

KOTAK MAHINDRA BANK LIMITED POSSESSION Registered Office: 27BKC, C-27, G-Block, BandraKurla Complex, Bandra (E), Mumbai-400051 NOTICE Branch Office: Kotak Mahindra Bank Ltd, 7th Floor, Plot No. 7, Sector 125, Noida, UP 201313.

Whereas, The Undersigned Being The Authorized Officer Of Kotak Mahindra Bank Ltd., Under The Securitization And econstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 (54 Of 2002) And In Exercise O Powers Conferred Under Section 13(12) Read With Rule 3 Of The Security Interest (Enforcement) Rules 2002 Issue Demand Notices To The Borrowers As Detailed Hereunder, Calling Upon The Respective Borrowers To Repay Th Amount Mentioned In The Said Notices With All Costs, Charges And Expenses Till Actual Date Of Payment Within 6 Days From The Date Of Receipt Of The Same. The Said Borrower(S)/ Co Borrower(S) Having Failed To Repay Th Amount, Notice Is Hereby Given To The Borrowers/ Co Borrowers And The Public In General That The Undersigne Has Taken Possession Of The Property Described Hereunder In Exercise Of Powers Conferred On Him Under Section 13(4) Of The Said Act R/W Rule 8 Of The Said Rules On The Dates Mentioned Along-With. The Borrowers In Particula And Public In General Are Hereby Cautioned Not To Deal With The Properties And Any Dealings With The Propertie: Will Be Subject To The Charge Of Kotak Mahindra Bank Ltd., For The Amount Specified Therein With Future Interest Costs And Charges From The Respective Dates. The Borrowers Attention Is Invited To Provisions Of Sub Section (8) O Section 13 Of The Act. In Respect Of Time Available To Redeem The Secured Assets Details Of The Borrowers, Scheduled Property, Outstanding Dues, Demand Notices Sent Under Section 13(2) And Amounts Claimed There Under, Date Of Possession Is Given Herein Below

1. Date Of Possession 2. Type of Possession Name and address of the borrower. Details of the immovable property 2. co-borrower loan account no., Lo an amount 3. Demand Notice Date 4. Amount Due In R 1.08.02.2025 Mr. Shabbirbhai Mogal & All that piece and parcel of property 2. Physical bearing Plot No. 20, All that piece and Mr. Aftab Mogal parcel of Shop No. 9, built up area Both at: Dr Ambedkar nagar, Bilkha 3. 29.12.2023 admeasuring 12.55 sq. Mtrs. On the first 4. Rs. 10,65,835.12/ Road, Junagadh PTC, Junagadh. floor of building known as "Shree Guiarat, 362001& Both also at: Shop (Rupees Ten Lakh Thakorji Complex", situated on city Sixty Five Thousand No. 9, Shree Thakorji Complex, city survey Block. No. 11, City Survey No. 1 Eight Hundred Thirt survey Block. No. 11 City Survey No. Paiki Land of Moje village Junagadh, 1, Junagadh, Gujarat-362001 Paisa Only)due and Sub-District and District Junagadh, payable as of Loan Account Number: Bounded as: East: Shop No. 10, West: 15.01.2025with P474PBL4636556 Mangnath Road, North: Road and then applicable interest Loan Amount: Rs. 8,08,182/- (Rupees house, South: Shop No. 08 from 16.01.2025unti Name of the Mortgagor: Mr. Aftab Eight Lakh Eight Thousand One payment in full. Mogal and Mr. Shabbirbhai Mogal Hundred Eighty Two Only

For Kotak Mahindra Bank Limited, Authorized Officer Date:12.02.25, Place: Gujarat For any query contact Mr. Arvind Kumar Tiwary (Mob +91-9810698044)/Mr. Shailender Singh (Mob +91-8655793599)

UCO BANK POSSESSION NOTICE nomouss your reust Appendix - IV [See Rule 8 (1)] (For Immovable Preperty

Whereas, The undersigned being the authorized officer of the UCO Bank under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest {Act, 2002 (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 Demand Notice dated 24.09.2024 calling upon the Borrower / Guarantor Kushal S/o Babulal Jain, Sarikakumar G Jain W/o Kushal to repay the amount mentioned in the notice being Rs. 2,50,05,452.82 (Rupees Two Crore Fifty Lakh Five Thousand Four Hundred Fifty Two and Paisa Eighty Two Only) (Principle Amt Rs. 2,41,11,854/- Plus Interest Amt Rs. 8,14,598.82, Present Interest Rate @ 9.75%) as on 01.09.2024 within 60 days from the date of receipt of the said notice.

Narayannagar Branch: 17, SBI Co. Op. Society, Ahmedabad - 380007.

The Borrower having failed to repay the amount, notice is hereby given to the Borrower an the public in general that the undersigned has taken possession of the property described herein below in exercise of power conferred on him under subsection (4) of section 13 of act read with rule 8 of the Security Interest (Enforcement) Rule, 2002 on this the 08th day of February of the year 2025.

The Borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of the UCO Bank for an amount of Rs. 2,50,05,452.82 (Rupees Two Crore Fifty Lakh Five Thousand Four Hundred Fifty Two and Paisa Eighty Two Only) (Principle Amt Rs. 2,41,90,854/- Plus Interest Amt. Rs. 8,14,598.82, Present Interest Rate @ 9.75%) as on 01.09.2024 and interest thereon.

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 IMMOVABLE PROPERTY

Flat No. A/101, "Takshashila AIR" (F.P. No. 560/A, 560/B, 560/C, 560/A + B, T.P.S. No. 3/5), Behind Town Hall, M.J. Library Road, Ellisbridge, Ahmedabad, Gujarat - 380006. (Title Deed No. 7078/2021, Date : 09.08.2021 & Mortgage Deed No. 7089/2021, Date: 10.08.2021). Property in the name of Mr. Kushal & Mrs. Sarikakumar G Jain. Bounded by :- North : Flat No. Open Space, South : Flat No. A/102, East : Open

Space, West: Flat No. A-104. Date: 08.02.2025

Place: Ahmedabad

Authorised Officer, UCO Bank

Gujarat and bounded as East: Road, West: Flat no. 405, North: Flat no. 404, South: Flat no. 402 AND

sarvagram

SARVAGRAM FINCARE PRIVATE LIMITED Regd. Office:- Office No.22, 4th Floor, Primrose Mall, Baner Road, Baner Gaon, Haveli, Pune-411045.

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY) Whereas, The Authorized Officer of the Secured Creditor mentioned herein, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (Act), 2002 and in exercise of powers conferred under Section 13(2) read with (Rule 3) of the Security Interest (Enforcement) Rules, 2002 issued a demand notice Dated 26-Dec-2023 calling upon the borrower(s) to repay the amount mentioned in the

APPENDIX IV [RULE-8(1)]

notice within 60 days from-the date of receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned being the Authorised Officer of SarvaGram Fincare Private Limited. Has taken possession of the property 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 the date mentioned against each property. 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. The borrower 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 SarvaGram Fincare Private Limited. For the amount mentioned below and interest thereon. Loan Account Borrower Name & Amount & Date of Date of Possession Co-Borrower(s) Name | Demand Notice | Possession | Status Number

Rs.21,32,004.02 Rakeshkumar (INR Twenty One Ranjitsingh Lakhs Thirty Two **Physical** Vaghela 08-02-2025 PLSEC00000956 Possession Thousand and 2. Sonalben Four and Two Done Rakeshkumar Paisa Only). Date:-Vaghela 26-Dec-2023

SCHEDULE:- PROPERTY BEARING:- Mouje Vihar Panchayat, Property No 1350, Situated At Vihar Within The Limit of Vihar Grampanchayat, Tal:- Mansa, Dist. Gandhinagar-382810. North: Common Road, South: Common Road, East: Thakor Laxmnji Shivaji, West: Vaghela Narendrasinh Rajaji Place: Guiarat Sd/- Authorised Officer.

Date: 08-02-2025

Cholamandalam Investment and Finance Company Limited Registered office at Choia Crest C-54 & 55, Super B-4, Thiru vi ka industrial Estate Guindy, Chennai-600032 Branch Office: 7th Floor, 701, 702, 703, The Junomoneta Tower, Near Rajhansh Cinema, Opp Pal RTO office, Adajan, Surat-395009

Sarvagram Fincare Private Limited

POSSESSION NOTICE [Immovable Property [Rule 8(1)] hereas the undersigned being the Authorised Officer of M/s Cholamandalam Investment and Financi Company Limited, having its registered office at, "Chola Crest" C- 54 & 55, Super B-4, Thiru vi ka Industrial Estate, Guindy, Chennai-600 032 and Branch Office at, 7th Floor, 701, 702, 703, The Junomoneta Tower, Near Rajhansh Cinema, Opp Pal RTO office, Adajan, Surat-395009 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 Interes [Enforcement] Rules, 2002 issued a demand notice dated 18/11/2024 to Nisha Tapan Desai, 2. Tanishq Party Sales, 3. Aarya Tapankumar Desai, 4. Prashant Mahendra Naik And 5. Bhumika Ashokbhai Desai hereinafter referred to as borrower and Co-Borrowers in Loan Afd Nos.HE01NVI00000023353 to repay the amount mentioned in the notice being Rs.68,00,230.00f-(Rupees Sixty Eight Lakh Two Hundred and Thirty only) as on 18/11/2024 with interest thereon within 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrowers in particula and the Public in general that the undersigned has taken Possession of the property described herein below in exercise of the powers conferred on him under Section 13[4] of the said Act read with Rule 8 or the Security Interest (Enforcement) Rules; 2002 on this 10 th day of February, 2025. The Borrowers' attention is invited to provisions of Sub-section (8) of Section 13 of the Act, in respect of

ime available, to redeem the secured assets. The borrowers in particular and the Public in general are hereby cautioned not to deal with the property and any dealings with the said property will be subject to the charge of M/s Cholamandalam Investmen and Finance Company Limited, for an amount of being Rs.68,00,230.00/- (Rupees Sixty Eight Lak! Two Hundred and Thirty only) as on 18/11/2024 and interest and charges thereon.

DESCRIPTION OF THE IMMOVABLE PROPERTY All The Pieces Of Immovable Property Bearing Flat No. 502 On The Fifth Floor, admeasuring 2550 Sq.feet., I.e. 209.107 Sq. Mtrs. Super Built-up Area & 1785 Sq. Feet I.e. 165.89sq. Mtrs., Built-up Area, Having 1150 Sq. Feet. I. E. 106.877 Sq. Mtrs., Adjoining Open terrace, Along With 43.09 Sq. Mtrs. Undivided Proportionate Share In The Land With All rights. Its Navsari Municipal House No 3988/f-502. Ward No.-14 In "Pratham Residency" constructed On Plot No. A/1, A/2, A/14 & A/15 Admeasuring 775.74 Sq. Mtrs., of Land Bearing Revenue Survey No. 168 Paiki, City Survey Tika No. 116, City Survey No. 4708 of Ward Navsari, T. P. Scheme No. 3, Original Plot No. 24, Final Plo No. 29, Situated At Moje Village: Navsari, Sub District & District: Navsari. Own By Nisha Tapar Desai, Boundaries of The Property; East: Space Left Road, West: Building Passage, North: Suriam Rasta Leaving space Part, South: Privately Owned Property Leaving Space. Date: 10-02-2025 Sd/- Authorized Officer, Place : Navsari Cholamandalam Investment & Finance Co. Ltd. (I) Union Bank

Name of the Borrower,

Asset Recovery Branch, Ahmedabad, 1st Floor, Rangoli Complex, Opp.V S Hospital, Ashram Road, Ellisbridge, Ahmedabad-380006

SALE NOTICE (15 DAYS) FOR SALE OF IMMOVABLE PROPERTIES

Reserve Price and

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

DATE AND TIME OF E-AUCTION - 28.02.2025 (Friday) from 12:00 p.m. to 05:00 p.m.

read with provison to Rule 8(6) / 9(1) of the Security Interest (Enforcement) Rule, 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/Symbolic Possession of which has been taken by the Authorized Officer of Union Bank of India (Secured Creditor), will be sold on "As is where is", "As is what is" and "Whatever there is" on the date mentioned below, for recovery of dues as mentioned hereunder to Union Bank of India from the below-mentioned Borrower(s) & Guarantor(s). The Reserve Price and the Earnest Money Deposit are also mentioned hereunder:

Description of the Property

Co-Applicant & Guarantor/s	Description of the Property	Amount due	EMD & Bid Increament
M/s Harsiddhi Garment (Borrower), Mr. Dhirajbhai Govindbhai Parmar (Proprietor), Mr. Govindbhai Saburbhai Parmar (Guarantor)	Property No. 1: All that piece and parcel of the immovable property belong to Mr. Govindbhai Saburbhai Parmar, being Commercial shop No. SF/1 admeasuring about 98.92 Sq. Mtrs (1064.77 Sq. feet) with all the parts & parcel of property situated at "Rameshwar (Kathwada) Co-Op. Society", constructed on non-agriculture land bearing Block No. 385 paiki Hissa No. 6 (Block No. 385 in old survey no. 778, 783, 794, 795, 796, 813), Mouje Kathwada, Taluka Daskroi, Dist Ahmedabad, Registrar Subregistrar Dist. Ahmedabad-12 (Nikol) and bounded by: North: Shop No. SF/2, South: Common road of Rameshwar & Prema Bunglow, East: Common land, West: Rameshwar Society. Details of encumbrances over the property, as known to the secured creditor, if any: None (Physical Possession)	Rs. 78,62,885.64 (Rupees Seventy Eight Lacs Sixty Two Thousand Eight Hundred Eighty Five and Sixty Four Paise Only) as on 31.10.2024 and further interest at contractual rate & cost from 01.11.2024	Reserve Price : Rs. 20,00,000.00 (Rupees Twenty Lacs Only) EMD : Rs. 2,00,000.00 (Rupees Two Lacs Only) Bid. Inc.: Rs. 20,000.00
M/s. Kalal Industries (Borrower), Mrs. Mayadevi M., Kalal (Proprietor), Mr. Mahendra Chaganial Kalal (Guarantor)	Property No. 2: All the piece and parcel of the immovable property belonging to Mr. Mahendrabhai Chagganlal Kalal, being Unit no. B/7, paiki - 3, cellar / basement, having area adm 1090 sq ft, i.e. 101.48 sq mtrs, super built up area out of 1735 sq ft, towards the said unit in scheme known as "N R House", situated on non-agriculture use land, bearing T P scheme no. 3, Final plot no. 169 paiki, City survey no. 1946, Sup plot no. 3 of mouje - Khekhpura - Khanpur alias Navrangpur, Taluka - City, District & Sub-District -Ahmedabad-3 (Memnagar) and bounded by East: Margin Land, West: Margin land, North: Margin Land, South: Passage to property, stairs & Lift. Details of encumbrances over the property, as known to the secured creditor, if any: None (Physical Possession)	Rs. 92,57,253.90 (Rupees Ninety Two Lacs Fifty Seven Thousand Two Hundred Fifty Three and Ninety Paise Only) as on 31.10.2024 and further interest at contractual rate & cost from 01.11.2024	Reserve Price : Rs. 21,69,000.00 (Rupees Twenty One Lacs and Sixty Nine Thousand Only) EMD : Rs. 2,16,900.00 (Rupees Two Lacs Sixteen Thousand Nine Hundred Only) Bid. Inc.: Rs. 21,690.00
Mr. Vaibhav Mukeshbhai Dave (Borrower), Mrs. Pratimaben Mahindra Bhatt (Co-obligant)	Property No. 3: All the piece and parcel of immovable property being Block No. 2263 land adm. 115.15 SM paiki built up area on GF adm. 68.989 SM and on FF adm. 64.35 SM, Stair cabin area adm. 5.83 SM aggregating total constructed area adm. 139.17 SM in the R.S.No. 989 of GHB constructed scheme known as Shraddha Housing Society, Mouje Gotri in the Registration District and Sub-registration district Vadodara and owned by Mr. Vaibhav Mukeshbhai Dave. Bounded by: North: Road, South: Block No. 2251, East: Block No. 2264, West: Block No. 2262 Details of encumbrances over the property, as known to the secured creditor, if any: None (Symbolic Possession)	Rs. 74,49,988.93 (Rupees Seventy Four Lacs Forty Nine Thousand Nine Hundred Eighty Eight and Ninety Three Paise Only) as on 31.01.2025 and further interest at contractual rate & cost from 01.02.2025	Reserve Price: Rs. 49,40,000.00 (Rupees Forty Nine Lacs Forty Thousands Only) EMD: Rs. 4,94,000.00 (Rupees Four Lacs Ninety Four Thousand Only) Bid. Inc.: Rs. 49,400.00

Contact Details: Mr. Amit Kumar Sinha, Mobile No.: 7800221183, Mr. V. Suresh, Mobile No.: 8238086623

This may also be treated as statutory 30 Days sale notice u/r 8(6) / 9(1) of Security Interest (Enforcement) Rules, 2002 to the

borrower(s) and guarantor(s) of the above said loan, about the holding of E-Auction Sale on the above mentioned date. Date and Time of inspection for properties: as per consultation with Branch Manager.

For detailed terms and condition of the sale, please refer to the link provided in https:// www.unionbankofindia.co.in and https://baanknet.com For Registration and Login and Bidding Rules visit https://baanknet.com

Date: 11.02.2025, Place: Ahmedabad **Authorised Officer For Union Bank Of India**

UJJIVAD

Ujjivan Small Finance Bank

Registered Office: Grape Garden, No.27, 3rd "A" Cross, 18th Main, 6th Block, Koramangala, Bengaluru-560095, Karnataka. Regional Office: 7th Floor, Almonte IT Park, Sr. No. 8, Kharadi-Mundhwa Bypass, Village Kharadi, Pune-411014.

PUBLIC AUCTION NOTICE

PUBLIC NOTICE FOR SALE UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT (SARFAESI Act) 2002, READ WITH PROVISO RULE 8(6) & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES 2002. The undersigned as authorised officer of Ujjivan Small Finance Bank Ltd., has taken possession of the following property in exercise of powers conferred under section 13(4) of

the SARFAESI Act. The Borrower in particular and public at large are informed that Public auction of the mortgage property in the below mentioned account for realisation of dues of the Bank will be held on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" on the date as prescribed as here under Loan Acc. Nos. Name of Borrowers/ Co-Borrowers 13(2) Notice Date/ Date of Reserve Price

No	/ Branch	/ Guarantors / Mortgagors	Outstanding Due (in Rs.) As on	Possession	in INR / EMD in INR
1	4467210130000029 / 4465-NAVA VADAJ	1) Vishal Baldevbhai Parmar, 2) Nitaben Vishalbhai Parmar, both are residing at 17 Bachu Jethalal Ni Dhaba Vali Clha, Opp. Jethalal Ni Chali Behrampura, Ahmedabad, Lalnagar Behrampura Ahmedabad, Gujarat-380022. 1) Also at: Shree Sales 4-Cellar Sanita Park Complex Govindwadi, Ishanpur, Ahemdabad, Gujarat-380028. Also at: Utsav Medical & Provision Stors, 102-Subhlaxmi Complex, Mangal Park, Gita Mandir Road, Ahmedabad, Gujarat-380022. 2) Also at: Flat no. G-101, Vedika Residency, Near Aakruti Township Narol, Ahmedabad, Gujarat-382405.	06.07.2024 / Rs. 7,95,096.92 as on 04.07.2024	11.01.2025	Rs.9,05,000/- / Rs.90,500/-

Residency", situated on the land bearing Survey no. 57/3/1, 57/3/2 & 57/6 of T.P. Scheme no. 57 of Final Plot no. 83, in the sim of Mouje Village: Narol, Taluka: Maninagar District: Ahmedabad and Registration Sub District of Ahmedabad-5 (Narol), which is owned by Vishal Baldevbhai Parmar & Nitaben Vishalbhai Parmar

4428210090000049 1) M/s. Jitesh Ashokkumar Shah, 2) Jiteshkumar Ashokkumar Shah (Guarantor), 28.12.2024 Rs.7,13,000/-07.06.2024 / Rs. 3) Divaben Jiteshkumar Shah (Guarantor), All are residing at Main Bazar Road, 4428-UDHANA 22,41,375.59 Rs.71,300/-Kathor, Kamrej, Surat-394150. 2) & 3) also at 1850, Vaniyavad, Opp. SMC Office, as on 05.06.2024 Kathor, Surat-394150. Description of the Immovable Property: 1. Flat no. 402 (kathor Grampanchayat Property no. 562/63/64/402) admeasuring 423.68 Sq.fts i.e. 39.38 Sq.mtrs (Carpet) 8

4th floor, building known & identified as "Golden Apartment", situated at City Survey Tika no. 4/1, City Survey no. 25 admeasuring 214.78.52 Sq.mtrs land of Village: Kathor, Sub-Disytrict: Kamrej, District: Surat, Gujarat and bounded as East: Road, West: Flat no. 405, North: Flat no. 403, South: Flat no. 401 AND 2. Flat no. 403 (kathor Grampanchayat Property no. 562/63/64/403) admeasuring 412.91 Sq.fts i.e. 38.37 Sq.mtrs (Carpet) & admeasuring 577.42 Sq.fts. i.e. 51.80 Sq.mtrs (super built-up) & admeasuring 46.04 Sq.mtrs (built-up), along with undivided admeasuring 7.87 Sq.mtrs., in ground land, 4th floor, building known & identified as "Golden Apartment", situated at City Survey Tika no. 4/1, City Survey no. 25 admeasuring 214.78,52 Sq.mtrs land of Village: Kathor, Sub-Disytrict: Kamrej, District: Surat.

admeasuring 571.96 Sq.fts. i.e. 53.16 Sq.mtrs (super built-up) & admeasuring 47.26 Sq.mtrs (built-up), along with undivided admeasuring 8.08 Sq.mtrs., in ground land

3. Flat no. 404 (kathor Grampanchayat Property no. 562/63/64/404) admeasuring 404.00 Sq.fts i.e. 37.55 Sq.mtrs (Carpet) & admeasuring 545.40 Sq.fts. i.e. 50.69 Sq.mtrs (super built-up) & admeasuring 45.06 Sq.mtrs (built-up), along with undivided admeasuring 7.70 Sq.mtrs., in ground land, 4th floor, building known & identified as "Golden Apartment", situated at City Survey Tika no. 4/1, City Survey no. 25 admeasuring 214.78.52 Sq.mtrs land of Village: Kathor, Sub-Disytrict: Kamrei, District: Surat Gujarat and bounded as East: Road, West: Stair & Lift, North: Rangilbhai Modi's House, South: Flat no. 403 AND

4. Flat no. 405 (kathor Grampanchayat Property no. 562/63/64/405) admeasuring 367.51 Sq.fts i.e. 34.16 Sq.mtrs (Carpet) & admeasuring 496.13 Sq.fts. i.e. 46.11 Sq.mtrs (super built-up) & admeasuring 40.99 Sq.mtrs (built-up), along with undivided admeasuring 7.01 Sq.mtrs., in ground land, 4th floor, building known & identified as "Golden Apartment", situated at City Survey Tika no. 4/1, City Survey no. 25 admeasuring 214.78.52 Sq.mtrs land of Village: Kathor, Sub-Disytrict: Kamrej, District: Surat Gujarat and bounded as East: Road, West: Flat no. 405, North: Flat no. 403, South: Flat no. 401. All above property owned by Jitesh Ashokkumar Shah:

3	4518210130000081 / 4518-Prahalad Nagar	 Jagdishbhai Paragbhai Gohel, 2) Jyotiben Jagdishbhai Gohel, both are residing at 26, Ranchhodrai Park, Ranchhodji Mandir, Rabari Colony, Ahmedabad, Gujarat-382415. and also at Shreeji Gajbaltak 21 Basement Sharman Estate-4 Opp. Ashima Mill, Khokhra, Ahmedabad, Gujarat-380008. 	07.06.2024 / Rs.21,00,075.37 as on 05.06.2024	05.01.2025	Rs.19,67,000/- / Rs.1,96,700/-
	Description of the Imm	ovable Property: Property hearing Flat no. E-703 on Seventh Floor in Block no. E admeasuring at	vout 48 73 Sn mtre Ri	illtun area cons	truction property

and along with 22.74 Sq.mtrs., undivided share in the land of sqaid scheme, at and in the scheme known as "Swastik Platinium", situated on land bearing Block/Survey no. 554/3 or T.P. Scheme no. 58 (Vatva out Field-1) of Final Plot no. 38/2 having admeasuring 5220 Sq.mtrs. land, in the sim of Mouje Village: Vatva, Taluka: Vatva, Dist: Ahmedabad in the District of Ahmedabad and Registration Sub District Ahmedabad-11 (Aslali) AND bounded as East: Block no. F, West: Flat no. E-702, North: Block no. B, South: Flat no. E-704 which is owned by Gohel Jyotiben Jagdishbhai & Gohel Jagdishbhai Paragbhai 4430210130000228 1) Dharmendra Kumar @ Dharmendrakumar Tangeri Sah, 2) Gudiya Dharmendra 20.05.2024 / 15.12.2024 Rs.8,30,000/-

	4430-PARVAT GAM	Kumar, both are residing at Plot no. 80, Jyoti Nagar, Nr. Devaki Bamroli Road, Nandan School, Pandesara, Surat, Gujarat-394221. 1) Also at: Parag Syntex Pvt. Ltd. Plot no 43 to 47, Pandesara GIDC, Pandesara, Gujarat-394221.	Rs.7,79,685.58 as on 17.05.2024		Rs.83,000/-				
Your		Description of the Immovable Property: Plot no.208 admesauring 48.00 Sq. vaar i.e. 40.15 Sq. meters open land known & identified as "Balaji Park" Situated at Revenue Survey no.142, Block no.365 admeasuring 18221 Sq.meters N.A. land Situated at Village: Mota, Taluka: Bardoli, Dist: Surat, State: Gujarat and bounded as East:							

Plot no. 209, West: Plot no. 207, North: Plot no. 211, South: Society Internal Road, which is owned by Gudiyakumari Dharmendrakumar & Dharmendrakumar Tangeri Sah

5 4428210090000054 / 4428-UDHANA	1) KAVITA MEDICAL through its proprietor Mahendrakumar Rataram Rathod, Shop no. 3 Ground Floor, Milkat no. 4114, Block no. 306, Shreeji Complex, Nr Railway Fatak Kareli, Palsana., Surat-394310, Also at: Mansi Medical, Plot no. 65-66, Shop no. 4, Block no. 313 Mahakali Complex, near kareli railway Fatak, Mouje Kareli, Palsana, Surat-394310., 2) Mahendrakumar Rataram Rathod, 3) Liladevi Mahendrakumar Rathod, both are residing at: Plot no. 205 Ghanshyam Residency, B/H. Sahiba Mill, Bagumara, Surat-394305, Also at: Plot no. 19 Shri Ganesh Residency Nr Kareli Railway Fatak Kareli Palsana Surat-394310. 3) Also at: Shop no. 3 Ground Floor, Milkat no. 4114, Block no. 306, Shreeji Complex, Nr Railway Fatak Kareli, Palsana., Surat-394310.	10.05.2024 / Rs. 10,52,247.23 as on 06.05.2024	28.12.2024	Rs.11,07,000 / Rs.1,10,700/
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Description of the Immovable Property: Shop no. 3 admeasuring 10,76 Sq.mtrs, along with undivided area admeasuring 6 Sq.mtrs in ground land, Ground Floor, building known & identify as "Shreeji Complex", Situated at Block no. 306 N.A. land situated at Village: Kareli, Sub-District & Taluka: Palsana, District Surat,

6	4428210130000626 / 4428-UDHANA	1) Vishal Bhupatbhai Chudasama, 3) Savitaben Chudasma, both are residing at 85, Hojvada, Nr Pir Dargah Nani, Ved Katargam, Surat, Gujarat-395004. 1) also at Varni Gems, 402 01 Diamond House, Kesarba Market Near Gotalawadi Tenament, Katargam, Surat, Gujarat-395004. 2) Vishnubhai Chudasma, Nirbhay Gems, 14 Sai Ambe Opp. Katargam Fire Station Katargaam, Suart, Gujarat-395004	10.05.2024 / Rs. 13,36,275.62 as on 06.05.2024	01.12.2024	Rs.9,32,000/- / Rs.93,200/-
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admeasuring about 60.28 Sq.mtrs of "Haridarshan Residency", organized on land bearing Block no. 18, 19, 20 paikee1, 21 and 27 after consolidation given block no. 18 admeasuring about 139807 Sq.mtrs of Village: Shekhpur, Tal. Kamrej, Dist: Surat, Gujarat AND bounded as East: Plot no. A-279, West: Society Road, North: Plot no. A-263, South: Plot no. A-265, which is owned by Savitaben Bhupatbhai Chudasma, Vishal Bhupatbhai Chudasama and Vishnubhai Bhupatbhai Chudasma. 4431210130000104 1) Chandan Kamalaprasad Sah, 2) Anita Kamalaprasad Sah, both are residing at Plot

Rs.60,300/-Also at: Girnari Jari, A 46 Shree Kripa Industrial State, Kapodra Varachha Road, Surat, 4431-KAPODRA as on 25.04.2024 Gujarat- 395006. Description of the Immovable Property: Flat no. 304 admeasuring 30.48 Sq.mtrs built-up 3rd Floor, Building known & identify as "Shiv Residency", Situated at Revenue Survey no. 120/1, 102/2, Block no. 104, 105 paiki said land known's as Shivam Residency paikki Plot no. 156, 157, 158 admeasuring 415.64 Sq.mtrs., non agriculture land situated at Village: Kadodra, Sub-District & Taluka: Palsana, District-Surat, State: Gujarat AND Bounded as East: Passage & Flat no. 302, West: O.T.S. & Society Road,

no. 178 Ravi Park Gate no. 5, Near Murga Kemdra, Kapodra, Surat, Gujarat- 395006.

North: Flat no. 305, South: Other Building, which is owned by Anita Kamal Shah and Chandan Kamalal Prasad Shah.

4431210130000311 / 4431-KAPODRA	 Brijbhushan Shobhraj Singh, 2) Mamta Singh, both are residing at Flat no. 403, Khodaldham Building, Kosad, Amroli, Surat, Gujarat-394107. 1) also at Maa Creation Plot no. 339 Plot no. 339 New GIDC Katargam Ground Floor, Surat, Gujarat-395004. 	08.04.2024 / Rs.7,69,510.13 as on 02.04.2024	05.01.2025	Rs.7,48,000/- / Rs.74,800/-

Description of the Immovable Property: All that piece and parcel of land bearing Plot no. 131 admeasuring 42.41 Sq.mtrs., open land known and identified as "Shrunga" Homes", Situated at Revenue Survey no. 76/Paikki, 96/1 Paikki, 75/Paikki, 95/Paikki Block no. 343/A, 343/B admeasuring 46842 Sq.Mtrs N.A. Land of Village: Bharundi, Tal. Olpad, Dist. Surat, Gujarat AND bounded as East: Plot no. 132, West: Plot no. 130, North: Plot no. 140, South: Society Internal Road, Residential which is owned by Mamta Singh Brujbhushan Singh and Brijbhushan Shobhraj Singh

9	4467210130000015 / 4467-Naroda Patiya	1) Anubhai Dahyabhai Bhangi, 2) Hemaben Anubhai Solanki, both are residing at Parijat Avas AUDA Makan Block No 5, Room No 150, Block 5, Room No 150 2nd Floor, ahmedabad Gujarat-380058, 1) also at: Ahmedabad Municipal Corporation Thaltej Jam, T-Complex AMC Office, B/H Zydus Hospital, Thaltej, Ahmedabad, Gujarat-380001. 2) also at: Rudra Square, B/H. Gormor Hotel, Nr. Judge Bunglow Circle Satellite, Thaltej Ahmedabad, Gujarat-	/ Rs. 17,30,731.22 as on 14.03.2024	05.01.2025	Rs.16,87,000/- / Rs.1,68,700/-
		Square, B/H. Gormor Hotel, Nr. Judge Bunglow Circle Satellite, Thaitej Ahmedabad, Gujarat-			

Description of the Immovable Property: Property bearing Flat no. A/602 on 6th Floor of Block no. A, admeasuring about 105.00 Sq. Yards i.e. 87.79 Sq. Mtrs., contruction area and 19.18 Sq. Mtrs., undivided share area, in the scheme of known as "Su-Dev Flora", Situated at Mouje Vatva, Tal. Vatva, Dist. Ahmedabad on land bearing F.P. no. 13/2/2 of T.P. Scheme no. 80 (Vatva-VI) of Survey no. 455 & 456 in the Registration Sub-District and District of Ahmedabad-11 (Asali) which is owned by Anubhai Dahyabhai Bhangi and Hemaben Anubhai Solanki

10	4443210130000005 / 4443-Makarpura Road	 Dinesh Sharma, 2) Bhaskar Sharma, 3) Madhuri Sharma, All are residing at 234- Shreenath Plaza Behind-Petrol Pump, Vadodara, Gujarat-392243. Also at 3154/3 Sheth Sheri Behind-Shahkart Dudh-Mandli, POR, Vadodara, Gujarat-391243. 1) also Mudrika Ceramics(I) Ltd., Plot no.461, GIDC, Por, Ramangamoi, POR, Vadodara, Gujarat-391243 	/ Rs.8,30,761.58	15.12,2024	Rs.10,80,000/- / Rs.1,08,000/-	
l 1				2000 00 00 00 00 00 00	SEPTION OF THE PROPERTY OF THE	-

Description of the Immovable Property: All that piece and parcel of Property being Gram Panchayat House no. 3/58/3, Sheth Sheri, admeasuring area of Property is 296.10.60 Sq.fts constructed on land of Gram Panchayat Village Por, in the Sub-District and District- Vadodara, which is bounded as East: Property of Pravinbhai Shanabhai, West: Road, North: Proerty of Hetalben H Patel, South: Property of Manubhai H Patel AND owned by Madhuri Sharma.

11	4479210170000054 / 4479-MEHSANA	 Prakshji Sovanji Thakor, 2) Krishnaben Prakashji Thakor, 3) Sovanji Khodaji Thakor, both are residing at Thakor Vas, Vanasan, Sidhpur, Patan, Gujarat-384151 and also at Rency Traders, Shop no. 1 Ravikunj Society Radhanpur Road Panchot, Mahesana, Gujarat-384002. Also at: Kapuriya Vas Vanasan Patan, Gujarat-384151. 	09,01.2024 / Rs.4,17,824.18 as on 02.01.2024	22.12.2024	Rs.5,00,000/- / Rs.50,000/-				
	Description of the Imp	escription of the Immovable Property: Gram Panchavat Property no. 439, assessment serial no. 439, "Kanuriya Vas", (Gamthan) admeasuring 455 Soft, situated at							

Vanasan, Tal, Siddhpur, Dist, Patan, which is bounded as follows: Towards East: Open Land, Towards West: House of Thakor Bhalaii Sovanii, Towards North: Open Land, Towards South: Road, which is owned by Thakor Sovanji Khodaji 4448210130000026 1) Ashok Shivnarayan Yadav, 2) Pinki Ashok Yadav, both are residing at S-26. 29 11 2024 Rs 8 81 000/-

12	/ 4448-Ankaleshwar	Pramukh Park Apadkhol-4, Ankleshwar, Gujarat-393010. 1) also at Reliable Engineering, S-25 2nd Floor Hexzone Arcade, Valia Road, Jayaben Modi Hospital, Ankleshwar, Gujarat-393002.	/ Rs. 7,68,787.62 as on 01.01.2024	20.11.2024	Rs.88,100/-
l	Description of the Im	movable Property: All piece and parcel of property being Plot no. 40 of Ashopalav Residence	y, Sarangpur, Anklesh	var, which is co	onstructed upon

and which is laid out upon land bearing R. S. No. 215 after Re-Survey Block No. 132 of Village Sarangpur, in the Registration Sub-District, Anklesvar and District, Anklesavr. The said Residential Property being Plot no. 40 of Ashopalay Residency, admeasuring 40 Sq.mts and undivided land area is 45.31 Sq.mts., being constructed property. The said property is bounded as under: (Towards East: Lagu Society Road, Towards: West Lagu Plot no. 43, Towards North: Lagu Plot no. 39, Towards South: Lagu Plot no. 41) which is owned by Pinky Yadav and Ashok Yadav 4469210120000129 1) Hiron Mukoshhhai Solanki 2) Mukoshkumar Pannalal Solanki 3) Ilahan 04 11 2022 / 05 01 2025 Re 11 24 000/-

13	4468-CTM	Mukeshkumar Solanki, both are residing at R/AT: A-8, Shivalaya Park, Vatva, Vinzol road, Near Nilkanth Society, Ahmedabad, Gujarat- 382 440. 1) Also at: Flat No. 709, 7th Floor, Siddhivinayak Avenue, Mouje Vatva, Vatva, Ahmedabad, Gujarat.	Rs.12,70,526.91 as on 20.09.2022	00.01.2020	Rs.1,12,400/-
	Description of the loc	LI D. A. Allie I. C.	- 700 0- 7th Fl	d	constituend

Description of the Immovable Property: All that piece and parcel of immovable constructed property bearing Flat No. 709 0n 7th Floor, admeasuring 34.68 Built Up and 60.10 sq. Mtrs. Super Built Up area with undivided share in land admeasuring 14.36 sq. Mtrs. In Siddhivinayak Avenue constructed on Final Plot No. 46/1/1 + 46/1/2 paiki, T. P. Scheme No. 87 (Vatva-Vinzl) of Block/Survey No. 1126/1, 1128, 1129 paiki situated at Mouje Vatva, Taluka Vatva District Ahmedabad, Gujarat, which was owned vide Sale Deed dated 25/04/2019 bearing Reg. No. 5435/2019.

Date & Time of Inspection of the property(ies) 21-02-2025 & 07-03-2025 Between 11AM to 4PM Date for Submission of Bid & EMD 19.03.2025 between 11 AM to 05 PM Date and Time of Auction 20-03-2025 from 11:00 AM to 2:00 PM Earnest Money Deposit (EMD) in INR (Should be paid through Demand Draft in favour of "Ujjivan Small Finance Bank Ltd."),

Place of submission of bids: 1) Ujjivan Small Finance Bank Ltd., Aspire Business Campus, Below Shubham Hospital, Rabari Colony, BRTS Stand, Amraiwadi, Ahmedabad-380026. - Sl. No. 1, 3, 9, 13, Ujjivan Small Finance Bank Ltd Shop Opp. Jivan jyot , Upper Ground Floor, Shop No. 22,23 of the building named "Shreenath Complex" situated at Revenue Udhana, Taluka

: City Surat, Dist: Surat, Guirat-394210. - Sl. No. 2, 4, 5, 6, 7, 8,

 Ujiivan Small Finance Bank Ltd., Signature Complex, Opp SRPF Camp, Near Akashwani, Manjalpur, Baroda-390009 – Sl. No. 10, 4) Ujjivan Small Finance Bank Ltd., Prabhunagar Opp. Dena Bank, Randhanpur Road, Mehsana-384002. - Sl. No. 11.

5) Ujjivan Small Finance Bank, Shop No. 9, 10, 34, 35, 36, Ground Floor, "OMKAR - 2 Complex", Old N.H NO. 8, Ankaleshwar, Near Lords Hotel, Gujrat - 393002. - St. No. 12. (Ankur Sonawane-9904174447, Vijaykumar Parmar - 8733894076).

Terms & Conditions: The e-Auction is being held on "AS IS WHERE IS", "AS IS WHAT IS" and "whatever there is" BASIS".

 To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own. independent inquiries regarding the encumbrances, title of property/ jes out on auction and claims/ rights/ dues/ effecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues. 2. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property/ies put on

auction will be permitted to interested bidders at sites as mentioned against each property description.

3. The Interested Bidders shall submit their Bid before the Authorised officer undersigned one day before the auction date as mentioned above. The E-Auction will be conducted through Ujjivan Small Finance Bank approved E-auction service provider - M/s C1 India Pvt. Ltd.,. Contact person - Prabakaran M - (Mob. No.7418281709). The intending bidders are advised to visit https://www.bankeauctions.com or https://www.ujjivansfb.in/e-auctions for the details of the properties in the website and for taking part in the bid they should register their names at portal https://www.bankeauctions.com and get their user-id and password free of cost. Prospective bidders may avail online training on E-Auction from the service provider M/s. C1 India Pvt. Ltd., Helpline Number's- 7291918824, 25, 26 support email id:support@bankeauctions.com, Auction portal - https://www.bankeauctions.com.

Property shall be sold to the highest bidder / offered, subject to acceptance of the bid by the secured creditor, i.e., Ujjivan Small Finance Bank Ltd. However, the undersigned has the absolute discretion to allow inter-se bidding if deemed necessary. The Authorised officer has the discretion to accept or reject any offer / Tender without assigning any reason. 6. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, within 24 hours of the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15 th day of sale or within such extended period in any case not exceeding 3 months as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder; the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting Purchaser shall have no claim/ right in respect of property/amount.

8. Bidding in the last moment should be avoided in the bidders own interest as neither the Ujjivan Small Finance Bank nor Service provider will be responsible for any lapse/ failure(Internet failure/power failure etc.). in order to ward-off such contingent situations bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc, so that they are able to circumvent such situation and are able to participate in the auction successfully.

This is also a notice to the above named borrowers/Guarantor's/Mortgagors about public auction scheduled for sale of mortgaged properties. Place: Gujarat, Sd/- Authorised Officer, Date: 10.02.2025.

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The publication is subject to the force major clause.

01.12.2024 Rs.6.03.000/-

Rs. 7,42,980.12

Ahmedabad

Ujjivan Small Finance Bank