



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 having failed to repay the amount, notice is hereby given to 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 Surveyor Survey No. 283/1 and 283/1/1 paiki of T.P. Scheme No. 69 & F.P. No. 57, Mouje: Chankheda, Taluka: Sabarmati, District: Ahmedabad. **Boundaries North:** Flat No. J502 **South:** Flat No. I502 **East:** Foyer **West:** Garden

Date : 07/12/2025  
Place: Ahmedabad  
Authorised Officer  
Central Bank of India



AXIS FINANCE LIMITED

(CIN: U65921MH1995PLC212675)

Axis House, C-2, Wadia International Centre, Pandurang 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 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 the Rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice dated 06/08/2025 calling upon the Borrower(s) / Mortgagor(s) (1) Karansinh Vajesinh Barad (Borrower/Mortgagor) (2) Kirana Karansinh Barad (Co-Borrower) having address at: Darbar Gadh Pachal Vanya Shev Vallabhipur Bhavnagar Gujarat 364310 who have mortgaged the immovable property being all the piece and parcel of the land more particularly 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) / Mortgagor(s) having failed to repay the amount, notice is hereby given to the Borrower(s) / Guarantor(s) / Mortgagor(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) / Mortgagor(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.3152875/- 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) / Mortgagor(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 Paik Street No 19 of Ward: Vallabhipur known as Shiv Rajni Village & Taluka Vallabhipur and District Bhavnagar State Gujarat 364310

Date: 04th December 2025  
Place: Bhavnagar  
For Axis Finance Ltd  
Authorized Officer

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I arrive at a conclusion  
not an assumption.  
Inform your opinion with  
detailed analysis.

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PROFECTUS  
CAPITAL

Registered and Corporate Office address: B/17, 4th Floor, Art Guild House, Behind Phoenix Marketcity Mall, Lal Bahadur Shastri Marg, Kurla (West), Mumbai - 400070.

Branch Address: The Imperia, Unit No. 1101, Opp. Shastri Maidan, Near Axis Bank, Rajkot - 360001.

## SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES [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 Profectus 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 Profectus Capital Pvt Ltd., (Secured Creditor) along with all outstanding dues (interest and charges) as on the date of Auction, due to the Profectus 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: <a href="https://sarfaesi.auctiontiger.net">https://sarfaesi.auctiontiger.net</a>

Property Details (Secured Asset / Immovable property)			Location		Reserved Price ("RPM")	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.53,04,00/-	Rs.5,30,400/-
6	GROUND	45.24	18.93		Rs.65,96,00/-	Rs.6,59,600/-

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 Naige; +91 9322293315 & Mr. Jayraj Upadhyay; +91 9879504320.

For detailed terms and conditions of sale, please visit below link: <https://www.proflectuscapital.com/public-notices/>

Interested bidders may apply for E-Auction from M/s e-Procurement Technologies Pvt. Ltd. (Auctiontiger) Support Help Desk No. 9265562818 / 9265562821 / 079-6613 6642. Contact Person Mr. Ram Sharma, Mob No. 8000023297.

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

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

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