



सेंट्रल बैंक ऑफ इंडिया
સેન્ટ્રલ બેંક ઓફ ઇન્ડિયા
CENTRAL BANK OF INDIA

Kalol Branch

POSSESSION NOTICE
[Under Rule 8(1) of Security Interest (Enforcement) Rules, 2002]

Whereas, The undersigned being the authorized officer of the **Central Bank of India Kalol Branch**, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act No. 54 of 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 **31/01/2025** Calling upon the **Borrower/Mortgagor Mr. Bharat Mohanbhai Parmar Co-Borrower/Mortgagor Mr. Mohan Chhaganbhai Parmar** to repay the amount mentioned in the notice being **Rs.14,09,006.04/- (Rupees Fourteen Lakh Nine Thousand Six and Paise Four Only) (with further interest 31/01/2025)** within 60 days from the date of receipt of the said notice with future interest and incidental charges **w.e.f. 31/01/2025**

The borrower/ Guarantor and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under section 13(4) of the said Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this **07th Day of December of the year 2025.**

The borrower/ Guarantor 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 **Central Bank of India Kalol Branch** for an amount **Rs.14,09,006.04/- (Rupees Fourteen Lakh Nine Thousand Six and Paise Four Only) (with further interest 31/01/2025)** within 60 days from the date of receipt of the said notice with future interest and incidental charges **w.e.f. 31/01/2025**

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

Description of property

Immovable Asset- Equitable Mortgage of property in the name of Mr. Bharat Mohanbhai Parmar and Mr. Mohan Chhaganbhai Parmar being Flat No. 502, Block-I, with built up area 96 sq. yds. And undivided ownership right in the land of the scheme known as "K B Royal Homes" N.A. Land bearing Survey No. 283/1 and 283/1/1 paiki of T.P. Scheme No. 69 & F.P. No. 57, Mouje: Chandkheda, Taluka: Sabarmati, District: Ahmedabad. **Boundaries North:** Flat No. J/502 **South:** Flat No. I/502 **East:** Foyer **West:** Garden

Date : 07/12/2025
Place: Ahmedabad

Authorised Officer
Central Bank of India



AXIS FINANCE

AXIS FINANCE LIMITED
(CIN: U65921MH1995PLC212675)
Axis House, C-2, Wadia International Centre,
Paudurang Budhkar Marg, Worli, Mumbai - 400025

APPENDIX IV [See Rule 8(1)]
POSSESSION NOTICE (For immovable property)
[As per Appendix IV read with rule 8(1) of the Security Interest (Enforcement) Rules, 2002]

Whereas, The undersigned being the Authorized Officer of the **Axis Finance Limited (AFL)**, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of Powers conferred under Section 13(12) read with the Rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice dated **18th August 2025** calling upon the Borrower(s) / Guarantor(s) / Mortgagee(s) (1) Karansinh Vajeshinh Barad (**Borrower/Mortgagor**) (2) Kiranba Karansinh Barad (**Co-Borrower**) having address at: Darbar Gadh Pachal Vaniya Sheri Vallabhipur Bhavnagar Gujarat 364310 who have mortgaged the immovable property being all the piece and parcel of the land more particularly described below, to repay the amount mentioned in the notice being **Rs.30,82,538/- (Rupees Thirty Lakhs Eighty Two Thousand Five Hundred and Thirty Eight only)** as on **14th August 2025** with further interest at the contractual rate thereon till the date of payment within 60 days from the date of receipt of the said notice.

The Borrower(s) / Guarantor(s) / Mortgagee(s) having failed to repay the amount, notice is hereby given to the Borrower(s) / Guarantor(s) / Mortgagee(s) and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on **04th day of December of the year 2025.**

The Borrower(s) / Guarantor(s) / Mortgagee(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 **Axis Finance Limited** for an amount of **Rs.31,52,751/- due as on 20th November 2025** with further interest thereon at the contractual rates together with costs, charges, etc. of **Axis Finance Ltd** until the full payment or realization in full.

The Borrower(s) / Guarantor(s) / Mortgagee(s) attention is invited to provisions of sub section (8) & sub section (13) of section 13 of the said Act, in respect of time available, to redeem the secured assets.

DESCRIPTION OF THE IMMOVABLE PROPERTY

Property details-
All that piece and parcel of immovable property First Floor Shop No 09 admeasuring 29.00 sq meter First Floor Shop No 10 admeasuring 21.26 sq meter total admeasuring 71.52 sq meter situated in city survey no 713 Paiki Street No 19 of Ward: Vallabhipur known as Shiv Rajani Village & Taluka Vallabhipur and District Bhavnagar State Gujarat 364310

Date: 04th December 2025
Place: Bhavnagar

For Axis Finance Ltd
Authorized Officer



बैंक ऑफ महाराष्ट्र
Bank of Maharashtra

Ahmedabad Zone : 1st Floor, Baleshwar Square, Sar Khej-Gandhinagar Highway, Opposite Iscon Temple, Ahmedabad 380015, Gujarat. E-mail: bom1936@mahabank.co.in cmabr. ahe@mahabank.co.in

NOTICE TO THE BORROWER INFORMING ABOUT SALE (30 DAYS NOTICE OF REDEMPTION) RULE (2) / 8(6) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002

AMT78/Redemption Notice/Bhadeshwar Textile Mills/2025-26 **Date:09.10.2025**

To,

1. **M/s Bhadeshwar Textile Mills (Borrower)**
Shop No 06, Shiv Cloth Market, Near Sindhi Dhamshala, Kalapur Kotni Rang, Ahmedabad 380001.

2. **Mr. Ghewarchand Rupaji Sharma (Prop. Of M/s Bhadeshwar Textile Mills) (Borrower and Guarantor)**
Flat No G/306, 2nd floor, Karnavati Apartment, Opp. Om Shantinagar, Near Bharmaria Kuwa, Vatva, Ahmedabad 382440.

Also At: Row House No. F/72, Sector No 09, Samratnagar, Surpatti Ghodasar CHS, Ghodasar, Ahmedabad 380050.

Dear Sir/Madam,

Sub : Sale of property belonging to M/s Bhadeshwar Textile Mills Proprietor - Mr. Ghewarchand Rupaji Sharma (Borrower) for realization of amount due to Bank under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

Bank of Maharashtra, Asset Recovery Branch, Ahmedabad the, the secured creditor, issued a demand notice dated **16.07.2015** under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, calling upon you to pay the dues within the time stipulated therein. Since you failed to comply the said notice within the period stipulated, the Authorised Officer, has taken possession of the immovable secured assets under Section 13(4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002 on **21.11.2015**. Even after taking possession of the secured asset, you have not paid the amount due to bank. As such, it has become necessary to sell the below mentioned property by holding public e-auction.

The date and time of e-auction along with the Reserve Price of the property and the details of the service provider, in which the e-auction to be conducted, shall be published subsequently. Therefore, the 30 days notice of redemption is hereby given to you as per Rule 6(2)/8(6) of Security Interest (Enforcement) Rules 2002.

However, if you pay the amount due to the bank along with subsequent interest, costs, charges and expenses incurred by bank before the date of publication of sale notice, no further action shall be taken for sale of the mortgaged security and you can redeem your property as stipulated in sec. 13(8) of the Act.

SCHEDULE OF PROPERTY

All the piece and parcels of immovable property situated, As per the revenue record of Survey No. 558 (Old Survey No. 556/1, 556/2, 557, 558) of Moje Vatva boundary of Daskroi taluka of Registration District Ahmedabad Sub District Ahmedabad-5 (Narol) in lieu of the land having an area of 2-42-81 sq.m. and size of Rs. 19-25 paisa, F.P. Scheme No. 58 (Vatva) of F.P. Plot No. 40 having a total area of 5840 sq.m. and F.Plot No. 41 having a total area of 11996 sq.m., totaling 17836 sq.m. Flat No. G-306 in the scheme named "Karnavati Apartment" on uncultivated land for residential purposes, approximately 34.70 sq.m. Undivided (including common parking, common staircase land not divided) in the shape of a square and 42.86 sq.m. above it. Property known as G-306 with construction work of second floor of built-up apartment type Bounded by as follows: **On or towards North:** F.P. No. 39 & 69, **On or towards East:** Road of T.P. Scheme, **On or towards West:** Road of T.P. Scheme, **On or towards South:** F.P.Np. 15/1 +2/2 & 3/2

FOR, BANK OF MAHARASHTRA
Chief Manager/Authorized Officer
under SARFAESI Act, 2002.

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



बैंक ऑफ बड़ोदा
Bank of Baroda

Vapi Ind.Estate SSI Branch, C/M-14, G.I.D.C., PB. No. 13, Near Char Rasta, Vapi - 396 195, Dist. Bulsar, India. Mo. : 9687680732, Email : indvap@bankofbaroda.com

ANNEXURE – I – REDEMPTION NOTICE
Notice under Rule 6(2) and/or Rule 8(6) of the Security Interest (Enforcement) Rules, 2002

INDVAP/ADV/25-26/1697 **Date – 02.12.2025**

To,

1. **Mr.Vishnu R Verma** Flat no.205, Ambika Nektetan Co-op Husing Soc. Haniya Park Dunga Vapi Valsad

Re: 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:- 1. Demand Notice dated 06.01.2025 issued u/s 13 (2) of SARFAESI Act 2002.
2. Possession Notice dated 18.09.2025 issued u/s 13 (4) of SARFAESI Act 2002.

Dear Sir/Madam,

Whereas the Authorised Officer of the Bank of Baroda, Branch VAPI INDUSTRIAL ESTATE address Vapi industrial Estate Branch, C/M-14, GIDC., PB.No.13, Near Char Rasta, Vapi-396195 being Secured Creditor Bank in exercise of the powers conferred u/s 13(2) of the SARFAESI Act 2002 (hereinafter referred as "Act") read with Rules 3 of Security Interest (Enforcement) Rules 2002 (hereinafter referred as "Rules") issued demand notice dated 6/12/2024 calling upon you being Borrowers (s) / Mortgagee (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. [Copy of Possession Notice dated 04/09/2024 is attached herewith for ready reference].

Even after taking possession of the secured asset, you have not paid the amount due to Bank as mentioned in above Possession Notice.

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 receipt 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 receipt 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

S.no.	Description of the Movable/ Immovable Properties	Date of Possession	18.09.2025	Type of Possession (Symbolic/Physical)	SYMBOLIC	Date of Publication of Possession Notice (For Immovable property only)	25.09.2025
1.	All that piece and parcel of the immovable property being Residential Flat No. 205, admeasuring about 688.00 Sq. Ftis, equivalent to 63.94 Sq. Meters super built-up area situated on Second floor of the building known as "Ambika Nektetan Co operative Housing Society Limited" and the said building is constructed on the non-agricultural land bearing Plot no 106, admeasuring 7414.00 sq feet, bearing Survey No 219/2, 219/2 Paikes and 219/3, situated within the Jurisdiction of Dunga in Vapi Municipal area Taluka : Vapi, District : Valsad Gujarat						

Date : 02.12.2025
Place : Valsad

Sd/- Authorized Officer, Bank of Baroda, VAPI INDUSTRIAL ESTATE



बैंक ऑफ बड़ोदा
Bank of Baroda

Vapi Ind.Estate SSI Branch, C/M-14, G.I.D.C., PB. No. 13, Near Char Rasta, Vapi - 396 195, Dist. Bulsar, India. Mo. : 9687680732, Email : indvap@bankofbaroda.com

ANNEXURE – I – REDEMPTION NOTICE
Notice under Rule 6(2) and/or Rule 8(6) of the Security Interest (Enforcement) Rules, 2002

INDVAP/ADV/25-26/3804 **Date – 02.12.2025**

To,

1. **DHARMENDRA BHIKHABHAI RATHOD** FLAT 207, 2ND FLOOR, MAHALAXMI DARSHAN APT, TUKWADA, PARDI, NR RAJVEER RESIDENCY, PARDI, VALSAD 396185

2. **KAMLABEN BHIKHABHAI RATHOD** FLAT 207, 2ND FLOOR, MAHALAXMI DARSHAN APT, TUKWADA, PARDI, NR RAJVEER RESIDENCY, PARDI, VALSAD 396185

Re: 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:- 1. Demand Notice dated 12/06/2024 issued u/s 13 (2) of SARFAESI Act 2002.
2. Possession Notice dated 04/09/2024 issued u/s 13 (4) of SARFAESI Act 2002.

Dear Sir/Madam,

Whereas the Authorised Officer of the Bank of Baroda, Branch VAPI INDUSTRIAL ESTATE address Vapi industrial Estate Branch, C/M-14, GIDC., PB.No.13, Near Char Rasta, Vapi-396195 being Secured Creditor Bank in exercise of the powers conferred u/s 13(2) of the SARFAESI Act 2002 (hereinafter referred as "Act") read with Rules 3 of Security Interest (Enforcement) Rules 2002 (hereinafter referred as "Rules") issued demand notice dated 6/12/2024 calling upon you being Borrowers (s) / Mortgagee (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. [Copy of Possession Notice dated 04/09/2024 is attached herewith for ready reference].

Even after taking possession of the secured asset, you have not paid the amount due to Bank as mentioned in above Possession Notice.

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 receipt 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 receipt 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.	Description of the Movable/ Immovable Properties	Date of Possession	04/09/2024	Type of Possession (Symbolic/Physical)	PHYSICAL	Date of Publication of Possession Notice (For Immovable property only)	06-09-2024
1.	ALL THAT PIECE AND PARCEL OF IMMOVABLE PROPERTY BEING RESIDENTIAL FLAT NO.207 ADMEASURING 780.00 SQ.FT. I.E.72.49 SQ.MTRS. SUPER BUILTUP AREA ALONGWITH UNDIVIDED SHAR LAND ADMEASURING 10.00 SQ.MTRS. LYING AND LOCATED ON THE SECOND FLOOR OF THE BUILDING KNOWN AS "MAHALAXMI DARSHAN" CONSTRUCTED ON NA LAND BEARING PLOT NO.06 ADMEASURING 674.92 SQ.MTRS. BEARING SURVEY NO.741, PLOT NO.6, AFTER PROMULGATION NEW SURVEY NO.2170 FORMING PART OF SURVEY NO.741 ADMEASURING 15.176 SQ.MTRS. SITUATED AT VILLAGE-TUKWADA, TALUKA-PARDI, DISTRICT-VALSAD GUJARAT STANDING IN THE NAME OF MR. DHARMENDRA BHIKHABHAI RATHOD AND MRS. KAMLABEN BHIKHABHAI RATHOD.						

Date : 02.12.2025
Place : Valsad

Sd/- Authorized Officer, Bank of Baroda, VAPI INDUSTRIAL ESTATE



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

SALES 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/Mortgagors	Dues As on	Date & Amount of 13(2) Demand Notice	Date of Possession	Description of Property	Reserve Price For Property	Earnest Money For Property	Date & Time of Auction	Place of Tender Submission, Tender Open & Auction at Aavas Financiers Ltd.
JAYESHBHAI AMARSINH GHIL, CHIRAKUMAR JAYESHBHAI GHIL, REKHABEN JAYESHBHAI GHIL GUARANTOR : SANJAYBHAI MANSINH PADHYAR (AC NO.) LNBRD00517-180053804	Rs. 7,30,662.00/- DUES AS ON 03 DEC 2025	8 FEB 25 Rs. 526864/- DUES AS ON 03 FEB 2025	20 JUL 25	RESIDENTIAL PROPERTY BEING GRAM PANCHAYAT HOUSE NO 2723, SITUATED AT AND POST, RUPAPURA NANDESARI, DISTT VADODRA GUJRAT ADMEASURING 936.0 SQ.FTS	Rs. 871520/-	Rs. 87152/-	11.00 AM TO 01.00 PM 12 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
LATE MR. MUKESHBHAI ROHIT NOW DECEASED THROUGH HIS LEGAL HEIRS ROHIT PARVATIBEN, ROHIT NANDINI MUKESH, SAPIA MUKESHBHAI ROHIT, ROHIT TARABEN, ROHIT PARVATIBEN (AC NO.) LNVA000322-230266099	Rs. 9,83,922.00/- DUES AS ON 03 DEC 2025	8 FEB 25 Rs. 815121/- DUES AS ON 03 FEB 2025	15 JUL 25	FLAT NO. 413 & 414 4TH FLOOR, GOKULDHAM APARTMENT, BUILDING B, MOJE UTIYADRA, SUB DIST- ANKILWISHWAR, DIST- BHARUCH, GUJARAT ADMEASURING 421 SQ.FT.	Rs. 842000/-	Rs. 84200/-	11.00 AM TO 01.00 PM 12 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
PIYUSHBHAI RAVAL, JYOTIBEN BHIKHABHAI RAVAL, BALVANT RAVAL, VIVEK BALVANTBHAI RAVAL GUARANTOR : DEEPAK BABUL NIKUMBH (AC NO.) LNBAH00322-230261962	Rs. 10,43,272.00/- DUES AS ON 03 DEC 2025	8 FEB 25 Rs. 872907/- DUES AS ON 03 FEB 2025	18 JUN 25	FLAT NO. 413 & 414 4TH FLOOR, GOKULDHAM APARTMENT, BUILDING B, MOJE UTIYADRA, SUB DIST- ANKILWISHWAR, DIST- BHARUCH, GUJARAT ADMEASURING 48.08 SQ. MTRS.,	Rs. 847880/-	Rs. 84788/-	11.00 AM TO 01.00 PM 12 JAN 2026	SHOP NO. 32, ADITYA COMEX, KASAK CIRCLE, RD. NEAR 392012, GUJARAT-INDIA
VIKAS RANA, NARESH RANA, PUSHPABEM MAHENDRABHAI RANA GUARANTOR : PRAKASH CHANDANBHAI RANA (AC NO.) LNNAR17923-240311349	Rs. 11,19,624.00/- DUES AS ON 03 DEC 2025	8 FEB 25 Rs. 915951/- DUES AS ON 03 FEB 2025	27 JUL 25	THE RESIDENTIAL PROPERTY BEARING FLAT NO. C/220 IN BLOCK NO. C ON 2ND FLOOR, IN THE SCHEME KNOWN AS UMANG NAROL-2, ON LAND BEARING SUB PLOT NO. 1 OF F.P. NO. 69 OF T.P. SCHEME NO. 60 (NAROL SOUTH-2) OF BLOCK/SURVEY NO. 153/1, SITUATED AT MOJE, NAROL, TAL. MANINAGAR, DIST. AHMEDABAD ADMEASURING ABOUT 54 SQ.YARDS. I.E., 45.10 SQ.MTRS (SUPER BUILT UP) CONSTRUCTION AREA AND UNDIVIDED SHARE 17.49 SQ.MTRS	Rs. 882000/-	Rs. 88200/-	11.00 AM TO 01.00 PM 12 JAN 2026	OFFICE NO -201, 2ND FLOOR, SHRIMAD SQUARE,NAROL - ASALU HIGHWAY,NR.BHA GIRATH ICON,N.H.- 8,NAROL AHMEDABAD- 382405,GUJARAT-INDIA
ALPESHBHAI C VALA, MAYURIBEN ALPESHBHAI VALA (AC NO.) LNJAM02222-230232010	Rs. 12,68,202.00/- DUES AS ON 03 DEC 2025	8 FEB 25 Rs. 1051485/- DUES AS ON 03 FEB 2025	26 JUL 25	FLAT NO. 3698, BLOCK NO. M-39, R.S.NO. 1241 TO 1243, GHB, RANIT SAGAR ROAD, LAIPUR HIGHWAY, AREA KNOWN AS SADHNA COLONY JAMNAGAR, GUJARAT ADMEASURING 46.85 SQ.MTR.	Rs. 981120/-	Rs. 98112/-	11.00 AM TO 01.00 PM 12 JAN 2026	THE PRIME, PANDIT NEHRU MARG, BEDI PORT A, NEAR RISHABH GUST HOUSE, JAMNAGAR, GUJARAT 361001
ANUBEN KISHORBHAI SOLANKI, KISHORBHAI SOLANKI, AJAY KISHORBHAI SOLANKI GUARANTOR : KISHANBHAI HARIBHAI KANIYA (AC NO.) LNUNJ17923-240323672	Rs. 12,80,220.00/- DUES AS ON 03 DEC 2025	9 DEC 24 Rs. 399750/- DUES AS ON 05 DEC 2024	29 JUN 25	IMMOVABLE PROPERTY OF FLAT NO. 104 SITUATED ON THE FIRST FLOOR OF AN APARTMENT NAMED ASHEENATHI PALACES CONSTRUCTED ON THE LAND OF PLOT NO. 7 AND 8 OF R.S. NO. 133/1/PAIKE OF MENDARDA, TAL - MENDARDA, DIST - JUNAGADHI GUJARAT ADMEASURING 64.53 SQ.MTS	Rs. 787440/-	Rs. 78744/-	11.00 AM TO 01.00 PM 12 JAN 2026	OFFICE NO. 305, RAYINAGAR SHOPPING CENTER, MOTIBAG,JUNAG ADH- 362001,GUJARAT-INDIA
DIPAK SURYAKANT NIKAM, GAYATRI NIKAM, SURYAKANT NIKAM GUARANTOR : PANKAJ RAVIBHAI PARMAR (AC NO.) LNBRD01817-180053119 & LNBRD02117-180049400	Rs. 8,32,311.00/- & Rs. 4,78,381.00/- DUES AS ON 03 DEC 2025	10 SEP 24 Rs. 633371/- & Rs. 346891/- DUES AS ON 4 SEP 24	21 FEB 25	RESIDENTIAL PROPERTY BEING FLAT NO. KH/43 OF TARSALI VASAHAT SITUATED AT VADODARA, WHICH IS CONSTRUCTED UPON LAND BEARING R.S. NO. 414, PAKI, CITY SURVET NO. 1490/B, OF VILLAGE TARSALI, IN THE REGISTRATION SUB-DISTRICT VADODARA AND DISTRICT VADODARA. ADMEASURING 22.99 SQ.MT.	Rs. 682560/-	Rs. 68256/-	11.00 AM TO 01.00 PM 12 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

Terms & Conditions: 1). The person, taking part in the tender, will have to deposit his offer in the tender form provided by the AFL which is to be collected from the above branch offices during working hours of any working day, super scribing "Tender Offer for name of the property "on the sealed envelope along with the Cheque/DD/pay order of 10% of the Reserve Price as Earnest Money Deposit (EMD) in favour of AAVAS FINANCIERS LIMITED payable at Jaipur on/before time of auction during office hours at the above mentioned offices. The sealed envelopes will be opened in the presence of the available interested parties at above mentioned office of AAVAS FINANCIERS LIMITED The inter-se bidding, if necessary will also take place among the available bidders. The EMD is refundable if the bid is not successful. 2). The successful bidder will deposit 25% of the bidding amount adjusting the EMD amount as initial deposit immediately or within 24hrs after the fall of the hammer towards the purchase of the asset. The successful bidder failing to deposit the said 25% towards initial payment, the entire EMD deposited will be forfeited & balance amount of the sale price will have to be deposited within 15 days after the confirmation of the sale by the secured creditor; otherwise his initial payment deposited amount will be forfeited. 3). The Authorised officer has absolute right to accept or reject any bid or adjourn/postpone the sale process without assigning any reason therefore. If the date of tender depositing or the date of tender opening is declared as holiday by Government, then the auction will be held on next working day. 4). For inspection and interested parties who want to know about the procedure of tender may contact AAVAS FINANCIERS LIMITED 201, 202, 1Ind Floor, South End Square, Mansarovar Industrial Area, Jaipur-302020 or **Ramesh Jari-9376045878** or respective branch during office hours. **Note:** This is also a 15/30 days notice under Rule 9(11)&(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 :** 10-12-2025

Authorised Officer Aavas Financiers Limited



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Inform your opinion with detailed analysis.

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For the Indian Intelligent.

The Indian Express
JOURNALISM OF COURAGE



PROJECTUS CAPITAL

PROJECTUS CAPITAL PRIVATE LIMITED
Registered and Corporate Office address: B/17, 4th Floor, Art Guild House, Behind Phoenix Marketcity Mall, Lai Bahadur Shastri Marg, Kuria (West), Mumbai, 400070.
Branch Address: The Imperia, Unit No. 1101, Opp. Shashtri Maidan, Near Axis Bank, Rajkot - 360001.

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY UNDER RULE 8(6)]

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSET CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("SARFAESI ACT") READ WITH RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("RULES")

Notice is hereby given to the public in general and in particular to the Borrower, Guarantor (s) and Mortgagor (s) that the below described immovable properties mortgaged/ charged (collectively referred as "Property") to **Projectus Capital Pvt Ltd**, ("Secured Creditor/NBFC"), the possession of which has been taken by the Authorised Officer of the Secured Creditor under section 13(4) of the SARFAESI Act read with the Rules, as detailed hereunder, will be sold on "As is where is", "As is what is", "Whatever there is" and "Without Recourse Basis" on Date, for recovery of **Rs.1,06,33,562/- (Rupees One Crore Six Lakhs Thirty Three Thousand Five Hundred and Sixty Two Only)** outstanding as on **04.06.2024** due to the **Projectus Capital Pvt Ltd**, ("Secured Creditor") along with all outstanding dues (interest and charges) as on the date of Auction, due to the **Projectus Capital Pvt Ltd** under Rules 8 and 9 of Security Interest (Enforcement) Rules, 2002, from the Borrower mentioned below by inviting bids as per below E-Auction schedule.

BRIEF DESCRIPTION OF PARTIES, OUTSTANDING DUES AND PROPERTY DETAILS

Name of the Borrower & Co-Borrowers.	Last Date for Receipt of Bids along with document(s)	Property inspection Date & Time	Date, Time & Venue of Auction
1. NAYANKUMAR H PADIA (M/S. NIPON TRADING) 2. JAYASHRIBEN N PADIA	24.12.2025	15.12.2025 to 20.12.2025 Between 11:00 AM to 5:00 PM	26th December 2025 at 11:00 AM to 05.00 PM The E-Auction Sale will be conducted through online portal: https://sarfaesi.auctiontiger.net

Property Details (Secured Asset / Immovable property)		Location		Reserved Price ("RP")	Earnest Money Deposit ("EMD")	
Shop No.	Floor	Area (Sq. Mts)	Undivided Share (Sq Mts)			
5	GROUND	36.38	15.22	Block E in scheme known as Anant Sky, situated at: Survey No. 375, Final Plot No. 1 of T.P.S. No. 3 of Mouje : Ranip, Taluka: Sabarmati, District: Ahmedabad.	Rs.53,04,000/- Rs.65,96,000/-	Rs.5,30,400/- Rs.6,59,600/-
6	GROUND	45.24	18.93			

The EMD shall be payable through Demand Draft / RTGS / NEFT or before date of receipt of 24.12.2025.

Payment Terms:
A) 25% including EMD Paid : Immediately or latest before closing hours of the next working. B) 75% Balance Amount: Within 15 days from the date of bid confirmation
Contact Person Name & Contact Number: Mr. Avadhut Nalge; +91 9322293315 & Mr. Jayraj Upadhyay; +91 9879504320.
For detailed terms and conditions of sale, please visit below link: <https://www.projectuscapital.com/public-notices/>
Interested bidders may avail support for E-Auction from **M/s e-Procurement Technologies Pvt. Ltd. (Auctiontigger) Support Help Desk No. 9265562818 / 9265562821 / 079-6813 6842**. Contact Person Mr. Ram Sharma, Mob.No. 8000023297.

Date : 10.12.2025. **Place :** Ranip, Sabarmati, Ahmedabad.

Sd/-, Authorised officer, PROJECTUS CAPITAL PVT. LTD.



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

SALES 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/Mortgagors	Dues As on	Date & Amount of 13(2) Demand Notice	Date of Possession	Description of Property	Reserve Price For Property	Earnest Money For Property	Date & Time of Auction	Place of Tender Submission, Tender Open & Auction at Aavas Financiers Ltd.
JAYESHBHAI AMARS								