

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED
 Corporate Office: Kohnoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028, CIN: U67100T22014PTC020363
 Email: gehna.balwani@omkaraarc.com, Tel.: 022-69231111 | Authorised Officer M no. +91 91736 70406

[Appendix - IV-A] [See proviso to rule 8 (6) r/w 9(1)] PUBLIC NOTICE FOR E-AUCTION SALE OF IMMOVABLE PROPERTY
E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act")
 read with proviso to Rule 8(6) r/w 9(1) 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, possession of which has been taken by the Authorised Officer of Omkara Assets Reconstruction Pvt. Ltd. Further, Omkara Assets Reconstruction Pvt Ltd (OARPL) (acting in its capacity as Trustee of Omkara PS 30/2021-22 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 30.09.2021 from Indusind Bank Ltd (Assignor Bank) along with underlying security from assignor bank. Accordingly, OARPL has stepped into the shoes of assignor bank and empowered to recover the dues and enforce the security. The Authorized Officer of OARPL took handover of the physical possession of the below mentioned secured property from the Borrower/Mortgagor/Co-Borrower. The Authorized Officer of OARPL hereby intends to sell the below mentioned secured properties for recovery of dues and hence the lenders/bids are invited in sealed cover for the purchase of the secured properties. The properties shall be sold in exercise of rights and powers under the provisions of sections 13 (2) and (4) of SARFAESI Act; on "As is where is", "As is what is", "Whatever there is" and "Without recourse Basis" for recovery of amount shown below in respective column due to OARPL as Secured Creditor from respective Borrower and Co-Borrower(s) shown below. Details of the Borrower(s)/Guarantors/Mortgagors, Securities, Owner, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Possession Date, Reserve Price, Bid Increment Amount, Earnest Money Deposit (EMD), Date & Time of Inspection is given as under:

Sr. No.	Name of Borrower(s)/ Guarantors/ Mortgagors	Details of the Secured Asset	Owner of the property	Outstanding Dues as on 30.09.2026 (IN INR)	Demand Notice Date	Possession Date	Reserve Price (IN INR)	Bid Increment Amount (IN INR)	EMD (IN INR)	Date & Time of Inspection
1.	Mr. Ravatram Thanaram Chaudhari (Borrower/Mortgagor), Mrs. Lila Ravatbhai Chaudhari (Co-Borrower), Mr. Tarachand Ravatbhai Chaudhari (Co-Borrower) (LAN: GRR00404N)	All that piece and parcel of property being a Shop No.2 & 3 on Ground Floor having a Carpet Area 14.18 + 12.48 Sq. Mtrs in the Residential cum Commercial Building namely "Satyam Park" constructed on the NA land area 612.00 Sq. mtrs of Plot No.17 to 21, area known as "Satyam Park" situated at Rajkot Revenue Survey No.214/p3, City Survey Ward No.12/2, City Survey No.3864/7/17 in Sub-Dist & Regi. District Rajkot. Boundaries: On the East:- Shop No.4, On the West:- Shop No.2, On the North:- Parking for Flat Holders, On the South:- Open Space	Mr. Ravatram Thanaram Chaudhary	Rs. 27,34,022.18/- (Rupees Twenty-Seven Lakhs Thirty-Four Thousand Twenty-Two and Paise Eighteen Only)	18.04.2022	06.08.2023	Rs. 18,00,000 (Rupees Eighteen Lakhs Only)	Rs. 10,000/- (Rupees Ten Thousand Only)	Rs. 1,80,000/- (Rupees One Lakh Eighty Thousand Only)	28.10.2026 (between 12.30 P.M. to 1.30 P.M.)

Account No.: 055505010221, Name of the Beneficiary: Omkara PS 30/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICICI0000555

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD
 Date of E-Auction & Time 27.10.2026 1:00 pm to 2:00 pm

TERMS & CONDITION OF THE AUCTION: For detailed terms and conditions of the sale please refer to the link provided in Secured Creditor's (OARPL) website i.e. <http://omkaraarc.com/auction.php> or website of service provider i.e. <http://www.bankauction.com>.

STATUTORY NOTICE FOR SALE UNDER RULE 8(6) r/w 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002
 This notice is also a mandatory notice of not less than 15 (Fifteen) days to the Borrower(s) of the above loan account under Rule 8(6) r/w 9(1), of Security Interest (Enforcement) Rule, 2002 and provisions of Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of auction/sale through e-auction on the above referred date and time.

Sd/- Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.
 (Acting in its capacity as a Trustee of Omkara PS 30/2021-22 Trust)

Date : 08.10.2026, Place : Rajkot

pnb **पंजाब नैशनल बैंक Punjab National Bank**
 Circle Office Centre, 2nd Floor, JP Sapphire Building, Race Course Road, Rajkot, Gujarat - 360001
 Phone - 0281-2990384, Email - corajsamd@pnb.bank.in

PUBLIC E-AUCTION NOTICE FOR SALE OF IMMOVABLE PROPERTIES ON 27.10.2026
E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 9 (1) 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 constructive / physical / symbolic possession of which has been taken by the Authorized Officer of the Bank/ Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS					
Date of E-Auction : 27.10.2026 • LAST DATE OF SUBMISSION OF EMD AND BID DOCUMENTS : 27.10.2026 up to 3.30 PM					
Date & Time of Inspection : Date : 20.10.2026 (Between 11 am to 5 pm)					
Lot No.	NAME OF BRANCH	DETAIL OF IMMOVABLE PROPERTIES MORTGAGED / OWNER'S NAME (MORTGAGERS OF PROPERTY(IES))	(E) DATE OF DEMAND NOTICE US 13 (2) OF SARFAESI ACT 2002 (F.1) O/S AMOUNT AS ON DATE OF 13 (2) NOTICE (F.2) O/S AMOUNT AS ON GIVEN DATE (G) POSSESSION DATE US 13 (4) OF SARFAESI ACT 2002 (H) NATURE OF POSSESSION	A) RESERVE PRICE IN RS. B) EMD IN RS C) BID INCREASE AMOUNT IN RS.	DATE / TIME OF E-AUCTION
	NAME & ADDRESS OF THE BORROWER/ GUARANTORS ACCOUNT				
01	PORBANDAR, MG ROAD (376700) : MR. LALIT SATISH CHANDANI AND MR. SATISH TIKAMDAS CHANDANI (GUARANTOR)	PROPERTY SITUATED IN VILLAGE KHAPAT UNDER PORBANDAR TALUKA (NEAR CITY AREA OF PORBANDAR) PROPERTY PART AND PARTIAL OF REVENUE SURVEY NO. 23 PAIKI, CONVERTED FOR RESIDENTIAL PURPOSE, AREA KNOWN AS BHARAT NAGAR PAIKI, PLOT NO. 19 & 20 PAIKI, ONLY 1ST FLOOR, LEVEL PORTION F - 4. AREA: 69-28 SQ. MTR. OWNER : MR. LALIT SATISH CHANDANI	(E) 30.01.2025 (F.1) RS. 12,79,355.65/- + PLUS FURTHER INTEREST (F.2) RS. 16,23,969.64/- AS ON 30.09.2026 (G) 05.06.2025 (H) PHYSICAL	(A) RS. 12,35,000/- (B) RS. 1,23,500/- (C) RS. 11,000/-	DATE : 27.10.2026 TIME : 11:00 AM TO 04:00 PM
02	JUNAGADH (023800) : SH HUSEN IBHARAMBHAI TAVANI	RESIDENTIAL PROPERTY AT REVENUE SURVEY NO. 130/4-B, PLOT NO. 26/P, BLOCK NO. C-47, JUNAGADH. AREA: 40.56 SQ. MTRS. OWNER : HUSSAINBHAI IBRAHIMBHAI TAVANI	(E) 22.07.2016 (F.1) RS. 11,09,218.13/- + PLUS FURTHER INTEREST (F.2) RS. 28,21,313.11/- AS ON 30.09.2026 (G) 11.02.2017 (H) PHYSICAL	(A) RS. 3,06,000/- (B) RS. 30,600/- (C) RS. 11,000/-	DATE : 27.10.2026 TIME : 11:00 AM TO 04:00 PM
03	VERAVAL (047520) : JITENDRA SHANTILAL BANINYA, RAJESHKUMAR NAROTAMDAS KARIYA (GUARANTOR)	RESIDENTIAL FLAT NO. C-4, AT 3RD FLOOR OF "ANKUR APARTMENT", SITUATED OPP. RADHE APARTMENT, 60 FT. ROAD, VIDYUT NAGAR ROAD (BHAVANI ROAD), AT : VERAVAL, TAL. VERAVAL, DIST. : GIR SOMNATH-362265 (GUJ). AREA : 32.40 SQ. MTS. OWNER : JITENDRA SHANTILAL BAMANIYA	(E) 27.12.2016 (F.1) RS. 13,57,821.00/- + PLUS FURTHER INTEREST (F.2) RS. 35,08,928.31/- AS ON 30.09.2026 (G) 08.06.2017 (H) PHYSICAL	(A) RS. 5,53,000/- (B) RS. 55,300/- (C) RS. 11,000/-	DATE : 27.10.2026 TIME : 11:00 AM TO 04:00 PM
04	JAMNAGAR (022400) : MR. LADVA KISHORBHAI (BORROWER) AND MRS. LADVA MINABEN (CO-BORROWER)	ALL THE PIECES AND PARCEL OF THE PROPERTY, SITUATED AT JAMNAGAR NAGARSIM, HARIA COLLEGE ROAD, REVENUE SURVEY NO. 1348/PAIKE-1/PAIKE-2, KNOWN AS "MAHALAXMI PARK-4", SUB PLOT NO. 39/2, JAMNAGAR. AREA : 28-19 SQ. MTR. & CONSTRUCTION AREA: 52.87 SQ. M. OWNER : MEENABEN KISHORBHAI LADVA AND KISHORBHAI ODHAVJIBHAI LADVA	(E) 08.08.2025 (F.1) RS. 14,69,837.28/- + PLUS FURTHER INTEREST (F.2) RS. 17,04,054.20/- AS ON 30.09.2026 (G) 27.11.2025 (H) PHYSICAL	(A) RS. 19,06,000/- (B) RS. 1,90,600/- (C) RS. 11,000/-	DATE : 27.10.2026 TIME : 11:00 AM TO 04:00 PM
05	PORBANDAR (376700) : LADVA DIVYESH BACHUBHAI, DIPEN MOHANBHAI LADVA (CO-BORROWER), BHARAT MOHANLAL LADVA (GUARANTOR)	FLAT NO. D-6, 6TH FLOOR SIXTH FLOOR, SHRI TRILOK KRUPA COMPLEX, CITY SURVEY SURVEY NO. 2896 PAIKI, NEAR OVERHEAD WATER TANK, CHHAYA MAIN ROAD, CHHAYA, PORBANDAR. AREA: 62.663 SQ. M. OWNER : SHRI. DIPEN MOHANBHAI LADWA SHRI. DIVYESH BACHUBHAI LADVA	(E) 14.12.2023 (F.1) RS. 13,91,847.00/- + PLUS FURTHER INTEREST (F.2) RS. 22,09,100.32/- AS ON 30.09.2026 (G) 26.02.2024 (H) PHYSICAL	(A) RS. 13,00,000/- (B) RS. 1,30,000/- (C) RS. 11,000/-	DATE : 27.10.2026 TIME : 11:00 AM TO 04:00 PM
06	RAJKOT (057320) : VARSHABEN PARESHBHAI VISROLIYA (BORROWER) AND MR. PARESHBHAI KISHORBHAI VISROLIYA (CO-BORROWER)	RESIDENTIAL FLAT NO. 607, 6TH FLOOR, FLAT HAVING OF THE LOW-RISE COMMERCIAL + RESIDENTIAL BUILDING, KNOWN AS "SAFAR VILLA", CONSTRUCTED ON THE N.A. LAND KNOWN AS "DEVLOK PARK", ADM. SQ. MTS. 585.48 OF PLOT NO. 4 TO 7 OF THE REVENUE SURVEY NO. 598 PAIKI 1 OF RAJKOT, O.P. NO. 16 PAIKI, F.P. NO. 16/1, NO. 16/2, NO. 16/3 AND NO. 16/4 OF T.P. SCHEME NO. 23 OF RAJKOT, CITY SURVEY WARD NO. 18 PAIKI, CITY SURVEY NO. 38/A/4 TO 38/A/7 OF RAJKOT. AREA : CARPET AREA SQ. MTS. 23-92, BUILT UP AREA: SQ. MTS. 29-29 OWNER: VARSHABEN PARESHBHAI VISROLIYA	(E) 09.10.2025 (F.1) RS. 11,58,853.00/- + PLUS FURTHER INTEREST (F.2) RS. 13,46,284.32/- AS ON 30.09.2026 (G) 13.01.2026 (H) PHYSICAL	(A) RS. 10,80,000/- (B) RS. 1,08,000/- (C) RS. 20,000/-	DATE : 27.10.2026 TIME : 11:00 AM TO 04:00 PM
07	JAMNAGAR (411500) : MR.VASARA VIRABHAI (BORROWER) AND MRS. KALPANABEN VIRABHAI VASARA (CO-BORROWER)	PROPERTY SITUATED AT AIR FORCE ROAD, R.S. NO.144, KNOWN AS 'MAYUR NAGAR', PLOT NO. 5 & 6, WARD NO. 10, SHEET NO. 219, CITY SURVEY NO. 364/5 & 364/6, JAMNAGAR. AREA : 408.87 SQ. MTRS. AND CONSTRUCTION 363.38 SQ. MTRS. OWNER : MR.VIRABHAI DEVABHAI VASARA AND MRS. KALPANABEN VIRABHAI VASARA	(E) 28.05.2024 (F.1) RS. 13,93,292.98/- + PLUS FURTHER INTEREST (F.2) RS. 20,38,887.34/- AS ON 30.09.2026 (G) 14.09.2024 (H) PHYSICAL	(A) RS. 52,42,000/- (B) RS. 5,25,000/- (C) RS. 11,000/-	DATE : 27.10.2026 TIME : 11:00 AM TO 04:00 PM

AUTHORISED OFFICER CONTACT NO./DETAILS OF THE ENCUMBRANCE IS KNOWN TO THE SECURED CREDITORS: SH. MUKESH CHEJARA 90247 33864/NOT KNOWN

TERMS AND CONDITION OF E-AUCTION SALE :- 1. The sale shall be subject to the Terms & conditions prescribed in the Security interest (Enforcement) Rules, 2002 For detailed term and conditions of the sale, please refer <https://banknet.in> & www.pnbindia.in

Date : 10.10.2026, Place : Rajkot **Punjab National Bank, Authorized Officer & Secured Creditor**
STATUTORY 15 DAYS SALE NOTICE UNDER RULE 9 (1) OF THE SARFAESI ACT, 2002

The borrower/guarantor/Mortgagor is hereby notified to pay the demand amount as mentioned above along with interest and cost till the date of payment on or before the last date of submission of the bid i.e. 27.10.2026 up to 3.30 PM failing which the property will be sold as per the above sale notice.

AU SMALL FINANCE BANK LIMITED
INFORMATION NOTICE

The below mentioned Borrowers & Co-Borrowers are informed to remove their movable assets from the mortgaged property (mentioned in the below table) which is going to be sold by **AU Small Finance Bank Ltd. (A Scheduled Commercial Bank)** through auction proceeding under SARFAESI Act, 2002, otherwise the movable assets would be transferred to any rented location at their own cost and they will also be liable for any damage caused during the shifting, if it is not removed within 15 days. For other queries contact: **Zala Harvijay 8980020420** or at nearest branch.

Loan A/c No./Name of Borrower/ Co-Borrower/Mortgagor/Guarantor	Detail of Mortgaged Property
(Loan A/c No.) L226300000440285 & L22630000056475, Bhogani Yagnik Rameshbhai (Borrower), Bhogani Yagnik Rameshbhai Also At, Bhogani Rameshbhai (Co-Borrower), Bhogani Dayaben (Co-Borrower)	Flat No 102 Of 30-67 Sq Mt Built Up Area On 1st Floor In Building called Divya Palace Over Land Measured 329-13 Sq Mt Of Plot No 19 In Area Called Vrajbhumi Situated At Kangashajai R S No 33/P/1, Tal Lodhika Dayaben Dist Rajkot Bounded On

Date : 09/10/2026 Place : Rajkot, Gujarat **Authorized Officer AU Small Finance Bank Limited**

HERO HOUSING FINANCE LIMITED
 Regd. Office: 09, Community Centre, Basant Lok, Vasant Vihar, New Delhi- 110057, Branch Office: Office No 201, Anjanepa Prime, Waghawadi Road, Bhavnagar, Gujarat-364001

PUBLIC NOTICE [E - AUCTION] FOR SALE OF IMMOVABLE PROPERTY (UNDER RULE 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002)
NOTICE FOR SALE OF IMMOVABLE PROPERTY MORTGAGED WITH HERO HOUSING FINANCE LIMITED (SECURED CREDITOR) UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.

Notice is hereby given to the public in general and in particular to the borrower(s) and guarantor(s) or their legal heirs/ representatives that the below described immovable properties mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of Hero Housing Finance Limited (secured creditor), will be sold on 28-10-2026 (E-auction Date) on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis for recovery of outstanding dues from below mentioned Borrowers, Co- Borrowers or Guarantors. The Reserve Price and the Earnest Money Deposit is mentioned below. The EMD should be made through Demand Draft/RTGS/NEFT for participating in the Public E-Auction along with the Bid Form which shall be submitted to the Authorized Officer of the Hero Housing Finance Ltd On or before 27-10-2026 till 5 PM at Branch Office: Office No 201, Anjanepa Prime, Waghawadi Road, Bhavnagar, Gujarat-364001

Loan Account No.	Name of the Borrower(s)/ Co-Borrower(s)/ Guarantor(s)/ Legal Heir/Legal Rep	Date of Demand Notice/ Amount as on	Type of Possession (Under Constructive Physical)	Reserve Price	Earnest Money
HFBFHALAP 24000050087	Dhila Lakhmanabhai Kalabhai, Dhila Kailashen Lakhmanabhai	14/10/2025, Rs. 14,19,768/- as on 08-10-2026	Physical	Rs. 18,80,000/-	Rs. 1,88,000/-

Description of property: All part and parcels of non-agricultural immovable property being Residential Gantai Property/House No 871, situated on Land of Farwala Gantai, Land Admeasuring 150.36 Sq. Mts. i.e. 173.76 Sq. Yds along with 211.14 Sq Mts Construction Thereon, situated at Opp. High School, Farwala Village, Farwala Taluka: Umrala District: Bhavnagar Gujarat. Currently owned and possessed by Mr.Lakhmanbhai Kalabhai Dhola Property Bounded By: North: Dhamubhai Mayibhai's Property, South: Road, East: Shefahai Kalabhai's Property, West: Pashvabhai Vaghani's Property.

Terms and condition:
 The E-auction will take place through portal <https://bankauctions.com> on 28-10-2026 (E-Auction Date) After 11:00 AM (Working hours with limited extension of 10 minutes each)

The Intending Purchasers / Bidders are required to deposit EMD amount either through RTGS / NEFT or by way of Demand Draft/RTGS/NEFT favouring the "HERO HOUSING FINANCE LTD." The EMD amount will be return to the unsuccessful bidders after conclusion of the E-auction.

TERMS AND CONDITIONS OF THE E-AUCTION:
 (1) E-Auction is being held on "As is where is Basis" & "As is what is Basis" & "whatever there is Basis" & "Without recourse Basis" and will be conducted "online". (2) Bid increment amount shall be Rs. 15,000 (Fifteen Thousand Only) for Reserve Price till 25 lakhs, Rs. 25,000 (Twenty-Five Thousand Only) for Reserve Price above 25 Lakhs till 50 lakhs, Rs. 50,000 (Fifty Thousand Only) for Reserve Price above 50 Lakh till 1 crore, Rs. 1,00,000 (1 Lakh Only) for Reserve price Beyond 1 Crore. (3) The E-Auction will be conducted through M/s. C-1 India Pvt Ltd through Mr. Dharani Krishna- 9848182222 (Helpline No.); Support Landline No. +91 124 4302020/2021/ 2022/ 2023/ 2024, Support Mobile Nos.: +91729198112/25 726 and E-mail on support@bankauctions.com, (andhra@icindia.com) at their web portal <https://bankauctions.com>. (4) There is no encumbrance on the property which is in the knowledge of Secured Creditors. However, the intending bidders should make their own independent enquires regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bids. In this regard, the E-Auction advertisement does not constitute and will not be deemed to constitute an commitment or any representation of Hero Housing Finance Limited. (5) The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues. The sale shall be subject to rules/ conditions/ prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The other terms and conditions of the E-Auction are published in the following website: www.herohousingfinance.com. (6) For property details and visit to property contact to Mr. Jignesh Savijibhai Solanki/7984178663/ jignesh.solanki@herofinl.com / and Shekhar Singh/ 9711522275/ shekhar.singh@herofinl.com. (7) The prospective bidders can inspect the property on 21-10-2026 between 11.00 A.M to 2.00 P.M with prior appointment.

15 DAYS SALE NOTICE TO THE BORROWER/GUARANTOR/MORTGAGOR
 The above-mentioned Borrower/Mortgagor/guarantors are hereby notified to pay the sum as mentioned in Demand Notice section 13(2) with as on date interest and expenses before the date of Auction failing which the property shall be auctioned and balance dues, if any, will be recovered with interest and cost from you.

For detailed terms and conditions of the sale, please refer to the link provided in https://uat.herohomefinance.in/hero_housing/other-notice on Hero Housing Finance Limited (Secured Creditor's) website i.e www.herohousingfinance.com

FOR HERO HOUSING FINANCE LIMITED
AUTHORISED OFFICER
 Mr. Jignesh Savijibhai Solanki, Mob- 7984178663
 E mail ID: jignesh.solanki@herofinl.com

DATE : 10-10-2026
PLACE : BHAVNAGAR

Axis Bank Ltd. (CIN: L65110GJ1993PLC020769)
 Branch Address:- 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, Mughlisan 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 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 rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice dated mentioned herein below calling upon the Borrower/Co-Borrower/Mortgagor/Guarantor, mentioned herein below table to repay the amount mentioned in the notice as mentioned in the said notice together with further interest thereon at the contractual rate of interest 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 in him under sec: 13(2) of Securitization 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 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 Borrower's 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 / Co-Borrower	Demand Notice Date & o/s Amount Rs. (Interest + Charges - Recovery	SCHEDULE OF IMMOVABLE PROPERTY		Date & Type of Possession
1.	(1)M/S SHREE GANESH OIL MILL THROUGH ITS PARTNERS (2) MORI BHARATBHAI SAJABHAI (3) MORI BHAVNABEN BHARATBHAI	16-05-2025 Rs.1,29,33,266.50/- as on 28-02-2025	All The Piece And Parcel Of Immovable Property Industrial Southern Side Land Of Shetrunjay River Canal Admeasuring 2000.00 Sq.mts And Northside Land Admeasuring 2000.00 Sq. Mtrs Total Admeasuring 4000.00 Sq. Mts Bearing Panyialy Rev syn.no. 223 Part 2 Situated At Near Shetrunjay River Canal, Palitana Talaja Road Mouje Panyialy Taluka Palitana Dist.bhavnagar Right To Use Common Areas Of The Building, The Right To Use Water Closet, Drainage, Lavatories And Other Conveniences And Facilities, Amenities In Or Upon Or Pertaining To Or Connected To The Flat/unit/office Premises. Both Present And Future And Easementary Rights And Together With All Fixtures And Fittings Both Present And Future, East: Canal , West: Others Property, Road & Shopping Center, North : Others Property, South: Palitana Talaja Road. 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		04.10.2026 (PHYSICAL)
2.	(1) DINESHBHAI MOHANBHAI CHHAYANI (2) DHIRUBHAI MOHANBHAI CHHAYANI	12-03-2026 Rs. 3072639.71/- as on 06/06/2025 this amount includes interest applied till 05/05/2025 only and Rs. 1996800.67/- as on 06/06/2025 this amount includes interest applied till 05/05/2025 only and the total aggregating to Rs. 4969440.38/-	Property - I - All The Pieces And Parcels Of Immovable Residential Property Comprising Of Residential Building Constructed On Northern Side Land Admeasuring 150.925 Sq. Mtrs. Of City Survey No. 595 Paik City Survey Ward No. 1 Of Village Jasdian Of District Rajkot-360050 And Standing In The Name Of Mr. Dineshbhai Mohanbhai Chhayani. Property - II - All The Pieces And Parcels Of Immovable Residential Property Comprising Of Residential Building Constructed On Southern Side Land Admeasuring 150.925 Sq. Mtrs. Of City Survey No. 595 Paik City Survey Ward No. 1 Of Village Jasdian Of District Rajkot-360050 And Standing In The Name Of Mr. Dineshbhai Mohanbhai Chhayani. East: Road, West: Road, North: Other Property, South: Road. 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.		05.10.2026 (SYMBOLIC)
3.	(1) GOKALBHAI MULJIBHAI CHOVIATYA (2) RATILAL MULJIBHAI CHOVIATYA (3) DHIRAJLAL MULJIBHAI CHOVIATYA (4) KISHORBHAI GOKALBHAI CHOVIATYA	17-07-2026 Rs. 972284/- as on 03/10/2025	All The Piece And Parcel Of Immovable Property Of Residential House Constructed On Land Sq. Mtrs. 78-94 Of Plot No. 55 Paik (northern Side) Of N.a.s.no. 10/1 Paik, Block No. A-38, Shivani Nagar, Street No. 4, Nr. Ambedkarji Situated At Josthipura Within Limit Of Junagadh Municipal Corporation. In The Name Of Mr. Kishoribhai Gokalbhai Choviyati The Boundaries Of Said Property Are As Under: East: Land Of Plot No. 44 After Plot No. 55 Paik, West: 6-10 Mtrs Wide Road, North: Land Of Plot No. 54, South: Land Of Plot No. 55 Paik. 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.		06.10.2026 (SYMBOLIC)

Please refer 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: 10-10-2026 Place: GUJARAT **Sd/- Authorised Officer, Axis Bank Ltd.**

GUJARAT GRAMIN BANK

Regional Office, Vadodra, 101-A, B.N. Chambers, First Floor, Opp. Welcome Hotel, R.C.Dutt, Road, Alkapuri, Vadodra-390005, Ph.:0265-2310940/50/60

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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 properties under the Physical Possession of Gujarat Gramin Bank will be sold on "As is Where is" and "As is What is" by e-Auction for on 26.10.2026 to recover below mentioned secured loans, interest on loan, other expenses and charges. E-auction will be conducted on website <https://BAANKNET.COM> during 10:30 hrs to 05:00 hrs.

Last date to submit EMD with application and KYC at Gujarat Gramin Bank, Concern Branch is 23.10.2026 up to 04:00 pm.
Property inspection Date & Time: 15.10.2026 & Time is between 11:00 AM to 4:00 PM (STATUTORY 15 DAYS SALE NOTICE UNDER SARFAESI ACT, 2002)

Sr. No.	Branch Name & Mobile Number	Name of the Borrower (s)	Total Due as per 13(2) notice	Description of Immovable property	Reserve Price EMD	Status of Possession
1	Padra No. 9099007142	Borrower: Mr. Rizwanhusain Akhterhusain Malek	Rs. 21,66,965 + Un Applied Interest + Charges, etc.,	Flat No.203, 2nd Floor, Along with Construction Adm. About 38.72 Sq. Mtrs. Built Up In The Scheme Known as "Basera Apartment" On Land Bearing R.S.No. 415, T.P Scheme No.22, F.P.No.97 Paik Eastern Side Adm. About 809.32 Sq. Mtrs. Situated At Village Tandajia, Ta & District Vadodra	Rs.12,15,000/- Rs.1,21,500/-	Physical
2	Sayajipura No. 7574803212	Borrower: Mr. Yogesh Bhagvandas Jadhav	Rs. 10,28,572 + Un Applied Interest + Charges, etc.,	Flat No. 201 On The 2nd Floor Admeasuring 640 Square Foot Super Built Up Area In The Scheme Known as "Shree Sharda Avenue" Constructed On A Land Lying Being And Situate At Village Vadodra Kasba Sim Comprised In Tika No. 9/2 Bearing City Survey No. 36/a, Admeasuring 71.3497 Sq. Meters as Well As City Survey No. 36/b/1 Admeasuring 142.3279 Sq. Meters In The Registration District Sub District Vadodra.	Rs. 6,50,000/- Rs. 65,000/-	Physical

For details terms and conditions of auction please refer the link provided on bank's website https://www.ggb.bank.in/e_auction.php

Borrowers/ Guarantors are hereby informed by this notice to deposit Demand amount with interest and other expenses before last date of auction, failing which, properties will be auctioned/ sale and if any amount remain due after auction/sale, will be recovered with interest and other expenses

Place: Vadodra - Date: 10.10.2026 **Authorized Officer - Gujarat Gramin Bank**

Ahmedabad