

**IKF FINANCE LIMITED**
REGISTERED OFFICE : # 40-1-144, Corporate Centre, M.G.Road,
Vijayawada-520 010. Phone No.: 0866-2474644.

POSSESSION NOTICE (For immovable property) Rule 8 (1)
Whereas the Undersigned being the Authorised Officer of **M/s. IKF Finance 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 Demand Notices to the Borrower/s as detailed hereunder, calling upon the respective Borrowers to repay the amount mentioned in the said notices with all costs, charges and expenses till actual date of payment within 60 days from the receipt of the same. The said Borrowers/Co-borrowers having failed to repay the amount, notice is hereby given to the Borrowers/Co-borrowers and the public in general that the undersigned has taken possession of the property described hereunder in exercise of powers conferred on him under Section 13(4) of the said Act/rule 8 of the said Rules in the dates mentioned along with the Borrowers in particular and public in general are hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of **M/s. IKF Finance Ltd** For the amount specified therein with future interest, costs and charges from the respective dates. Details of the Borrowers, Co-borrowers and Guarantors, Securities, Outstanding Dues, Demand Notice sent under Section 13(2) and Amount claimed thereunder and Date of Possession is given as under:
I) Name of the Borrower/s, Co-Borrower/s: 1) Sai Mobile Shop Rep. by its proprietor Hashmukh Muljibhai Vankar, 2) Hashmukh Muljibhai Vankar, 3) Taraben Hashmukh Vankar (Loan Account No. LXVD03523-240260705).
Demand Notice Date: 19-03-2025 **Possession Date:** 31.05.2025
AMOUNT DUE: Rs. 7,80,462/- (Rupees Seven Lakh Eighty Thousand Four Hundred and Sixty Two Only) as due on 17/03/2025 with further interest and Charges thereon.
DESCRIPTION OF THE IMMOVABLE PROPERTY: All that Piece and Parcel of Non-Agriculture Land of Property in Mauje: Danteshwar, Vadodara, lying being R.S.No. 404/1, admeasuring 2732.00 Sq. Mtrs., Scheme Known as "KRISHNA HIGHTS" paiki Shop No. G/F-1 on Ground Floor, Built-Up area admeasuring 17.55 Sq. Mtrs., Undivided Road area admeasuring 6.5 Sq. Mtrs., at Registration District & Sub-District: Vadodara & District: Vadodara bounded by: **North** By Tower-B Parking, **South** By Open Space, **East** By Open Space, **West** By Shop No. G/F-2.
II) Name of the Borrower/s, Co-Borrower/s: 1) Neelkann Bag Works Rep. by its proprietor Narpatsingh Rajpurohit, 2) Nar Sagan Rajpurohit, 3) Patsingh Rajpurohit (Loan Account No. LXVD03523-240260440).
Demand Notice Date: 19-03-2025 **Possession Date:** 02.06.2025
AMOUNT DUE: Rs. 14,72,263/- (Rupees Fourteen Lakh Seventy Two Thousand Two Hundred and Sixty Three Only) as due on 17/03/2025 with further interest and Charges thereon.
DESCRIPTION OF THE IMMOVABLE PROPERTY: All that Piece and Parcel of Non-Agriculture Land of Property in Mauje: Undera, Vadodara, lying being R.S.No. 94, admeasuring 4350 Sq. Mtrs., Scheme Known as "UMIYANAGAR TENMAENT" paiki Sub-Plot No. A-1, Plot admeasuring 92.00 Sq. Mtrs., Undivided Share of Common Road & Plot admeasuring 64.00 Sq. Mtrs., Total admeasuring 156.00 Sq. Mtrs., Construction admeasuring 577.00 Sq. Ft., at Registration District & Sub-District: Vadodara, District: Vadodara & bounded by: **East:** By Plot No. A/2, **West:** By Society Road, **North:** By Society Road, **South:** By R.S.No. 97 Open Space.
III) Name of the Borrower/s and Co-Borrower/s: 1) Patel Creation Rep. by its proprietor Mehul Patel, 2) Mehul Ishwarbhai Patel, 3) Priyankaben Mehulbhai Patel, 4) Ketan I Patel, 5) Nileben Ishwarbhai Patel (Loan Account No. LXSR03323-240276145).
Demand Notice Date: 19-03-2025 **Possession Date:** 02-06-2025
AMOUNT DUE: Rs. 25,49,867/- (Rupees Twenty Five Lakh Forty Nine Thousand Eight Hundred and Sixty Seven Only) as due on 17/03/2025 with further interest and Charges thereon.
Description of the Immovable Property: All that piece and parcels of property bearing City survey nondh No.2645 admeasuring about 358.33 sq.mt. together with construction thereon admeasuring about 174.68 sq.mt. having sheet no. 57 of ward Bardoli within District Surat belongs to Iswarbhai Zaverbhai Patel. The said property is surrounded by (According to release deed no. 2687/2023): **East:** Makan of Hashmukhbhai Maganbhai Patel, **West:** Makan of Jagubhai Fakirbhai Patel, **North:** Road, **South:** Road.
Place: Gujraath **Sd/- Authorised Officer, IKF Finance Limited**

**Home First Finance Company India Limited**
CIN: L65990MH2010PLC240703
Website: homefirstindia.com Phone No.: 180030008425 Email ID: loanfirst@homefirstindia.com

SALE OF MOVABLE ASSETS (INVENTORY)
E-Auction Sale Notice for Sale of Movable 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 Co-Borrower (s) as per column (ii) that the below described immovable properties as per column (iii) mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Home First Finance Company India Limited for realization of its dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(2) of the said Act proposes to realize dues by sale of the said properties and it will be sold on "As is where is", "As is what is", and "Whatever there is" as described hereunder. The auction will be conducted "On Line", for the recovery of amount due from Borrower (s) and Co-Borrower (s) as per column (i), due to Home First Finance Company India Limited. Increment Amount - Rs. 1,000/-

Sr. No.	Name Borrower(s) and Co-Borrower (s)	PROPERTY ADDRESS	Details of Inventory	Date of Demand Notice	Demand Notice Amount	Date of Possession	Reserve Price Amount	EMD Amount	Date and Time of Auction	Last Date & Time of Submission Of Emd & Documents	Number of Authorised officer
1.	Raushan Kumar-Bindudevi Umashankar Manjhi	House-178 & 179 Paiki3, Survey no729, Plot No. 178 And 179 paiki unit 3, R. S. No. 729, Village, Varsamedi, Taluka, Anjar Kuchhh, Kachchh, Gujarat-370110. Bounded By : North by - Plot No. 178 And 179 Paiki Unit No.-4, South by - Plot No. 178 And 179 Paiki Unit No.-2, East by - 6.00 M Wide Internal Road, West by - P.No. 245.	1)Various mixed size / shap of stainless steel vessels and storing containers, etc. non used / idle condition lying in house premises. 2)Wooden cupboard, idle condition lying in house premises. 3)Stainless Steel Khatla with cotton mattress average condition lying in house premises. 4)Plastic material storage drums, idle condition lying in house premises. 5)Movable in nature, plastic material bin / material storage box, non used idle condition lying in house premises. 6)Movable in nature, Gas Bottlet, Gase Stove, Temple, 20ltr Filter water bottle, Electric Ceiling Fan.	03-02-2025	5,46,063	06-04-2025	9,500	950	14-06-2025 (11am-2pm)	12-06-2025 (upto 5pm)	9265389289

E-Auction Service Provider
Company Name : e-Procurement Technologies Ltd. (Auction Tiger).
Help Line No :-079-35022160 / 149 / 182
Contact Person : Ram Sharma -8000023297
e-Mail id : ramprasad@auctiontiger.net and support@auctiontiger.net.

E-Auction Website/For Details, Other terms & conditions
http://www.homefirstindia.com
https://homefirst.auctiontiger.net

A/c No: for depositing EMD/other amount
912020036268117-
Home First Finance Company India Limited -
Axis Bank Ltd., MIDC, Andheri East.

Branch IFSC Code
UTIB0000395

Name of Beneficiary
Authorized Officer,
Home First Finance Company India Limited

TERMS & CONDITIONS:
The E-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS" and will be conducted "On Line". The action will be conducted through HOME FIRST's approved service provider M/s E-Procurement Technologies Ltd -Auction Tiger, at the web Portal: https://homefirst.auctiontiger.net, E-Auction Tender Document containing online e-auction bid form, declaration, General Terms & Conditions of online auction sale are available at Portal Site. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/rights/dues/affecting 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 HOME FIRST. The property is being sold with all the existing and future encumbrances whether known or unknown to HOME FIRST. The Authorised 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, Other terms & conditions of the e-auction are published in the following websites.
01. http://www.homefirstindia.com, 02. https://homefirst.auctiontiger.net,

STATUTORY SALE NOTICE UNDER THE SARFAESI ACT, 2002
The borrower/ guarantors are hereby notified to pay the sum as mentioned and take their belongings before the date of e-Auction, failing which the Inventory will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.
Date: 06-06-2025
Place: Gandhidham, Gujarat
Signed by Authorized Officer,
Home First Finance Company India Limited

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 PROVISIO 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.

Sl. No	Loan Acc. Nos. / Branch	Name of Borrower/s Co-Borrowers / Guarantors / Mortgages	13(2) Notice Date/ Outstanding Due (in Rs.) as on	Date of Possession	Reserve Price in INR EMD in INR
1	451621005000006 / 4516-JAMNAGAR	1) Jadavjibhai Bambhava , 2) Sonalben Jadavjibhai Bambhava , both are residing at Indira Avas, Moti Banugar, Jamnagar, Gujarat- 361120. 1) also at Halar Dudh Dhara, Moti Bangar, Jamnagar, Gujarat - 361120	05.12.2023 / Rs.5,85,267.21 as on 01.12.2023	26.12.2024	Rs.7,56,000/- / Rs.75,600/-
Description of the Immovable Property: The property bearing Revenue Survey No. 11072 converted in to Non-Agricultural Land for the residential purpose. The sanctioned plots paiki Plot No. 60 and 61 amalgamated and assigned Plot No. 60 admeasuring 200.00 Sq. Mtr. The building named as "Matrumpren Residency" constructed over the said plot consisting flats paiki Flat No. 203 admeasuring Built - up area 36.80 Sq. Mtr. Super Built up area 53.51 Sq. Mtr. 576.00 sq. Ft., Area Known as "Kunal Park - 2" in Jamnagar and is bounded as East - Sidi - Open to sky and Flat No. 202, West - Plot No. 50 and 51, North - Plot No. 62, South - Open to sky and flat no. 204 and which is owned by Ghavtar Sonalben Kanabhai W/o Mahabha Jadavjibha and Bambhava Jadavjibhai Jashabhai					
2	4428210130000545 / 4428-UDHANA	1) Mahboob Niyajahmad Ansari , 2) Sarvari Khatun Mahboob Ansari , both are residing at Flat GF 1, Alfala Complex, Suda Sector-1, Sachin, Surat, Gujarat-394230 and also at Omni Present Lifestyle LLP, A-5/13 Hojiwala Industrial Estate Road no. 11 Gate no. 2 Vanz Sachin Surat, Gujarat-394230	20.05.2024 / Rs.7,97,665.13 as on 17.05.2024	29.12.2024	Rs.8,30,000/- / Rs.83,000/-
Description of the Immovable Property: Flat no. 204 admeasuring about 838.3 Sq.ft Super built up, 464 Sq.ft. Carpet area and 503 Sq.ft. i.e. 46.77 Sq.mt. built up area situated on the 2nd Floor of "Sai Shradha Palace" constructed on land bearing Plot no. 20 admeasuring about 140 Sq.mtrs. and Plot no. 2/21 admeasuring about 171.56 Sq.mtrs., total admeasuring about 311.56 Sq.mtrs., (on site admeasuring about 318.06 Sq.mtrs) of SUDA Housing Project (Sachin) Sector-2 organized on land bearing Revenue Survey No. 105, 107, 108, 111, 124, 125, 137, 122/1, 122/2, 121/2, 154, 160, 120/1/1, 120/2/A, 118 + 163/2, 118 + 163/1, 119, 162, 161 and 168 its block no. 129 paiki, 117 paiki, 144 paiki, 145 paiki, 146 to 148, 153 paiki, 154 to 157 paiki, 158, 159, 160 paiki and 161 paiki total admeasuring about 84840 Sq.mtrs., of Village: Sachin, Tal. Surat City, Dist: Surat, Gujarat AND bounded as East: 9.00 mts Road, West: Adjoining Passage and Flat no. 203, North: 18.00 mts Road, South: Flat no. 205, which is owned by Sarvari Khatun Mahboob Ansari and Mahboob Niyaj Ahamad Ansari					
3	4518210130000101 / 4518-PRAHALAD NAGAR	1) Jigen Dineshbhai Shah , 2) Vibhaben Dineshbhai Shah , both are residing at B/2/204 Swatantra Apartment, Opp- Rajwadi Hotel, Jivraj Park, Velapur, Malav Talav, Ahmedabad, Gujarat - 380051 and also at 471, Naherunagar, Nr. Rajiv Bus Stop, Kubernagar, Ahmedabad - 382340 and also at Flat No. A-705, 7th floor, Sai Shamam/Sai Platinum, Plot No. 65/1 of T.P. scheme No. 109 of Survey No. 88/A/1, Mouje Hanspura, Tal. Asarva, Dist. Ahmedabad - 382330.	27.03.2023 / Rs.25,15,970.92 as on 21.02.2023	11.01.2025	Rs.24,37,000/- / Rs.2,43,700/-
Description of the Immovable Property: Unit No. A-705, admeasuring 52.92 Sq.Mtrs. Carpet area, Wash area admeasuring 1.96 Sq.Mtrs and Balcony area admeasuring 2.09 Sq.Mtrs. Situated on 7th floor of Block, in Sai Shamam & Sai Platinum, together with undivided proportionate share admeasuring 23.89 Sq.Mtrs. In the land bearing final plot no. 65/1 admeasuring 4653 Sq.Mtrs. (allotted in lieu of R.S.No. 88/A/1) forming part of T.P. scheme No. 109 (Hanspura) sitting, lying and being at Mouje Hanspura, Tal. Asarva, Dist. Ahmedabad in the registration sub district Ahmedabad-06 (Naroda) and said property is bounded as under: East- Flat No. A-708, West- Open Margin then Sai Platinum, North- Flat No. A-706, South- Flat No. A-704					
4	4428210130000283 / 4428-UDHANA	1) Ranjit Prasad Arjun Prasad Soni , 2) Kiran Ranjit Kumar Soni , both are residing at Plot No. 119, Umiya Nagar 1, Navagam, Dindoli Road, Near Sai Baba Temple, Udhana, Navagam, Surat, Gujarat - 394 210. 1) also at B-19, Patel Nagar, Shopping Center, Near Dindoli Bridge,Dindoli, Surat, Gujarat - 394210	07.09.2022 / Rs.10,50,490.69 as on 23.08.2022	25.01.2025	Rs.6,86,000/- / Rs.68,600/-
Description of the Immovable Property: All that piece and parcel of Plot No. 190, admeasuring about 40.26 sq. Mts. according to KJP and on site admeasuring 40.13 sq. mtrs. together with undivided proportionate share in Road and COP admeasuring about 22.54 sq. mtrs. of "Shree Villa Residency Part 3", organized on land bearing Revenue Survey no. 69/1, and its Block No 117 admeasuring 16086 sq. mtrs. of village Mota Sub-District Bardoli, District Surat, Gujarat. Bound by: East: Adjoining Road, West: Adjoining Plot No. 185, North: Adjoining Plot No. 189, South: Adjoining Plot No. 191, which was owned by you, by virtue of Sale Deed Dated 01/08/2019 bearing registration No. Sr. No. 3423, 20919.					
5	4465210090000027 / 4465-NAVA VADAJ	1) Khushal Traders , 203, Second floor, Ashwarath Complex, Nr. Muni. Zonal Office, Usmanpura, Char Rasta, Ahmedabad, Gujarat - 380013. 2) Hemant Bohra , 3) Kavita Bohra , both are residing at Block C-501, Shree Ratna Apartment, Nr. Avishkar Tenament, Surdhara Circle, Talukdi, Ahmedabad, Gujarat - 380054	20.12.2022 / Rs.13,32,244.60 as on 13.12.2022	25.01.2025	Rs.15,04,000/- / Rs.1,50,400/-
Description of the Immovable Property: Commercial Property bearing Office No. 203 on Second Floor, in the scheme known as "ASHWARATH COMPLEX", Harsh Rajan Owners Association, situated on sub-plot No. 12 of FP No. 2 paiki of Town Planning Scheme No. 3, Mouje: Usmanpura, Taluka: Sabarmati, Distict and Sub-district: Ahmedabad (admeasuring about 20.26 sq. mtrs. SBUA+12.15 sq. mtrs. UDS).					
6	4467210030000044 / 4467-Naroda Patiya	1) Mehul Solanki , 2) Monghibhen Solanki , 3) Parvatiben Solanki , All are residing at Plot No. 182, Azadnagar Hathivilla, Ahmedabad, Gujarat-382210. 1) also at Honda Motor Cycle and Scooter India Pvt. Ltd. T Podar Industrial Park Village Vithalpur Tal. Mandai, Dist. Ahmedabad-Gujarat-302120	18.01.2024 / Rs.6,22,252.93 as on 15.01.2024	25.01.2025	Rs.5,26,000/- / Rs.52,600/-
Description of the Immovable Property: All that piece and parcel of property bearing Gram Panchayat Property no. 402 and its Old Gram Panchayat Property no. 352, on the area known as "Harjan Vas", situated in the sim of Mouje Village: Arnej, Tal. Dholka, Dist. Ahmedabad in the District of Ahmedabad and registration Sub District of Dholka which is bounded as Under East: House Ukabhai, West: House of Laxmanbhai Dhudabhai, North: House of Narshibhai Ukabhai, South: House of Shivbhai Ukabhai, which is owned by Monghibhen Govindbhai					
7	4482210130000096 / 4482-Mavdi Chowk	1) Pareshbhai Savaniya , 2) Urmilaben Parehbhai Savaniya , both are residing at Labhdeep Society Street No. 7, Nr. Mavdi Chowk, Rajkot, Gujarat - 360004	25.10.2023 / Rs.10,30,247.94 as on 19.10.2023	08.02.2025	Rs.10,55,000/- / Rs.1,05,500/-
Description of the Immovable Property: Residential Flat No. 503 with the measurement of Carpet area admeasuring Sq. Mtrs. 21 - 32 situated on third floor of "City Sopan", constructed on land admeasuring 362-32-30 Sq. Mtrs. Of plot no. 9 of Revenue Survey No. 134, 135, 136 paiki of village Mavdi, within the limit of Rajkot in the state of Gujarat on implement of T.P. Scheme No. 8, Final Plot No (Bounded as : East - Passage, West - Open Space then others property, North - Flat No. 504, South - Stais than flat no. 502 AND owned by Urmilaben Pareshbhai Savaniya)					
8	4483210050000015 / 4483-Shastri Maidan	1) Bhausaheb Manik Khedakar , 2) Janabai Manik Khedakar , both are residing at Uday Paper Mills, Near National Cotton, Opp. Pal Auto Street, Near Valabh Industrial Estate Area, Shapur Main Road, Rajkot, Gujarat - 360024. 1) also at Fine Paper Tubes, Survey No. 59, Plot No. 25-26, Opp Panchnata Auto Pvt Ltd, Pal Auto Street, Bh Jalaram Industries, Nr. H.J. Polymers Shapur, Rajkot Main Road, Gujarat - 360024	25.10.2023 / Rs.2,24,022.77 as on 19.10.2023	08.02.2025	Rs.2,66,000/- / Rs.26,600/-
Description of the Immovable Property: Residential Flat No. 306 with the measurement of builtup area admeasuring 27-045 situated on third floor of "Adarsh Apartment" on total lands admeasuring 894-01 Sq. Mts. Of Plot No. 116, 117, 141, 142, 143 & 1A, 1B, 2A, 2B, 3A, 3B of "Adarsh Residency" of revenue survey no. 141 and survey no. 142 paiki 4 of village: Pipaliya Pal, Tal. Lodhika, Dist: Rajkot in state of Gujarat (Bounded as: East- Flat No. 304, West- Flat No. 308, North - Marjin Space, South - Passage than flat no. 305) which is owned by Janabai Manik Khedkar and Bhausaheb Manik Khedkar					
9	4482210130000090 / 4482-Mavdi Chowk	1) Sunny Gangani , 2) Radhikaben Jitubhai Dhanani , Anand Nagar, 24, EWS GRB, Room No. 90, Same, Kothariya Nagar, Nr. Lucky Hanuman , Rajkot, Gujarat - 360001. 1) also at Bhagwati Sales, Anand Nagar Colony, nr. School No. 63, Old Nilkanth Park, Kothariya Road, Rajkot, Gujarat - 360001.	18.01.2024 / Rs.10,23,914.78 as on 15.01.2024	08.02.2025	Rs.6,03,000/- / Rs.60,300/-
Description of the Immovable Property: Property of Flat No. E/90, built up admeasuring 36-42 Sq. Mtr. Of Gujarat Housing Board Anandnagar Colony Scheme at Survey No. 297 & 298 paiki of Rajkot Village, Rajkot - Talika, Rajkot - District bounded as Property of Flat No. E/89, South: Open Space and Road, East: Open Space, West: Passage and Flat No. E/91 and owned by Mr. Sunny Amrutlal Gangani and Radhika Jitubhai Dhanani					
10	4467210180000040 / 4467-Naroda Patiya	1) Mareshbhai Natvarlal Rathod , 2) Rathod Ashaben Mareshbhai , 3) Rathod Shashikant , 4) Rathod Pushpaben , 5) Rathod Nataveral Ambhal , All are residing at House No. 58, Mahadev Mandir, Prapajati Vas, Nr. Telav Gam, Sanand, Ahmedabad - 382210	02.01.2024 / Rs.24,89,393.38 as on 01.01.2024	09.02.2025	Rs.26,25,000/- / Rs.2,62,500/-
Description of the Immovable Property: Commercial Property Bearing Telav gram panchayat property No. 66 (Old No. 56), (Admeasuring About 92.90 sq. mtrs & construction thereon ground floor & first floor), Mouje: Telav, Taluka: Sanand, Dist and Sub - Dist: Ahmedabad bounded as East: Road, West: Property of Nathubhai Rathod, North: High way road, South: Kumbharwas owned by Shashikant Natvarlal Rathod, Pushpaben Shashikant Rathod, Maresh Natvarlal Rathod, Asha Maresh Rathod					
11	4467210130000196 / 4467-Naroda Patiya	1) Pravin Omprakash Varma , 2) Pushpaben Varma , both are residing at 401, Vasude Dhanji na Chhpara, Ahmedabad, Bhiyas Shah Alam, Ahmedabad, Gujarat - 380028 1) also at OK Studio & Colour Lab., F.F.A. Opp. Vasna Bus Stop, Vasna, Ahmedabad, Gujarat - 380007.	22.12.2023 / Rs.24,63,333.93 as on 19.12.2023	09.02.2025	Rs.18,41,000/- / Rs.1,84,100/-

Description of the Immovable Property: All that right, title and interest of Property bearing Flat No. A/302, on 3th Floor admeasuring about 84.52 Sq. Mtr. Built Up area and 30.59 Sq. mtr undivided land share in the scheme known as "Mangalmurti Residency" situated at Mouje: Vatva, Tal. Daskroi, Dist. Ahmedabad, land bearing old Survey No. - 582/3, T.P. Scheme No. 80, F.P. No. 28/1, of in the registration sub district of Ahmedabad and District of Ahmedabad 11 (Aslali) bounded as East: 40 feet road, West: Flat No. A/303, North: Flat No. A/304, South: Flat No. B/305 and owned by Varma Pushpaben Pravinbhai					
12	4465210050000041 / 4465 - Nava Vadaj	1) Pradeep Ladharam Rewachandani , 2) Simram Pradeep Rewachandani , both are residing at Block L 203 Ozono Glitt, Kubernagar, ITI RoadNobalnagar, Ahmedabad, Gujarat-382340. 1) also at M/s. Kabir Enterprise, 79 to 82 Anand Park G Ward, Near Chandrama Society Kubernagar, Ahmedabad, Gujarat-382340	02.07.2024 / Rs. 19,26,052.53 as on 28.06.2024	09.02.2025	Rs.12,13,000/- / Rs.1,21,300/-
Description of the Immovable Property: Property bearing Flat no. C-9, on Second Floor in Block No. C admeasuring about 99.76 Sq.yards i.e. 8.41 Sq. mtrs at & In Vijay Akash Owners Association Scheme known "Shardha Apartment", situated on the land bearing Survey no. 402/2 Paiki of T.P. Scheme no. 47 of Final Plot no. 53 of Mouje Saipur-Bogha Taluka Asarva in the District of Ahmedabad and Registration Sub District of Ahmedabad-06 (Naroda), which is owned by Pradeep Ladharam Rewachandani					
13	4468210050000065 / 4468-CTM	1) Shivkuamr Kosti , 2) Poonam Kosti , both are residing at D-504, Devashray Residency, Ahmedabad, B/H Valdehi Residency, Ahmedabad, Gujarat - 382418.	18.01.2024 / Rs. 23,54,598.37 as on 15.01.2024	22.02.2025	Rs.15,98,000/- / Rs.1,59,800/-
Description of the Immovable Property: Property bearing Flat No. C-508 on Fifth Floor in Block No. C, admeasuring about 45.30 Sq. Mts. Built Up area construction property and along with 22.05 Sq. Mtrs. Undivided share in the land of said scheme at and in the scheme known as "SWASTIK PLATINUM" , situated on area bearing Block/Survey No. 554/3 of T.P. Scheme No. 58 (Vatva Out Field-1) of Final Plot No. 38/2 having admeasuring 5220 Sq. Mts. land in the Sim of Mouje Village: Vatva, Taluka: Vatva, Dist: Ahmedabad in the District of Ahmedabad and Registration on Sub District Ahmedabad -11 (Aslali) bounded as East: Block No. 2, West: Flat No. C-505, North: Flat No. C-507, South: Flat No. C-501 and owned by Poonamben Shivkumar Kosti					
14	4428210180000031 / 4428-UDHANA	1) Chagganbhai Bhavarlal Nagda , 231 Maharan Pratap Society, Opp. Raj Empire Maharana Pratap Chowk, Godadara, Surat, Gujarat - 394210. 2) Durgashankar Chagganlal Nagda , 3) Durgaben Durgashankar Nagda , both are residing at 305 Shukan Residency, Block No. 104 & 105, Shivam Residency, Kadodra, Palsana, Surat - 394327	14.09.2023 / Rs. 11,62,257.45 as on 19.08.2023	09.03.2025	Rs.6,03,000/- / Rs.60,300/-
Description of the Immovable Property: Shop No. 7 admeasuring 365 sq ft's (super built up) & admeasuring 201.00 sq ft's & 18.68 sq meters (built up) admeasuring 190 sq ft's i.e. 17.66 sq meters (carpet), along with undivided share in ground land, ground floor Building No. A, Building known and identify as "Shantinath Palace" situated at Revenue Survey No. 12/1, 102/2, Block No. 104 & 105 paiki plot no. 107, 108, 109 situated at Village: Kadodare, Tal Palsana, Dist. Surat, Gujarat (Bounded as : East - Shop No. 08, West - Shop No. 06, North - Road, South - Building Parking)					
15	4431210130000372 / 4431-KAPODRA	1) Rajeev Dharamevprasad Bhardwaj , Golden Nest, PH-1, Village Ghoddev, Bhaindar East, Thane, Mumbai, Maharashtra-401107 and also at Surabhi Enterprises S-12, Ovarakesh D-1 Saibaba Nagar, Borivali (West), Mumbai, Gujarat-400092. 2) Sima Rajoo Room No. 03, 1st Floor, Plot No. 29 H-778, Suda Sector - 7, Sachin, Navsari Road, Sachin Surat, Gujarat - 394230 and also at Mohamad Abulashit Plot no. 101, Road No. Surat Navsari Road Near Appreal Park near Umni Present Lifestyle Sachin, Surat-394235	09.01.2024 / Rs. 7,46,831.28 as on 02.01.2024	09.03.2025	Rs.6,89,000/- / Rs.68,900/-
Description of the Immovable Property: Plot no. 778 admeasuring 40.15 Sq.mtrs open land along with undivided admeasuring 21.75 Sq.mtrs land known and identified as "Green Park Part-3". Situated at Revenue Survey no. 38, 39, 40 Old Block no. 29 (after Re-Survey Block no. 31) (after K. J. P. New Block no. 31/778) admeasuring 58286 Sq. Mtrs., N. A. land situated at Village: Haldharu, Tal. Kamrej, Dist. Surat, Gujarat. which is bounded as follows: Towards East: Society Road, Towards West: Other Land, Towards North: Plot no. 779, Towards South: Plot no. 777 is owned by Sima Rajoo and Rajeev Bhardwaj					
16	4468210170000008 & 4468210130000183 / 4468-CTM	1) Motiji Naranji Solanki , 351, Nehrunagar Chhapra, B/H. Muni Drange Pumping Station, Kubernagar, Naroda, Ahmedabad City, Kubemagar - 382340. 2) Reshmaben Motiji Solanki , 351, Nehrunagar Chhapra, B/H. Muni Drange Pumping Station, Kubernagar, Naroda, Ahmedabad City, Kubemagar - 382340.	24.08.2023 / Rs. 11,23,854.84 as on 08.08.2023	11.08.2024	Rs.9,48,000/- / Rs.94,800/-
Description of the Immovable Property: All that piece and parcel of property being Plot No. 500 paiki admeasuring area 25.82 sq. mtrs. and 8 sq. ft. X 8 sq. ft. totally admeasuring 31.77 sq. mtrs. and construction thereon 72 sq. mtrs. upon City Survey No. 9644 paiki situated in the sim of Mouje Village Sardamagar Taluka Asarva, Dist. Ahmedabad in the district of Ahmedabad and Registration Sub District of Ahmedabad - 6. Bounded by- East- Property of CS No. 9644 paiki, West- Road North- Road, South- Property of C. S. No. 9644 paiki.					
17	4468210130000122 / 4468-CTM	1) Avdheshsingh Hardevsingh Rajput , 2) Nituben Avdheshsingh Rajput , R/At: C-305, Ashapuri Residency, Near Amar Tenaments, Vatva, Vinzol road, Ahmedabad, Gujarat - 382440	21.06.2023 / Rs. 17,53,602.44 as on 19.06.2023	18.08.2024	Rs.11,56,000/- / Rs.1,15,600/-
Description of the Immovable Property: All that piece and parcel of Unit No. C/305, admeasuring 104 sq. yards/sq. mtrs. in Ashauri Residency, constructed on Survey No. 1157, & 1158 of Final Plot No. 220 & 221 of TP Scheme 128 (Vatva-Aslali) situated at Mouje Village Vatva, Taluka Vatva, Dist. Ahmedabad, Gujarat which was owned by you vide Sale Deed dated 12/06/2019 bearing Reg. No. 5008/2019.					
18	4465210130000319 / 4465-NAVA VADAJ	1) Anilsingh Netrapalsingh Chauhan , 2) Reena Anilsingh Chauhan , 52-Block-B/2, Santosh Associates, Shan-3, Vatva Gam, Ahmedabad, Gujarat - 382440. and also at Flat No. 54, 5th Floor, Block no B-1, Shaan-3, Mahadevpura Gamdri Road, Vatva, Ahmedabad, Gujarat - 382440.	07.11.2023 / Rs. 2,686,645.36 as on 02.11.2023	24.08.2024	Rs.15,51,000/- / Rs.1,55,100/-
Description of the Immovable Property: All that piece and parcel pf the property bearing Flat No. 54 on Fifth Floor of Block B-1 admeasuring about 645 sq. feet i.e. 59.92 sq. mtrs (carpet area) construction with undivided ownership right in the land total plot area of 25.15 sq. mtrs., in the scheme known as SHAAN-3 being constructed on N.A. land bearing Block/Survey No. 1410/1 and 1410/2, Final Plot No. 327 of Town Planning Scheme No 128 in the sim of mouje village Vatva in the registration district Ahmedabad and Sub district Ahmedabad - 11(Aslali). Which is bounded as - On East: Flat No. B2/53, On West: Flat No. B1/51, On North: Flat No. B1/53, On South: Internal Road which is owned by Reenaben Anilsingh Chauhan and Anilsingh Netrapalsingh Chauhan					
Date & Time of Inspection of the property(ies) :: 10-06-2025 & 20-06-2025 Between 11AM to 4PM					
Date for Submission of Bid & EMD :: 23.06.2025 between 11 AM to 05 PM					
Date and Time of Auction :: 24.06.2025 from 11:00 AM to 2:00 PM					
Earnest Money Deposit (EMD) in INR (Should be paid through Demand Draft in favour of "Ujivan Small Finance Bank Ltd.")					
Place of Submission of bids : 1) Ujivan Small Finance Bank Ltd., Shop No. 2, Ground Floor Platinum, Joggers Park, Park Colony Jamnagar Jamnagar, Gujarat-361008 for Sl.No.1 (Ankur Sonawane-9904174447). 2) Ujivan 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, Gujarat -394210 for Sl.No. 2, 4, 14,15 (Ankur Sonawane-9904174447, Shoab Garana - 9825453765). 3) Ujivan Small Finance Bank Ltd., 1st Floor, "Auram Avenue" formerly known as Sun City House, Mithakhali Six Road, Opposite Kotak Mahindra Bank, Navrangpura, Ahmedabad - 380006 for Sl.Nos. 3,5, 6, 10, 11, 12, 13, 16, 17, 18 (Ankur Sonawane-9904174447, Vijaykumar Parmar - 8733894076). 4) Ujivan Small Finance Bank Ltd, Mavdi Main Road,Opp-Indraprasth Hall,Mavadi Chowk, Rajkot - 360004 for Sl.Nos. 7,8, 9 . (Ankur Sonawane-9904174447, Suryadevsinh Zala - 7567500008).					
Terms & Conditions :- The e-Auction is being held on "AS IS WHERE IS", "AS IS WHAT IS" and "whatever there is" BASIS".					
1. 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/ ies put 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.					
4. The E-Auction will be conducted through Ujivan 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.bankauctions.com or https://www.ujivansfb.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.bankauctions.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@bankauctions.com, Auction portal- https://www.bankauctions.com .					
5. Property shall be sold to the highest bidder / offered, subject to acceptance of the bid by the secured creditor, i.e., Ujivan 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.					
7. The publication is subject to the force major clause.					
8. Bidding in the last moment should be avoided in the bidders own interest as neither the Ujivan 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 supply power 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, Date : 05.06.2025.				Sd/- Authorised Officer, Ujivan Small Finance Bank	