flat No. R-401.	17-07-202					
2	1) JAGDISH AMBALAL SOLANKI, 2) PUSHPABEN JAGDISH SOLANKI	15-April-2025 & Rs. 11,20,821/-	ALL THE PIECE AND PARCEL OF IMMOVABLE PROPERTY BEARING FLAT NO 404, 4TH FLOOR, BLOCK NO P, IN THE SCHEME OF MARUTI HEIGHTS, HAVING REVENUE SURVEY NO 1081, LAND AREA ADMEASURING 8094.00 SQ. MTRS AND REVENUE SUREVY NO 1082, LAND AREA ADMEASURING 16896.00 SQ.MTRS TOTAL AREA ADMEASURING 24990.00 SQ.MTRS PAIKI 12410.00 SQ.MTRS OF MOUJE: CHHANI, SUB DISTRICT: VADODARA, DISTRICT: VADODARA. BOUNDARIES EAST: TOWER O AND FLAT NO 0. 401, WEST: FLAT NO P. 401, NORTH: FLAT NO P-403, SOUTH: SOCIETY ROAD.						
3	1) PINAKINBHAI MANHARBHAI PATEL, 2) KRINABEN PINAKINBHAI PATEL	& Rs.	LL THE PIECE AND PARCEL OF IMMOVABLE PROPERTY BEARING PLOT NO. 10, PLOT AREA ADMEASURING 138.6 Q. MTRS. GROUND FLOOR BUILT UP AREA ADMEASURING 45.22 SQ. MTRS. FIRST FLOOR BUILT UP ARE DMEASURING 45.22 SQ. MTRS., TOTAL BUILT UP AREA ADMEASURING 90.44 SQ. MTRS, IN THE SCHEME KNOWS "SHIVAM CO-OPERATIVE HOUSING SOC. LTD" SITUATED AT REVENUE SURVEY NO. 2588 PAIKI OF MOUJE SAVUUB DISTRICT-SAVLI, DIST. VADODARA IN THE STATE OF GUJARAT. BOUNDARIES EAST: PLOT NO. 6-C., WEST PEN LAND, NORTH: PLOT NO. 4-C, SOUTH: OPEN LAND						
4	1) PRAKASH HARIBHAI HAJOLA, 2) DEEPIKA PRAKASH HAJOLA		ILL THE PIECE AND PARCEL OF IMMOVABLE PROPERTY BEARING FLAT NO.1-503 ON 5TH FLOOR ITS CARPET AREA DESCRIPTION OF TOWER NO.1 IS AMONG THE BUILDINGS CONSTRUCTED AS PER APPROVED LAN IN THE SCHEME NAMED "GOKULDHAM RESIDENCY" ON NON-AGRICULTURAL LAND AT BLOCK/SURVEY 10.658, MOJE VILLAGE-UNDERA, SUB-DISTRICT-VADODARA, DISTRICT VADODARA OF GUJARAT STATE. OUNDARIES EAST: Flat No. 502, WEST: 9.00 Mtr Society Road, NORTH: Flat No. 504, SOUTH: Tower-H						
5	1) BATHIYA ARUNKUMAR JAYANTILAL, 2) BATHIYA JAYSHRIBEN JAYANYTILAL, 3) JAYANTILAL CHHAGANLAL BHATIYA	24-March- 2025 & Rs. 11,42,880 /-	ALL THE PIECE AND PARCEL OF IMMOVABLE PROPERTY BEARING FLAT NO.: G/2-102 ON 1ST FLOOR ITS BUILT UP AREA ADMEASURING 391.34 SQ. FT. AND I.E.36.37 SQ. MTR AND CARPET AREA ADMEASURING AS PER RERA 325.81 SQ.FT I.E. 30.28 SQ. MTR OF BUILDING NO. G/2 IS AMONG THE BUILDINGS CONSTRUCTED AS PER APPROVED PLAN IN THE SCHEME NAMED "WHITE PALACE" ON NON-AGRICULTURAL LAND AT REVENUE SURVEY NO.1360, BLOCK NO.1317, TP SCHEME NO. 36 (VARIYAV) AS PER APPLICABLE FINAL PLOT NO. 55, MOJE VILLAGE VARIYAV, SUBDISTRICT ADAJAN (SURAT CITY), DISTRICT SURAT OF GUJARAT STATE BOUNDARIES EAST: Adj.buliding No. G/1, WEST: Adj.buliding No. A/1, NORTH: Adj. COP, SOUTH: Adj. TP ROAD	18-07-202 (Symbolic					
6	1) CHANDRAKANT RAMANLAL KAPADIYA, 2) NIRANJANLAL RAMANLAL KAPADIYA	05-April-2025 & Rs. 23,92,094/-	ALL THE PIECE AND PARCEL OF IMMOVABLE PROPERTY BEARING REVENUE SURVEY NO.871/1 OF PLOT NO.11, TOTALLY AREA ADMEASURING IN AGGREGATE ABOUT 175.87 SQ. MTRS.TA. HIMMATNAGAR DIST. SABARKANTHA, GUJARAT. BOUNDARIES EAST: WAY OF 7.50 MTRS., WEST: LAND OF RS NO.871/6, NORTH: COMMON PLOT, SOUTH: PLOT NO.12.						
7	1) MAHAJAN VISHVANATH ASHOKBHAI, 2) MAHAJAN DIPIKA VISHVANATH	19-March- 2025 & Rs. 15,85,574 /-	ALL THE PIECE AND PARCEL OF IMMOVABLE PROPERTY BEARING FLAT NO.M-304 ON 3RD FLOOR ITS CARPET AREA ADMEASURING 47.10 SQ. MTRS AND BUILT UP AREA ADMEASURING 50.17 SQ. MTRS OF BUILDING NO. M IS AMONG THE BUILDINGS CONSTRUCTED AS PER APPROVED PLAN IN THE SCHEME NAMED "SUMUKH RESIDENCY "ON NON-AGRICULTURAL LAND AT REVENUE SURVEY NO.141, BLOCK NO.213, TP SCHEME NO.62(DINDOLI-BHESTAN-BHEDVAD) AS PER APPLICABLE FINAL PLOT NO.17 OF SUB PLOT NO.1, MOJE VILLAGE DINDOLI, SUBDISTRICT SURAT CITY (UDHANA), DISTRICT SURAT OF GUJARAT STATE.	18-07-202 (Symbolic					
8	1) SONDAGAR KAMLESHKUMAR MANSUKHBHAI, 2) SONDAGAR NILAMBEN KAMLESHBHAI,	2025 & Rs.	ALL THE PIECE AND PARCEL OF IMMOVABLE PROPERTY BEARING FLAT NO. G-503 ON 5TH FLOOR ITS BUILTUP AREA ADMEASURING 418 SQ.FT I.E. 38.88 SQ.MTR AND CARPET AREA ADMEASURING 361 SQ.FT I.E. 33.54 SQ.MTR OF BULIDING NO.G IS AMONG THE BUILDINGS CONSTRUCTED AS PER APPROVED PLAN IN THE SCHEME NAMED "ASHIRWAD HEIGHTS" ON NON-AGRICULTURAL LAND AT REVENUE SURVEY NO.582-1, BLOCK NO.1072 PALKI 1, TP SCHEME NO.66 (KOSAD-VARIYAV) AS PER APPLICABLE FINAL PLOT NO.327, MOJE VILLAGE KOSAD, SUB-DISTRICT SURAT CITY(ADAJAN), DISTRICT SURAT OF GUJARAT STATE. BOUNDARIES EAST: Block No.1078, WEST: Road, NORTH: Block No.1071 Paiki 1 & Road, SOUTH: Block No.1073 Palki 1						
9	1) SUNDER KISHOR MUKHIYA, 2) AARTIKUMARI SUNDER MUKHIYA	19-March- 2025 & Rs. 16,24,268 /-	ALL THE PIECE AND PARCEL OF IMMOVABLE PROPERTY BEARING FLAT NO. N/1-101 ON 1ST FLOOR ITS BUILT-UP AREA ADMEASURING 705 SQ. FT. I.E. 65.52 SQ. MTR OF BUILDING/TOWER NO.N-1 IS AMONG THE BUILDINGS CONSTRUCTED AS PER APPROVED PLAN IN THE SCHEME NAMED "AMBIKA TOWNSHIP" ON NON-AGRICULTURAL LAND AT REVENUE SURVEY NO.83/1, BLOCK NO.121, TP SCHEME NO.69 (GODADRA-DINDOLI) AS PER APPLICABLE FINAL PLOT NO.109, MOJE VILLAGE DINDOLI, SUB-DISTRICT SURAT, DISTRICT SURAT OF GUJARAT STATE. BOUNDARIES EAST: ROAD, WEST: FLAT NO.104, NORTH: FLAT NO.102, SOUTH: DJ. TOWER	18-07-202					
10	1) THAKAR PRAKASHKUMAR BHIKHALAL, 2) THAKAR MINABEN		ALL THE PIECE AND PARCEL OF IMMOVABLE PROPERTY BEARING PLOT NO. 01 OF RUSHIKESH SOCIETY, ADMEASURING 51.20 SQ. MTRS. FOR CONSTRUCTION, 44.11.88 SQ. MIRS. FOR MARGIN LAND, TOTAL ADMEASURING 95.31.88 SQ. MTRS. SITUATED AT N. A. LAND R. S. NO. 5659 (OLD R. S. NO. 172P) AT VILLAGE-VISNAGAR, TA. VISNAGAR, DIST. MEHSANA. BOUNDARIES EAST: Road., WEST: Marginal Land & Road of Vrundavan Society, NORTH: Marginal Land & Road of Vrundavan Society, SOUTH: Road.	18-07-2029 (Symbolic)					
11	1) GHADIA ASHISH BHOVANBHAI, 2) GHADIA PRAGNA ASHISH	27-March- 2025 & Rs. 8,94,808 /-	ALL THE PIECE AND PARCEL OF IMMOVABLE PROPERTY BEARING FLAT NO. D/4-204 ON 1ST FLOOR ITS SUPER BUILT UP AREA ADMEASURING 699.SQ. FT. I.E. 64.96 SQ. MTR AND BUILT UP AREA ADMEASURING 429 SQ. FT I.E. 39.87 SQ. MTRS OF BUILDING NO. D/4 IS AMONG THE BUILDINGS CONSTRUCTED AS PER APPROVED PLAN IN THE SCHEME NAMED "SHIV RESIDENCY" ON NON-AGRICULTURAL LAND AT BLOCK NO. 92, MOJE VILLAGE UMARA, SUB-DISTRICT OLPAD, DISTRICT SURAT OF GUJARAT STATE. Boundaries EAST: ADJ.FLAT NO. D/4-203, WEST: OPEN SPACE, NORTH: ADJ. FLAT NO. D/4-201, SOUTH: ADJ. BULIDING NO. D/2.						
12	1) GHATE SUNITABEN PRAHLADBHAI, 2) GHATE PRAHLADBHAI NAMDEV	& Rs.	ALL THE PIECE AND PARCEL OF IMMOVABLE PROPERTY HOUSING NO 14 IN THE SCHEME OF KESHAV VATIKA HAVING REVENUE SURVEY NO 33 (OLD REVENUE BLOCK NO 122 PAIKI 3 PAIKI 1 OF PLOT NO 1 TO 47 TOTALLY AREA ADMEASURING 6000 SQ.MTRS NA LAND SITUATED AT MADHAVGADH TA. TALOD, DIST: SABARKANTHA, GUJARAT.						
13	1) MORI KANO BHIMABHAI, 2) RASIKABEN KANO MORI	26-March- 2025 & Rs. 20,79,764 /-	ALL THE PIECE AND PARCEL OF IMMOVABLE PROPERTY BEARING FLAT NO.302 ON 3RD FLOOR ITS BUILT UP AREA ADMEASURING 89.689 SQ.MTR OF APPARTMENT IS AMONG THE BUILDING CONSTRUCTED AS PER APPROVED PLAN IN THE SCHEME NAMED "REGENCY HOMES" ON NON-AGRICULTURAL LAND AT REVENUE SURVEY NO.111/PAIKI-2, PLOT NO.B/1 MOJE VILLAGE VYARA, SUB-DISTRICT VYARA, DISTRICT TAPI OF GUJARAT STATE. Boundaries EAST: Internal road, WEST: Open Land, NORTH: Open Land, SOUTH: Plot No. C-1 and Open Road	18-07-2029 (Symbolic)					
14	1) NATIYA SHYAMBHAIDAS PAWAR, 2) PAWAR LAXMIBAI SHYAMBHAIDAS	27-March- 2025 & Rs. 12,56,868 /-	ALL THE PIECE AND PARCEL OF IMMOVABLE PROPERTY BEARING FLAT NO. A/2-108 ON 1ST FLOOR IT'S BUILT UP AREA ADMEASURING 424.SQ.FT. I.E. 39.39 SQ. MTR OF BUILDING NO. A/2 IS AMONG THE BUILDINGS CONSTRUCTED AS PER APPROVED PLAN IN THE SCHEME NAMED "ROYAL STAR TOWNSHIP" ON NON-AGRICULTURAL LAND AT REVENUE SURVEY NO. 99, 100/C, BLOCK NO. 98, TP SCHEME NO. 69 (GODADARA-DINDOLI) AS PER APPLICABLE FINAL PLOT NO. 30, MOJE VILLAGE GODADARA, SUB-DISTRICT SURAT CITY, DISTRICT SURAT OF GUJARAT STATE. BOUNDARIES EAST: FLAT NO. 105, WEST: FLAT NO. 101, NORTH: ROAD, SOUTH: FLAT NO. 107.						
15	1) SOLANKI DILIPKUMAR BHIKHABHAI, 2) SOLANKI LALITABEN DILIPKUMAR ALIAS BHANGI LALITABEN BALABHAI	& Rs.	ALL THE PIECE AND PARCEL OF IMMOVABLE PROPERTY BEARING REVENUE SURVEY NO 63, PAIKI OF PLOT NO 206 PAIKI SOUTHERN SIDE AREA ADM IN AGGREGATE ABOUT 42.18.75 SQ. MTRS SITUATED AT "CHEHAR KRUPA SOCIETY" SAVGADH VILLAGE TA. HIMMATNAGAR DIST: SABARKANTHA GUJARAT. BOUNDARIES: EAST: PLOT NO 211, WEST: WAY OF 6.00 MTRS, NORTH: PLOT NO 206 PAIKI, SOUTH: PLOT NO 205	18-07-202					
16	1) SUDARSHAN LAXMAN MHASKE, 2) MHASKE JAYESHREEBEN LAXMANBHAI,	26-March- 2025 & Rs. 25,24,055 /-	ALL THE PIECE AND PARCEL OF IMMOVABLE PROPERTY BEARING FLAT NO.F-103 ON 1ST FLOOR ITS SUPER BUILT UP AREA ADMEASURING 1186 SQ. FT AND BUILT UP AREA ADMEASURING 1068.00 SQ. FT I.E. 99.20 SQ. MTRS OF BUILDING NO. F IS AMONG THE BUILDINGS CONSTRUCTED AS PER APPROVED PLAN IN THE SCHEME NAMED "AMBIKA HEVEN" ON NON-AGRICULTURAL LAND AT REVENUE SURVEY NO.28, BLOCK NO.116, TP SCHEME NO.69(DINDOLI-GODADARA) AS PER APPLICABLE FINAL PLOT NO.104, MOJE VILLAGE DINDOLI, SUB-DISTRICT SURAT CITY, DISTRICT SURAT OF GUJARAT STATE. Boundaries EAST: Block no-115 Land, WEST: Block no-117 Land, NORTH: Block no-114 Land, SOUTH: 18.00 mrt TP Road						
17	1) SUTHAR HITESH VASHUDEVBHAI, 2) SUTHAR BHAVNABEN HITESH	05-April-2025 & Rs. 10,50,995/-	ALL THE PIECE AND PARCEL OF IMMOVABLE PROPERTY BEARING PLOT NO 68, REVENUE SURVEY NO 1199[OLD REVENUE SURVEY: 466/P/1) IN THE SCHEME OF "VRUNDAVAN VATIKA" HAVING TOTAL AREA ADMEASURING 9512.62 SQ. MTRS SITUATED AT MANIYOR VILLAGE, TA: IDAR, DIST: SABARKANTHA, GUJARAT.	18-07-202 (Symbolic					
18	(1) M/s. TRIMURTI TRUE TRADE GLOBALLY (Applicant) (2) Mr. DINESHBHAI PARSHOTTAMDAS PATEL (PROPRIETOR) (3) Mrs. USHABEN DINESHBHAI PATEL (GUARANTOR) (4) Mr. KISHAN DINESHBHAI PATEL (GUARANTOR)	10-03-2025 & Rs. 3,06,59,736. 00 as on 31-01-2025	Property 1 - All that piece & parcel of Immovable property situated at Flat No. 8/501 admeasuring 95 sq. mtrs. (super built up) on Fifth Floor in Block "B" along with undivided proportionate share of land admeasuring 34 sq mtrs., "Maharaja Complex, Shyam (Jodhpur) Cooperative Housing Society Ltd., Old Survey No. 147/2 admeasuring, 2428 mtrs of Mouje: Vejalpur, Town Planning Scheme No.4, Final Plot No. 163 admeasuring 2236 yards equivalent to 1870 sq. mtrs., New Survey No.53/2 of Mouje. Jodhpur. Taluka Vejalpur, District Ahmedabad and in the registration Sub District Ahmedabad - 4 (Paldi) Owned by Mr Kishan D Patel and bounded as under: - Towards East: Margin space & thereafter Adhya Shakti Society, Towards West: Stair, Lift And Flat No: - B/505, Towards North: Margin space, Towards South: Flat No. B/502. PROPERTY NO 2: All that piece & parcel of Immovable property situated at Shop No. 39 and 40. admeasuring 26.20 sq mtrs (super built up area) on Second Floor, "Shilp Arcade" Revenue Survey No 86/1 and 87/1. Town Planning Scheme No. 1 Final Plot No 289, Survey No.7470/D/20, Mouje Unjha, Taluka Unjha, Distrit Mehsana and in the registration Sub District Unjha owned by Mr. Kishan D Patel and bounded as under Towards East: Open to Sky, Towards West: Shop No 38, Towards North: Passage, Towards South: Open to Sky. Property 3: All that piece & parcel of Immovable property situated at (1) Plot No. 60 construction area admeasuring 43.41 sq. mtrs, and adjoining open land admeasuring 27.42 sq. mtrs. aggregating to 70.83 sq. mtrs., (2) Plot No.61 construction area admeasuring 47.985 mtrs. and adjoining open land admeasuring 47.985 mtrs. and adjoining open land admeasuring 47.985 sq. mtrs, and adjoining open land admeasuring 47.985 sq. mtrs, and adjoining open land admeasuring 45.128 sq. mtrs. aggregating to 93.113 sq. mtrs., New Block No.6032 (Old Survey No. 1887 Paiki 5), Khata No.4093, Mouje: Unava, Taluka: Unjha, District Mehsana and in the registration Sub District Unjha owned by Mrs. Ushaben Dineshbhai Patel and bounde	18-07-202 (Symbolic					
19	1) JAYKISHAN KUMAR SHANKAR BHAI SATHVARA, 2) SIDDHI JAYKISHANKUMAR SATHVARA	& Rs.	ALL THE PIECE AND PARCEL OF IMMOVABLE PROPERTY BEARING Flat No. A/401 of Fourth Floor of A Wing of						

The Co-Operative Bank of Rajkot Ltd. Multi State Co-Operative Bank Haj Bank

# Possession Notice

Appendix IV [Rule 8 (1)] (for Immovable Property)

Whereas the undersigned being the Authorized Officer of The Cooperative Bank of Rajkot 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 13.12.2024 and calling upon the borrower(s) / Guarantor(s) / mortgagor(s) M/s. Utsav Furniture, Hitesh mahendrakumar kansara, Sanjay Subhashchandra Kagda, Mahendrakumar Bhikhalal Kansara to repay the amount mentioned in the notice being Rs. 47,67,452.92\*\*( Forty-Seven Lakh Sixty-Seven Thousand Four Hundred and Fifty-Two and Ninety-Two Paisa only) as on 30.11.2024 within 60 days from the date of receipt of

The Borrower & Guarantor(s) having failed to repay the amount, notice is hereby given to the Borrower & Guarantor(s) and the public in general that the undersigned has taken Symbolic possession of the property as described herein below in exercise of powers conferred on him under subsection (4) of section 13 of Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on this the 17 day of July of the year 2025.

The Borrower & Guarantor(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 The Co-operative Bank of Rajkot Ltd. for an amount being Rs. 47,67,452.92\*\*( Forty-Seven Lakh Sixty-Seven Thousand Four Hundred and Fifty-Two and Ninety-Two Paisa only) as on 30.11.2024 cost and incidental charges thereon.

The Borrower & Guarantor(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 Movable/ immovable Property (ies)

- Stock & Debtors etc. (Cash Credit loan of Rs. 20,00,000/-).
- Plant & Machinery (Machinery Loan of Rs. 15,00,000/-& Rs. 15,00,000/ & Rs. 15,00,000/-& Rs. 15,00,000/-)
- Immovable Constructed Residential House Belonging to Hiteshbhai Mahendrakumar Kansara alias Kagda constructed on Plot No.51 land admeasuring about 147-74 Sq. Mtr. of Non-Agriculture & Building Construction Permission for Residential use consisting of Revenue Survey No. 594 Paikee within the village limits of Dudhrej, Taluka-Vadhvan, Dist. Surendranagar which is bounded as follows:

Boundaries: On or towards North by: Plot No.52. On or towards South by: Survey No.598. On or towards East by: 10.50 Mtr. wide Public Road. On or towards West by: Plot No. 50.

Immovable Constructed Residential house Belonging to Sanjaykumar Subhaschandra Kagda on Plot No .55 land Admeasuring 89-37 Sq. Mtrs of Non-Agriculture & Building Construction. Permission use consisting of Revenue Survey No.594 Paikee within the village limits of Dudhrei., TalukaVadhvan, Dist. Surendranagar which is bounded as follows: Boundaries: On or towards North by: Plot No.56. On or towards South by: Plot No. 54. On or towards East by: 10.50 Mtr. wide Public Road. On or towards West by: Plot No. 47.

-sd- Authorised Officer Place: Surendranagar The Co-operative Bank of Rajkot Ltd.

@ 'Sahakar Sarita', Panchnath Road, Rajkot - 360 001 (Gujarat) 

The Co-Operative Bank of Rajkot Ltd.

#### Multi State Co-Operative Bank Rej Bank

Possession Notice

Appendix IV [Rule 8 (1)] (for Immovable Property)

Whereas the undersigned being the Authorized Officer of The Cooperative Bank of Rajkot 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 12.12.2024 and calling upon the borrower(s) / Guarantor(s) / mortgagor(s) M/s. Hasmukh Interiors Private Limited, Sanjay Subhashchandra Kagda, Hitesh Mahendrakumar Kansara, Bhavin Subshchandra Kagda Mahendrakumar Bhikhalal Kansara, Gaurang Vinodray Kagda to repay the amount mentioned in the notice being Rs. 2,10,94,362.00\*\*(Two Crore Ten Lakh Ninety-Four Thousand Three Hundred and Sixty-Two only) as on 30.11.2024 within 60 days from the date of receipt of the said notice.

The Borrower & Guarantor(s) having failed to repay the amount, notice is hereby given to the Borrower & Guarantor(s) and the public in general that the undersigned has taken Symbolic possession of the property Sr. No. 1 & Physical possession of the property Sr. No. 2 as 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 on this the 17 day of July of the year 2025 & 18 day of July of the year 2025 respectively.

The Borrower & Guarantor(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 The Co-operative Bank of Rajkot Ltd. for an amount Rs. 2,10,94,362.00\*\*(Two Crore Ten Lakh Ninety-Four Thousand Three Hundred and Sixty-Two only) as on 30.11.2024 cost and incidental charges thereon.

The Borrower & Guarantor(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 Movable/ immovable Property (ies) Stock & Debtors etc. (Cash Credit loan of Rs.60,00,000/-)

Immovable Commercial Property Belonging to Hasmukh Interiors Pvt.Ltd. Lift Space of Ground and First Floor with Commercial Hall and Balcony having a Total Built up Area 725.69 Sq. Mtr. at Second Floor and Open Terrance having a Carpet Area 709-10 Sq. Mts. at Third Floor of the Building known as "Panch Ratna Complex" constructed on City Survey No.3741 / A land Admeasuring 747-02 Sq. Mts. in the area known as "Rashikpara" within the village limits of Wankaner, Taluka- Wankaner, Dist. Morbi (Old Rajkot) which is bounded as follows:

Boundaries: On or towards North by: Others Property. On or towards South by: Others Property. On or towards East by: Public Road. On or towards West by: National Highway 8/A

-sd- Authorised Officer Place: Surendranagar / Wankaner The Co-operative Bank of Rajkot Ltd.

@ Sahakar Sarita', Panchnath Road, Rajkot - 360 001 (Gujarat)

AAVAS FINANCIERS LIMITED



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

Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) rules, 2002 Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of AAVAS FINANCIERS LIMITED Secured Creditor, will be sold on "As is where is"," As is what is ", and 'Whatever there is" basis. The details of the cases are as under.

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortagors	Dues As on	Date & Amount of 13(2)Demand Notice	Date of Poss- ession	Description of Property	Reserve Price For Property	Earnest Money For Property	Date & Time of Auction	Place of Tender Submission, Tender Open & Auction at Aavas Financiers Ltd.
BHANUBHAI JIVANBHAI CHAUHAN, JYOTIBEN BHANUBHAI CHAUHAN GUARANTOR: NATVARBHAI CHAUHAN (AC NO.) LNADB03118- 190103539	Rs. 6,48,430,00/- DUES AS ON 16 JULY 2025	7 JAN 25 Rs. 853719/- DUES AS ON 3 JAN 25	29 JUN 25	FLAT NO - H-108, SHUBH SHUKRA, NEAR LAL DARWAJA JAIN TEMPLE, SHUHANI ROAD, NEAR PATEL PARU, VISNAGAR, MEHSANA SITIATED AT REVENUE SURVEY NO - 405, CITY SURVEY NO - 1550 GUJARAT ADMEASURING 26.56 SQ,MTRS	Rs. 650000/-	Rs. 65000/-	11.00 AM TO 01.00 PM 25 AUG 2025	3RD FLOOR, AMOLA COMPLEX, OPP. GIRISH COLD DRINK, C. G. ROAD, AHEMDABAD- 380009,GUJARAT- INDIA
SUNIL MAYURBHAI DANTANI, LILABEN MANUBHAI VAGHARI, DANTANI MAYURBHAI MANUBHAI (AC NO.) LNADB02918- 190080228	Rs. 7,74,324.00/- DUES AS ON 16 JULY 2025	14 MAY 24 Rs. 617661/- DUES AS ON 8 MAY 24	15 JUN 25	THE RESIDENTIAL PROPERTY BEARING GRAM PANCHAYAT GRAM PANCHAYAT PROPERTY NO. 1598 IN THE AREA KNOWN AS "JUNO VAGHRI VAS", IS SITUATED AT MOUJE, CHHALA, TAL GHANDHINAGAR GUJARAT ADMEASURING 93.15 SQ.YARDS	Rs: 618900/-	Rs. 61890/-	11.00 AM TO 01.00 PM 25 AUG 2025	SHREE UGATI CORPORATE PARK , SHOP NO :- 301& 302 ,3RD FLOOR ,URJANAGAR 1, KUDASAN, GANDHINAGAR- 382421,GUJARAT- INDIA
MAMTABEN KANUBHAI VALA, AAPABHAI NANABHAI MANJARIYA (AC NO.) LNAMR00719- 200125351	Rs. 27,24,246.00/- DUES AS ON 16 JULY 2025	7 APR 22 Rs. 2556641/- DUES AS ON 5 APR 22	26 JUN 25	PLOT NO. 7 PAIKEE NORTH SIDE, R. S. NO. 126/2 PAIKI, KRISHANAPARK-2, SAVARKUNDLA, AMRELI, GUJARAT ADMEASURING 133.52 SQ. MTRS	Rs. 3448800/-	Rs. 344880/-	11.00 AM TO 01.00 PM 25 AUG 2025	2ND FLOOR, SHOP NO 202,203,204 CITY POINT, OPP.R.D. PETREOL PUMP, BUS STAND ROAD, AMRELI- 365601, GUJARAT- INDIA
ANUBEN KISHORBHAI SOLANKI, KISHORBHAI SOLANKI, AJAY KISHORBHAI SOLANKI GUARANTOR: KISHANBHAI HARIBHAI KALANIYA (AC NO.) LNJUN17923- 240323672	Rs. 11,58,013.00/- DUES AS ON 16 JULY 2025	9 DEC 24 Rs. 1039750/- DUES AS ON 5 DEC 24	29 JUN 25	IMMOVABLE PROPERTY OF FLAT NO. 104 SITUATED ON THE FIRST FLOOR OF AN APARTMENT NAMED & SHEENATHJI PALACE& CONSTRUCTED ON THE LAND OF PLOT NO. 7 AND 8 OF R.S. NO. 131/PAIKE OF MENDARDA, TAL - MENDARADA, DIST - JUNAGADH GUJARAT ADMEASURING 64.53 SQ.MTS	Rs. 984300/-	Rs. 98430/-	11.00 AM TO 01.00 PM 25 AUG 2025	OFFICE NO. 305,RAYINAGAR SHOPPING CENTER, MOTIBAG,JUNAG ADH-362001, GUJARAT-INDIA
KAILASHBEN K SOLANKI, BONY DHARMENDRABHAI SURTI (AC NO.) LNKAM00321- 220222018	Rs. 14,72,804.00/- DUES AS ON 16 JULY 2025	8 FEB 25 Rs. 1352840/- DUES AS ON 3 FEB 25	15 JUN 25	FLAT NO. 601, 6TH FLOOR, SHIV PALACE, WORD NO. 2, NONDH NO. 4216/A, MOJE : SAGARAMPURA, TA. SURAT CITY, DIST. SURAT. GUJARAT ADMEASURING 43.20 SQ. MTRS.	Rs. 1650750/-	Rs. 165075/-	11.00 AM TO 01.00 PM 25 AUG 2025	F.11, FIRST FLOOR, DHARAM EMPIRE, DISTRICT- SURAT, TALUKA: KAMREJ, MOJE- NAVAGAM- 394185,GUJARAT- INDIA
GITABENK CHAUHAN, SANDIP KAMLESHBHAI CHAUHAN, KAMLESHBHAI P CHAUHAN (AC NO.) LNMOR07622- 230253948	Rs. 5,75,165.00/- DUES AS ON 16 JULY 2025	8 FEB 25 Rs. 609824/- DUES AS ON 3 FEB 25	28 JUN 25	RESIDANTIAL HOUSE HAVING TOTALLY BUILTUP AREA ADMEASURING 86-46 SQ MTR BUILT ON TOTALY LAND AD- MAEASURING 1000-00 SQ FIT (92-9) SITUATED AT GAMTAL LAND OF GRAM PANCHAYAT AREA VILLAGE - GHUNTU , TA & DIST :- MORBI, GUJARAT ADMEASURING 86-43 SQ MTR	Rs. 1230000/-	Rs. 123000/-	11.00 AM TO 01.00 PM 25 AUG 2025	OFFICE NO 4, 5TH FLOOR, SIDDIVINAYAK ARCADE, 7- SHAKTI PLOT CORNER, RAVAPAR MAIN ROAD MORBI- 363641, GUJARAT- INDIA
HETALBEN HITESHBHAI SOLANKI, HITESHKUMAR RAMESHBHAI SOLANKI (AC NO.) LNSNA00721- 220207803	Rs. 17,45,276.00/- DUES AS ON 16 JULY 2025	9 DEC 24 Rs. 1587591/- DUES AS ON 5 DEC 24	14 JUN 25	RESIDENTIAL HOUSE ON DUDHREJ R.S.NO.479/B-1 PAIKI PLOT NO. 25 26 27 PAIKI SUB PLOT NO.25 26 27/4 PAIKI NORTHERN SIDE LAND ADMEASURING 40.59 SQ.MT, PURSUANT THERETO, AT.SURENDRANAGAR WITHIN MUNICIPAL LIMITS, TALUKA WADHWAN, DIST- SURENDRANGAR, GUJARAT ADMEASURING 40.59 SQ.MT	Rs. 2005625/-	Rs. 200563/-	11.00 AM TO 01.00 PM 25 AUG 2025	OFFICE NO 308/309 & 303/4,3RD FLOOR, MEGAMALL, BUS STATION MAIN ROAD, SURENDRANAGAR -363001,GUJARAT- INDIA

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 imong the available bidders. The EMD is refundable if the bid is not successful. 2). The successful bidder will deposit 25% of the bidding amount adjusting the EMD amount as initial deposit mmediately or within 24hrs after the fall of the hammer towards the purchase of the asset. The successful bidder failing to deposit the said 25% towards initial payment, the entire EMD deposited will be forfeited & balance amount of the sale price will have to be deposited within 15 days after the confirmation of the sale by the secured creditor; otherwise his initial payment deposited amount will be forfeited. 3). The Authorised officer has absolute right to accept or reject any bid or adjourn/postpone the sale process without assigning any reason therefore. If the date of tender depositing or the date of tender opening is declared as holiday by Government, then the auction will be held on next working day. 4). For inspection and Interested parties who want to know about the procedure of tender may contact AAVAS FINANCIERS LIMITED 201,202, IInd Floor, South End Square, Mansarovar Industrial Area, jaipur-302020 or Ramesh Jat - 9376045878 or respective branch during office hours. Note: This is also a 15/30 days notice under Rule 9(1)/8(6) to the Borrowers/Guarantors/Mortgagor of the above said loan accounts about tender inter se bidding sale on the above mentioned date. The property will be sold, if their out standing duesare not repaid in full.

Authorised Officer Aavas Financiers Limited

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

I arrive at a conclusion not an assumption.

Place : Jaipur Date : 22-07-2025

Inform your opinion detailed analysis.

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Date: 22.07.2025, Place: Gujarat

assets stated under security referred to in this Notice without prior written consent of our Bank.

Authorised Officer, Axis Bank Ltd.