CIN: L65190MH2003PLC143249, Email: communications@yesbank.in, Website: www.yesbank.in **SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES** E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement

of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrowers, Co-Borrowers, Guarantor and Mortgagors that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Yes Bank Ltd. i.e. Secured Creditor, will be sold on "As is where is", "As is what is" and "Whatever there is" on 26.06.2025, for recovery of below mentioned dues subject to further interest and charges at contracted rate, due to the Secured Creditor from below mentioned Borrowers, Co-Borrowers, Guarantor and Mortgagors,

| Sr. No. | | | Description of Property | Reserve Price & EMD (in Rs.) | |
|------------|---|--|---|------------------------------------|--|
| ı | Rayadhanbhai Chaganbhai Rathod as (Borrower) & | | All the piece and parcel of Property Bearing Plot no.192 admeasuring 57.85 sq.mtrs in land known as "Shree | 17,30,000/- | |
| | Vilasben Rayadhanbhai Rathod as the (Co-Borrower and Mortgagor) | | Naklank Park", situated in Revenue survey no.200 paiki moje Mahika Registration Sub District and District Rajkot | Rs. 1,73,000/- | |

Date and time of e-auction: 26.06.2025, 11 am to 2 pm with extension of 5 minutes each **❖ Last date for submission of bid: 25.06.2025 ❖ Date of Property Inspection: 23.06.2025**

For detailed terms and conditions of the sale, please refer to the link provided in https://www.yesbank.in/about-us/media/auction-property Secured Creditor's website i.e. . www.yesbank.in or https://sarfaesi.auctiontiger.net.

In case of any difficulty in obtaining Tender Documents/ e-bidding catalogue or Inspection of the Immovable Properties / Secured Assets and for Queries, Please Contact Concerned Officials of YES BANK LTD., Bhagirathsinh Rayjada (bhagirathsinh.rayjada@yesbank.in) Mo. No. 8160322752 and Officials of M/s. e-Procurement Technologies Limited (Auction Tiger) Ahmedabad, Bidder Support Numbers:

9265562821 | 9265562819 | 9265562818. Email: support@auctiontiger.net. SALE NOTICE TO BORROWER / GUARANTORS

The above shall be treated as Notice of 15 days U/r. 9(1) of Security Interest (Enforcement) Rules, 2002 Date: 09.06.2025, Place: Rajkot Sd/- Authorised Officer

HDFC Bank Ltd, 1st Floor, Aakansha Building, 10 **POSSESSION** ■ HDFC BANK Vijay Plot Corner, Gondal Road, Rajkot - 360001 NOTICE (Gujarat). (FOR IMMOVABLE & MOVABLE PROPERTY)

The undersigned being the Authorized Officer of the HDFC Bank Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of security Interest Act, 2002 and exercise of powers conferred under Section 13(12), read with Rule 9 of the Security nterest (Enforcement) Rules, 2002, issued Demand Notices to the Borrowers mentioned herein below to repay the amount mentioned in the notice, within 60 days from the date of notice/service of the said notice.

The Borrower having failed to repay the amount, notice is hereby given to the Borrowers and the public in general that the undersigned has taken **Symbolic Possession** of the properties described herein below on below mentioned date in exercise of powers conferred on him under Section 13(4) of the said Act read with Rule 9 of the said Rule on below mentioned date.

The Borrowers / Guarantors / Mortgagors in particular and the public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of the HDFC Bank Limited for amount mentioned below and interest & expenses thereon until the full payment.

| | NAME OF THE BORROWERS | DATE OF DEMAND NOTICE & O/S. DUES | O/s. Amount & as on Dt. |
|---|--|--|---|
| (| Bhagat Sales – Proprietorship Firm Through Its Proprietor Manzoor Mohmedhusen Dakora (2) Manzoor Mohmedhusen | 16.12.2024 & Rs 17.03.057.60/- (Runees Seventeen | Rs. 17,03,057.60/- as on 27.11.2024 |
| | Dakora (3) Aarifa Manzoor Dakora | Lakh Three Thousand Fifty Seven and | us on 27.11.2024 |
| | EG OVER DRAFT A/C No. 50200024023686 & EEG-WCTL-GECL A/C No. 8291140 | Sixty Paisa Only) as on 27.11.2024 | , |

DESCRIPTION OF THE IMMOVABLE ASSETS:-DATE OF POSSESSION: 03.06.2025 All That Piece And Parcel Of Immovable Property Being Commercial Office No. 1 On Second Floor Of Shreenath Chambers Constructed On Land Bearing City Survey No. 70/2, Sheet No. 5, Main Part "a", Ameasuring About 12-16 Sq Mts. Situated At Khand Bazar, Near Tra Darwaja Within The Limits Of Jamnagar Municipal Corporation In District And Sub District Jamnagar & **Bounded As Under**: East: OTS, West: Office No. 2, North: Passage & Road, South: Common Passage.

| ı | 1. NAME OF THE BORROWERS | DATE OF DEMAND NOTICE & O/S. DUES | 0/s. Amount & as on Dt. |
|---|---|--|-------------------------|
| | (1) Late Subaramaniyam Madhavan Padayachi Since Deceased | | Rs. 13,99,284.31/- |
| 1 | Notice To Be Served Through His Legal Heir (2) Late | Rs. 13,40,296.53/- (Rupees Thirteen | as on 02.06.2025 |
| 1 | Subaramaniyam Madhavan Padayachi Since Deceased notice To | Lakh Forty Thousand Two Hundred Ninety | |
| | Be Served Through His Legal Heir - Other Legal Heirs (3) Vall | Six and Fifty Three Paisa only) as on | |
| | Subaramaniyam Padayachi | 29.11.2024 | |
| ı | Loan Against Property A/C No. 83309025 | | |

DATE OF POSSESSION: 05.06.2025 DESCRIPTION OF THE IMMOVABLE ASSETS:-All The Part & Parcel Of Immovable Residential Property Being Part No. 5 & 6 Admeasuring 66-98 Square Meters, Maharana Mill Chali, Vibha A, Kadiya Plot Area, Milpara 1, Opposite Keshveshwar Mahadev Temple, Near Gin Press & Railway Crossing, Porbandar – 360575 An Situated At City Survey Ward No. 2, City Survey No. 5311 In Sub- Division Porbandar And Bounded As Under: East: Property Part No. 1 & 10

West: Road, North: Property Part No. 7 & B, South: Property Part No. 4. Date: 03.06.2025 & 05.06.2025, Sd/- Authorized Officer Place : Jamnagar & Porbandaı **HDFC Bank Ltd.** **FINANCIAL EXPRESS**

शेन्ट्रल जेंड ओड़ एन्डिया सेन्ट्रल बैंक ओफ इंडिया CENTRAL BANK OF INDIA

VASNA BRANCH

APPENDIX-IV [Rule-8(1)] POSSESSION NOTICE (For immovable property)

Whereas The undersigned being the authorized officer of the Central Bank of India. Vansa Branch, Dist Ahmedabad 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 29/03/2025 calling upon the borrower Mrs Shardaben Patel W/o Kadvabhai Patel (Borrower) Residing at A/201, Megh Malhar Appartment, Near Seven School, Nava naroda, T.B. Nagar, Ahmedabad – 382350, Mr Himanshu Patel S/o Mr Kadva Bhai Patel (Guarantor) Residing at A/201, Megh Malhar Appartment, Near Seven School, Nava naroda, T.B.Nagar, Ahmedabad – 382350, Mr Harshad bhai Kadvabhai Patel (Guarantor) Flat no. 303/E, Sahitya Residency Opp. Rajhans Cinema, Nikol, Ahmedabad, Unit Address M/s Jay Khodiyar Electricals Stores, Shed No.15, Khodiyar Industrial Estate, Road No.5, Kathwada, Ahmedabad – 382430, and M/s Jay Khodiyar Electricals Stores Unit Based at 466/2738, Gujrat Housing Board, Near Bapu nagar Char Rasta, Bapunagar, Ahmedabad - 380024 to repay the amount mentioned in the notice being 1,32,05,059.13/-In Words One Crore Thirty Two Lakhs Five Thousand Fifty Nine Paise Thirteen only) with interest as mentioned in 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 has taken Symbolic possession of the property described herein below in exercise of powers conferred on him under Sub Section (4) of Section 13 of the act read with rule 8 of the Security Interest Enforcement Rules, 2002 on this 3rd day of June of the year 2025.

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 Central Bank of India for an amount 1,32,05,059.13/-In Words One Crore Thirty Two Lakhs Five Thousand Fifty Nine Paise Thirteen only)) and interest thereon w.e.f. 29/03/2025 plus other charges. (Amount deposited after issuing of Demand Notice U/Section 13(2) has been given effect)

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

DESCRIPTION OF THE IMMOVABLE PROPERTY Equitable Mortgage of property consisting of flat of residential flat in the name of Mr Harshad bhai Kadvabhai Patel Survey no.303/1, T.P.S.NO. 102, F.P.NO.71, BLOCK E FLAT NO. 303/E, THIRD FLOOR SCHEME NAME SAHITYA RESIDENCY adm area of land 7386 sq.mtr. F.P. area 4432 sq.mtrs. Construction area of flat 200 sq.yards i.e. 167 sq.mtrs, with share in un divided land area 45.095 sq.mtrs. of Common aminities. Mouje Nikol Gam Ta Ahmedabad City District Ahmedabad Registration Dist. & sub Dist. Ahmedabad Gujrat 12(Nikol) Bounded By: East: Common Plot, West: Flat

Date: 03/06/2025 **Authorised Officer** Place: Ahmedabad Central Bank of India

No.E - 304, North: Flat No.E - 302, South: Block - D.

the Auhorized Officer ("AO") of IIFL-HFL had taken the possession of the following property/ies pursuant to the notice issued U/S 13(2) of the Act in the following loan accounts/prospect nos. with a right to sell the same on "AS IS WHERE IS BASIS," AS IS WHAT IS BASIS AND WITHOUT RECOURSE BASIS" for realiza ion of IIFL-HFL's dues, The Sale will be done by the undersigned through e-auction platform provided at the website: www.iiflonehome.com Description of the Immovable Reserve Price Date of Physical Borrower(s) / **Demand Notice** Co-Borrower(s) **Date and Amount** property/ Secured Asset Possession Rs.9,81,000/- (Rupees Guarantor(s)/ 15-Feb-2025 Nine Lakh Eighty One 08-Aug-2024, Rs.17,36,328/- All that part and parcel of the property bearing Legal Heir Thousand Only) (Rupees Seventeen Lakh Thirty Six Thousand Plot No. 85, CT Survey No. Na 122/A + Total Outstanding as On 122/B/85, Ramdev Residency, Godhra Road, Date 09-May-2025 Mr. Sarwan Ram Three Hundred and Twenty Earnest Money Deposit Opp. Sanen School, Inside Jyoti Chokdi, Village Rs. 21,94,448/-Eight Only) 2. Mr. Puna Ram Vaghvani, Pratappura, Halol, Panchmahal, (Rupees Twenty One Rs. 98,100/- (Rupees Mrs. Birii Devi **Bid Increase Amount** Sujarat, India, 389350. Area Admeasuring (In Lakh Ninety Four (Prospect No Ninety Eight Thousand Rs.20,000/- (Rupees Twenty Sq. Ft.): Property Type: Land_Area, Saleable Thousand Four Hundred One Hundred Only) IL10242929) Thousand Only) _Area, Super_Built_Up_Area, Built_Up_Area and Forty Eight Only) Property Area: 527.00, 653.00, 550.00, 600.00 12-Sep-2024 Rs.1110585/-27-Apr-2025 Rs.7.45.000/- (Rupees 1.Mr.Dharmesh All that part and parcel of the property bearing (Rupees Eleven Lakh Ten Thousand Five Hundred and Amrutbhai S No 55 Paiky Plot No 111 Paiky North Side Total Outstanding as Seven Lakh Forty Five Thousand Only) Sagathiya, 2. Mrs. Nehaben Dharm-Block No 4 Aditynagar Joshipara Junagadh, On Date 09-May-2025 Eighty Five Only) Rs.12.03,854/- (Rupees Gujarat , 362001 Area Admeasuring (In Sq. Earnest Money Deposit (EMD Ft.): Property Type: Land_Area, Built_Up_Area , Carpet_Area Property Area: esh bhai Sagathiya **Bid Increase Amount** Twelve Lakh Three Rs.74,500/- (Rupèes (Prospect No Γhousand Eight Hundred ∣Seventy Four Thousand Rs.20,000/- (Rupees Twenty IL10214767) 640.00, 411.00 , 329.00 Five Hundred Only) and Fifty Four Only) Thousand Only) 11-Sep-2024 07-Mar-2025 Rs.8,98,000/- (Rupees All that part and parcel of the property bearing 1. Mr. Ajay Plot No-140, Anjani Homes - 2, Olpad Sayan Rs.1379998/- (Rupees Eight Lakh Ninety Eight Rameshwar Dayal Total Outstanding as Thousand Only) hirteen Lakh Seventy Nine Road, Near Atodara Chokdi, Atodara, Olpad, On Date 05-June-2025 Thousand Nine Hundred and |Surat - 394130" Area Admeasuring (IN SQ. 2. Mr. Rameshvar Rs. 15,24,926/-**Earnest Money Deposit** Ninety Eight Only) (EMD) Rs. 89,800/- (Rupees Daya, 3. Mrs. Property Type: Land_Area, (Rupees Fiftéen Lakh **Bid Increase Amount** Super Built Up Area hivani Ajay Yadav Saleable_Area, Twenty Four Thousand Property Area: 432.00, 792.00, 274.00(Built Eighty Nine Thousand Eight Hundred Only) (Prospect No Rs.20,000/- (Rupees Twenty Nine Hundred and IL10509360) Thousand Only) up area 360.00 sq. ft) Twenty Six Only) Symbolic Possession 10-Jul-2023 All that part and parcel of the property bearing Rs.11,48,000/- (Rupees 1. Mr. Abdulsha Milkat no. 193 & 194, Land Área Ao Eleven Lakh Forty Eight Rs.15,43,697/- (Rupees 16-Sep-2023 Thousand Only) Measuring 954.77 Sq. Ft., Carpet Area Ad Rahemansha Divan Fifteen Lakh Forty Three Total Outstanding as Measuring 509.53 sq. Ft., and Built Up Area **Earnest Money Deposit** 2. Madar Tredars Thousand Six Hundred On Date 09-May-2025 Ad Measuring 599.45 Sq. Ft., Nr.- State Bank Ninety Seven Only) Rs. 16,30,594/of India, Street No.- 15, Ratanpar, Mrs. Rs. 1,14,800/- (Rupees (Rupees Sixteen Lakh Surendranagar, Gujarat, India. 363020 Oné Lakh Fourteen Nurjahabhanu **Bid Increase Amount** Thirty Thousand Five housand Eight Hundred Only) Hundred and Ninety Rs.25.000/- (Rupees Twenty Abdulsha Divan Five Thousand Only) (Prospect No mportant Information: This auction is published basis possession vide Sec 13 (4) of SARFAESI Act. Physical possession will be offered post receiving of Section -14 order as per process laid down under SARFAESI Act and as and when physical possession w IL10223784) be taken. Bidder shall do necessary due-diligence in respect of documents and legality before participating in auction proceedings. **EMD Last Date** Date/ Time of E-Auction Date of Inspection of property 20-Jun-2025 1100 hrs -1400 hrs 24-Jun-2025 till 5 pm 26-Jun-2025 1100 hrs-1300 hrs.

Public Notice For E-Auction Cum Sale (Appendix - IV A) (Rule 8(6))

ale of Immovable property mortgaged to IIFL Home Finance Limited (Formerly known as India Infoline Housing Finance Ltd.) (IIFL-HFL) Corporate Office at Plo

No.98,Udyog Vihar, Phase-IV,Gurgaon-122015.(Haryana) and Branch Office at:- " Nobel Plaza 1st Floor Nr.Domadiya Wadi B/H Platinum Arcade Kalva Chowk

Junagadh-362001 "/ 1st Floor, Vivek Park, Above Amit Auto, Godhra Raod, Halol, Gujarat-389350/ Office No. 701, 7th Floor, 21st Centuary Business Center, Nea

Jdhna Darwaja, Ring Road, Surat - 395002/ Ahmadabad Commerce House, 4th Floor, Commere House 4, Nr Shell Petrol Pump, Anandnagar Road, Prahladnagar

Ahmedabad - 380051 under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act"). Wherea

Mode of Payment: - EMD payments are to be made vide online mode only. To make payments you have to visit https://www.iiflonehome.com and pay through ink available for the property/ Secured Asset only. Note: Payment link for each property/ Secured Asset is different. Ensure you are using link of the prope y/ Secured Asset you intend to buy vide public auction. For Balance Payment - Login https://www.iiflonehome.com >My Bid >Pay Balance Amount TERMS AND CONDITIONS:-

For participating in e-auction, Intending bidders required to register their details with the Service Provider https://www. iiflonehome.com, well i advance and has to create the login account, login ID and password. Intending bidders have to submit / send their "Tender FORM" along with the pay ment details towards EMD, copy of the KYC and PAN card at the above mentioned Branch Office. The bidders shall improve their offer in multiple of amount mentioned under the column "Bid Increase Amount". In case bid is placed in the last 5 mir

utes of the closing time of the auction, the closing time will automatically get extended for 5 minutes.

The successful bidder should deposit 25% of the bid amount (after adjusting EMD) within 24 hours of the acceptance of bid price by the AO and the balance 75% of the bid amount within 15 days from the date of confirmation of sale by the secured creditor. All deposit and payment shall be in the prescribed mode of payment. The purchaser has to bear the cess, applicable stamp duty, fees, and any other statutory dues or other dues like municipal tax, electricity charges, land and all other incidental costs, charges including all taxes and rates outgoings relating to the property. The purchaser has to pay TDS application to the transaction/payment of sale amount and submit the TDS certificate with IIFL HFL. Bidders are advised to go through the website https://www.iifl.com/home-loans/properties-for-auction for detailed

terms and conditions of auction sale & auction application form before submitting their Bids for taking part in the e-auction sale proceedings.

For details, help procedure and online training on e-auction prospective bidders may contact the service provider E mail ID:- care@iiflon home.com, Support Helpline no.1800 2672 499 For any query related to Property details, Inspection of Property and Online bid etc. call IIFL HFL toll free no.1800 2672 499 from 09:30 hrs to 18:00 hrs between Monday to Friday or write to email:- care@iiflonehome.com. Notice is hereby given to above said borrowers to collect the household articles, which were lying in the secured asset at the time of taking physical possession within 7 days, otherwise IIFL-HFL shall not be responsible for any loss of property under the circumstances.

0. Further the notice is hereby given to the Borrower/s, that in case they fail to collect the above said articles same shall be sold in accordance with Law In case of default in payment at any stage by the successful bidder / auction purchaser within the above stipulated time, the sale will be cancelled and the amount already paid will be forfeited (including EMD) and the property will be again put to sale. 12. AO reserves the rights to postpone/cancel or vary the terms and condition of tender/auction without assigning any reason thereof. In case of any dis pute in tender/Auction, the decision of AO of IIFL-HFL will be final.

15 DAYS SALE NOTICE UNDER THE RULE 9 SUB RULE (1) OF SARFAESI ACT, 2002

The Borrower are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of Fender/Auction, failing which the property will be auctioned/sold and balance dues if any will be recovered with interest and cost Place:-Gujarat, Date: 09-June-2025 Sd/- Authorised Officer, IIFL Home Finance Limited

UJJIVAI

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.

| SI. No | Loan Acc. Nos. / Branch | Name of Borrowers/ Co-Borrowers / Guarantors / Mortgagors | 13(2) Notice Date/ Outstanding Due (in Rs.) As on | Date of Possession | Reserve Price in INR / EMD in INR |
|-----------|----------------------------|---|---|-----------------------|---|
| 1 | & 4498218860000016 / | 1) Patel Kaushik Chimanlal, 2) Shobhanaben Kaushikbhai Patel, 3) Yunusbhai Yusufbhai Parmar, All are residing at Dabariya No Delo, Dhajagravali Sheri, Kanbiwad Bhavnagar, Gujarat-364001. 1) also at Chamunda Waste Supply, Patidar Kelvni Trust, Juna Bandar Road, Bhavnagar, Gujarat-364001. 3) also at Old Mamekwadi, Bharwad Vado, Bhavnagar, Gujarat - 364001 | 09.01.2024 / Rs. 5,65,156.20 as on 08.01.2024 | 29.12.2024 | Rs.6,23,000/- / Rs.62,300/- |

Description of the Immovable Property: Property Bearing Ward No. 04, Sheet No. 16 admeasuring about total Plot Area of 24.73 Sq mtrs. & Built Up area of 49.46 Sq. mtrs. Situated at Dabariya na Dela ma, Dhajagarvali Sheri, Kanbivad, Village: Bhavnagar, Dist. Bhavnagar on the land besring Survey No. 2668 in the Registration Dist. and Sub Dist. Bhavnagar bounded as East: Peoperty bearing plot No. 301, West: Property bearing plot no. 303, North: property bearing plot no. 309 South: Street owned by Kaushikbhai

| | Chimanian Faler | VC | .0 | U | 00. |
|---|---------------------------------------|--|---|------------|-----------------------------------|
| 2 | 44282100900000049 / 4428-UDHANA | M/S. Jitesh Ashokkumar Shah, 2) Jiteshkumar Ashokkumar Shah (Guarantor), Divaben Jiteshkumar Shah (Guarantor), All are residing at Main Bazar Road, Kathor, Kamrej, Surat-394150. & 3) also at 1850, Vaniyavad, Opp. SMC Office, Kathor, Surat-394150. | 07.06.2024 / Rs. 22,41,375.59 as on 05.06.2024 | 28.12.2024 | Rs.7,13,000/- / Rs.71,300/- |

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 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 4th floor, building known & identified as "Golden Apartment", situated at City Sy Tika no. 4/1, City Sy no. 25 admeasuring 214.78.52 Sq.mtrs land of Village: Kathor, Sub-District Kamrej, District: Surat, Gujarat and bounded as East: Road, West: Flat no. 405, North: Flat no. 403, South: Flat no. 401 which is owned by Jitesh Ashokkumar Shah.

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 Rs.8,53,000/-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 Rs.85,300/-Village: Kathor, Sub-District: Kamrej, District: Surat, Gujarat and bounded as East: Road, West: Flat no. 405, North: Flat no. 404, South: Flat no. 402 which is owned by Jitesh Ashokkumar Shah 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 Rs.7,42,000/-

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 Rs.74.200/-Village: Kathor, Sub-District: Kamrej, District: Surat, Gujarat and bounded as East: Road, West: Stair & Lift, North: Rangilbhai Modi's House, South: Flat no. 403 which is owned by Jitesh Ashokkumar Shah. 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 | Rs.7,50,000/-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

Village: Kathor, Sub-District: Kamrej, District: Surat, Gujarat and bounded as East: Road, West: Flat no. 405, North: Flat no. 403, South: Flat no. 401which is owned by Jitesh Ashokkumar Shah. 4483210130000322 23.02.2025 Rs.10,29,000/-1) Bharatbhai Ukabhai Ambaliya, 2) Harshaben Bharatbhai Ambaliya, 07.06.2024 Both are residing at Murlidhar Society Juan Ganesh ST No. 5 Kothariya Road, Rajkot, 4483-Shastri Maidan Rs. 11,47,894.00 Rs.1,02,900/-Gujarat-360022

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 Rs.75,000/-

as on 05.06.2024 Description of the Immovable Property: Residential Flat no. E-505 with the measurement of builtup area admeasuring Sq. mtrs 32-15 situated on Fifth Floor of Vrajvilla Flats Wing-E" of "Vrajvilla Flats" constructed on lands admeasuring 2028-62 Sq. mtrs., of Plot no. 9 to 11 of Revenue Survey no. 87 paiki 2 of Village Vavadi, Taluka, Dist Rajkot and bounded North: Passage & Flat no. E-501, South: Open to sky & margin space, East: OTS & Flat no. E-504, West: Flat no. E-506, which is owned by Bharatbha Ukabhai Ambaliya

| Ŀ | A SECONDARY SHOWS CONTROL PORTS | v | 24 | 245 | |
|---|---------------------------------|---|--|------------|--------------------------------------|
| | & 4483210070000004 / | 360003 and also at Koss Project Opp. Hotel Krishna Park Near RV Stonex Opp. | 02.07.2024 / Rs.13,45,136.37 as on 28.06.2024 | 23.02.2025 | Rs.12,00,000/- / Rs.1,20,000/- |

Description of the Immovable Property: Residential Flat no. 401 with the measurement of builtup area admeasuring 33.65 Sq.mtrs., on 4th Floor of building known as "Vrai Vihar", constructed on land area admeasuring 270.58 Sq.mtrs of Plot no. 30 to 33 area know as "Shyamkiran Park" of Revenue Survey no. 126 Paikki of Village Kothariya, Tal. & Dist. Rajkot and bounded North: Open to Sky, South: Open Terrace, East: Common passage than stairs, West: Others Property, which is owned by inka Marie Dadenkina & Marie Cirichhhai Dade

| 3-3 | i nyansa mayar baaran | ya a mayar omonoraa aadaa aya. | | | | |
|-----|---|---|---|------------|-------------------------------------|--|
| 5 | 4518210050000044 / 4518- Prahalad Nagar | 1) Hiralal Dolatram Bhoi, 2) Jamna Hiralal Bhoi, both are residing at 40/5 Alibhai Chawl Khokra, Ahmedabad, Gujarat-380008. 1) also at Kendra Sadvichar Chavana 41, Opp. Nakra Shejhs Chawl, Khokra, Ahmedabad, Gujarat-380008. | 07.06.2024 / Rs.22,75,729.29 as on 05.06.2024 | 22,03,2025 | Rs.21,36,000/ / Rs.2,13,600/- | |
| 9 | Description of the Immovable Property: Property bearing House no. 278/11, admeasuring about 26.50 Sq.mtrs., plot area and 37.13 Sq.mtrs., area construction property, at and in the area known as "Trikam Mukhi Faliyu" situated on the land bearing City Survey no. 145 paiki, in the sim of Mouje Village: Khokhra-Mahemdavad | | | | | |

Taluka: Maninagar, Dist: Ahmedabad in the District of Ahmedabad and Registration Sub District of Ahmedabad-5 (Narol) AND bounded as East: Open land of the said property, West: Muni. Cen. no. 278/6 and adjoining wall, North: Own wall of the said property, South: Murni. Cen no. 278/10 and adjoining wall, which is owned by Hiralal 1) Harendra Veersingh Chaudhari, 2) Karunaben Harendrabhai Chaudhari, both are 22.03.2025 Rs.30.25.000/-4472210130000019 28.06.2024 residing at 084, Swaraj Ashram, Opp. Bardoli Collage Station Road, Bardoli, Surat, Gujarat-/ Rs.13,97,666.31

as on 25.06.2024

9.85,115.26

as on 25.06.2024

Gujarat-399602. 2) also at First Floor Ambika Shoping Center, Madhi, Surat, Gujarat-394340 Description of the Immovable Property: All that right, title and interest in Flat no. 603 (As per Bardoli Nagarpalika Bearing Property no. 3060 of Ward no. 2), admeasuring about 140.52 Sq. mtrs., built-up and 157.46 Sq. mtrs., Super built up situated on the 6th Floor of A building of Harmony Heights, Constructed on land bearing revenue

394601. 1) Also at Shiviyoti Hospital Patidar Jin Vamdot Gandhi Road, Bardoli, Surat,

Bharuch, Gujarat-393001 and also at A-101, Vallabh Shrusti Co.-Op. Housing Society, GIDC,

4448-ANKALESHWAR Also at R. P. Engineering, Plot no. 4906/9/1 (Nr. Karmatur Chokdi) GIDC, Estate, Ankleshwar,

Shiv Residency Part- 1, Tatithaiya, Palsana, Surat, Gujarat.

4472-Bardoli

Survey no.340/1/1 paikee 1 of Bardoli within District Surat belongs together with propoetionate share in the said land and bounded as East: Open to Sky, West; Flat no. 604, North: After common passage and O.T.S. Flat no.602, South: Open to Sky, which is owned by Karunaben Harendrabhai Chaudhary & Harendra Virsinhbhai Chaudhary 4448210130000405 1) Valsadia Kashyap Hiteshbhai, 2) Valsadiya Hiteshbhai Pragjibhai, both are residing at 28.06.2024 10.04.2025 Rs.10,27,000/-Plot no. 104 Lake Vila Ankleshwar Jitali, Bharuch, Ankleshwar, Gujarat-393001 and /Rs.

Description of the Immovable Property: All that piece and parcel of Residential Property being Plot no. 86 of Silver City, Jitali, Ankleshwar, which is constructed upon and which is laid out upon land bearing R. S. No. 53 and New R. S. no. 7089 of Village Jitali, in the Registrfation Sub-Ditrict, Ankleshwar and District, Bharuch, The said Property being Plot no. 86 of Silver City; admeasuring area of property is 43.49 Sq.mtrs AND bounded as East: Plot no. 87, West: Plot no. 85, North: Society 7.5 Mtrs. road

South: Plot no. 91, which is owned by Hiteshbhai Pragjibhai Valsadiya & Kashyap Hiteshbhai Valsadiya 1) Santoshkumar Banarsi Singh, 2) Seema Santoshkumar Singh, both are residing at 14.04.2025 Rs.5,91,000/-28.03.2024 4428210130000152 Flat No. 801, Nest Wood Apartment, Althan Canal Road, Nr. Shaligram Apartment, Althan, Surat City, Surat, Gujarat - 395017 and also at Nancy Tex, Plot No. 566, 1st Rs.17.13.353.82 Rs.59,100/-4428-UDHANA Floor, Sonal Ind Soc, Nr. Piyush Point, Suman School, Pandesara, Surat, Gujarat as on 27.03.2024 395210 and also at Flat No. 304, 3rd Floor, Harekrishna Residency, Plot no. 55 to 64,

Description of the Immovable Property: All that right, title and interest in Flat No. 304 admeasuring about 34.02 sq.mt. built up situated on the 3" Floor of Harekrishna Residency constructed on land bearing Plot no. 55 to 64 of Shiv Residency part- 1 organized on land bearing Revenue Survey No.364/I-B and its block no.315 admeasuring about 9394 sq.mt of village Tatithaiya Sub District Palsana, District Surat together with proportionate share in the said land admeasuring about 7.66 sq.mt. The said property is surrounded by: East: Flat No. 303, West: Flat No. 305, North: Passage and Flat No. 306 South: Adjoining Road. Said Property is owned by Seema Santoshkumar Singh & Santoshkumar Banarsi Singh.

| 9 | 1 | Kattar Ali Abbas Ali, 2) Shabanam Kattar Ali, both are residing at Plot no. B- 135/136, Room no. 101, Ranchhod Ratna Nagar Gaviyar, Near Magdalla Port, Ranchhod Ratna Nagar, Gaviyar, Surat, Gujarat-395007. 1) also at Plot no. 804-805 Laxmivilla Textile Park Sachin GIDC, Surat, Gujarat-394230 | 18.03.2024 / Rs. 6,89,991.74 as on 13.03.2024 | 14.04.2025 | Rs.7,77,000/- / Rs.77,700/- | |
|---|---|--|--|------------|-----------------------------------|--|
|---|---|--|--|------------|-----------------------------------|--|

Description of the Immovable Property: Plot no. 5 admeasuring about 48.00 Sq.yard (according to the KJP it is was Block no. 436/5 admeasuring about 40.18 Sq.mt) together with undivided proportionate share in road and COP admesuring about 25.29 Sq.mt of S. N. Residency organized on land bearing revenue Survey no. 408, Old Block no. 392 after resurvey it was given new Block no. 436 admeasuring about 13351 Sq.mt. of Haldharu, Sub District: Kamrei, Dist. Surat. Gujarat and bounded as under: East: Adjoining Society Limit, West: Adjoining Society Internal Road, North: Adjoining Plot no. 4, South: Adjoining Plot no. 6 AND owned by Kattar Abbas Ali and Shabanam

| 4 | 4468210130000370 | 1) Badram Ghanchi, 2) Arvina Ghanchi, both are residing at 16/6/F/F, Sutariya Ni | 02.01.2024 / | 20.04.2025 | Rs.24,17,000/- |
|---|------------------|--|--------------------------------------|------------|----------------|
| 1 | 4468-CTM | Pole, Mandvi Ni Pole, Manek Chowk, Ahmedabad, Manavi Ni Pole, Ahmedabad, Gujarat- 380001. 1) also at Keeon D-315, Abhisek Complex-1, Asarwa Opp. Haripura Bus Stop. | Rs. 28,15,098.42 as on 01.01.2024 | | Rs.2,41,700/- |
| ı | | Ahmedabad, Gujarat-380016 | | | |

Description of the Immovable Property: The immovable property bearing Flat no. F-505 (Fifth Floor) of Block no. F admeasuring 117 Sq.yarda i.e. 97.83 Sq.Mtrs. Super built-up area construction and 33.23 sq.yards i.e. 27.78 sq.mtrs., undivided share in the land with common road way, common facility and common amenities use of the scheme known as "Dev Samruddh Residency" bearing Account no. 1517, Block/Survey no. 1139/16 adm. 1-06-23 he.are.sq.mtrs., Shape Rs. 9.58 paise, Draft T.P. Scheme no. 113 (Vastral), F. P. No. 107 adm. 6374 sq.mtrs. N. A. Land situate, lying and being at Mouje: Vastral, Village, Taluka Vatva, District of Ahmedabad and Sub-District of Ahmedabad-12 (Nikol) which is bounded as follows: (Towards East-Margin then Saral Dream, Toward West-Stair-Lift, Towards North-Flat no. F/504, Towards South-Block-G) which is owned by Ghanchi Badaram Galbaram

| 11 | | 1) Chehraji Ajmelji Thakor, 2) Laxmiben Chehraji Thakor, both are residing at Thakor | 06.08.2024 / | 20.04.2025 | Rs.11,65,000/- |
|--------|--------------|---|-------------------------------------|------------|----------------|
| 90.000 | 4479-MEHSANA | Vas, Valapura, Mandropur, Kheralu, Mehsana, Gujarat-384325. 1) also at Shree Dotad Varg Prathmik Shala, Datad, Poshina, Sabarkantha, Gujarat-383270. | Rs. 9,63,175.10 as on 03.08.2024 | | Rs.1,16,500/- |

Description of the Immovable Property: All that piece and parcel of land bearing Residential Property no. 998, Assement Serial no. 998 area admeasuring 1000 Sq.ft. (along with construction thereon) "Valapura" (Gamthan), situated at Mandropur, Tal. Kheralu, Dist. Mahesana AND bounded as North: Road, South: Road, East: Thakor Vas, West: Open Land, which is owned by Thakor Chehraji Ajmalji

| 2 | Mallubhai Rajendrabhai Mali, 2) Ambika Mallikarjun Mali, both are residing at | 06.08.2024 / | 27.04.2025 | Rs.7,25,000/- | |
|---|--|--------------------------|------------|---------------|---|
| | 229, Shivaji Nagar, Kim-9 Near Tapovan School, Village: Kim, Tal. Olpad, City Ankleshar, Surat, Gujarat-394110 and also at 2/32/1 Keroli, Chincholi, Kalaburagi, Karnataka-585320 | the second second second | | Rs.72,500/- | 0 |

Description of the Immovable Property: All that piece and parcel Flat No. 101, First Floor, built up admeasuring 44.08 Sq.mtrs. i.e. 474.34 Sq.fts., consutructed in building known as "Hindva Palace", situated at non-agricultural Plot No. 4 admeasuring 235.13 Sq.mtrs., as per 7/12 admeasuring 239.31 Sq.mtrs., of Block no. 295/B, paikki undivided land admeasuring 6.53 Sq.mtrs., at Mauje Mulad, Olpad Registration Sub-District Olpad & District Surat within the State of Gujarat AND bounded as North: By Road, East: By Road, South: By Flat no. 106 & Ladder West: By Flat no. 102 Y Passage, which is owned by Ambika Mallubhai Mali & Mallubhai Rajendrabhai Mali.

| All are residing at 13, Roop Nagar Society, Near Railway Garnala, Limbayat, Surat, | Rs.6,84,000/- / Rs.68,400/- |
|--|-----------------------------------|
|--|-----------------------------------|

Description of the Immovable Property: All that piece and parcel of Flat No. 105 admeasuring about 69.21 sq. mt. super built up 41.50 sq. mt. built up situated on the 1st Floor of "Royal Palace" constructed on land bearing Plot No. 74, 75 and 76 total admeasuring about 236.28 sq. mt. of "Yogidarshan Society" organized on land bearing Revenue Survey No. 525 and its Block No. 526/ paikee 1, Behind S.D.J. International School, Near Palsana Chowkdi, N. H. NO. 8 at Village: Palsana, Tal.: Palsana, Dist.: Surat Gujarat. Which is owned by Ashrani Arjundas Jhamb and Sonu Arjundas Jhamb.

| 14 | A STATE OF THE PARTY OF THE PAR | 1) Ganpatbhai Rameshbhai Gohel, 2) Gohel Chandrikaben Ganpatbhai, Both are residing at F H No. 221 No, 591 Kanera, Sarasa, Kheda, Gujarat - 387120. 1) also at Sabarmatri Ashram, Gaushala, Bidaj Form, P.O. Lali, Kheda, Gujarat - 387120. | 05.12.2023 / Rs. | 30.04,2025 | Rs.13,06,000/- / Rs.1,30,600/- |
|----|--|---|---------------------------------|------------|--------------------------------------|
| | | | 7,96,215.53 as on 01.12.2023 | | |

Description of the Immovable Property: Residential Property Situated At Kakarkhad Parti, At And Taluka Nadiad, District Kheda Bearing Revenue Survey No. 2408, 2406, 2410/A Paikee Block No.18, House No.313 Whose Ground Floor And First Floor In City Survey No.663, C.s.v.v. No.2, Sheet No.16/79, Nadiad Nagarpalika House No. 1157, Ward No. 5(1) At And Post Nadiad Boundary As Folow: East: Open Road And Land West: Tenament No. 314 North: Open Land And Road South: Tenament No.312 which is owned by Gohel Chandrikaben Ganpatbhai and Gohel Ganpatbhau Rameshbhai

Date & Time of Inspection of the property(ies) 20-06-2025 & 11-07-2025 Between 11AM to 4PM Date for Submission of Bid & EMD 14.07.2025 between 11 AM to 05 PM Date and Time of Auction 15.07.2025 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) Ujiivan Small Finance Bank Ltd., Shanti Arcade Opp-Aksharwadi temple Waghawadi Road Bhavnagar Bhavnagar Gujarat-364002 for SI.Nos. 1 (Ankur Sonawane-9904174447, Dharmendrasinh Gohil - 9726882682). 2) Ujjivan Small Finance Bank Ltd., Shreenath Complex Opp Dream Honda Showroom Udhana Surat, Gujarat-394210 for SI.Nos. 2, 6, 7, 8, 9, 12, 13 (Ankur Sonawane-9904174447). 3) Ujjivan Small Finance Bank Ltd., The Imperia Subhash road Opposite of Shastri Maidan, Near Limda Chowk Rajkot, Gujarat-360001 for Sl.Nos.3, 4 (Ankur Sonawane-9904174447, Digvijaysinh.Zala - 9099089009).

 Ujjivan Small Finance Bank Ltd., Lilamani Corporate Heights, Opp Ramapir Tekra BRTS, Nava Vadaj - Ahmedabad, Gujarat-380013 for Sl.No. 5, 10, 14. (Ankur Sonawane-9904174447, Vijaykumar Parmar - 8733894076). 5) Ujjivan Small Finance Bank Ltd., Prabhunagar Opp. Dena Bank, Randhanpur Road Mehsana, Gujarat-384002 for SI. Nos. 11 (Ankur Sonawane-9904174447, Aniruddhsinh Gadhavi - 9824502290).

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.

The Interested Bidders shall submit their Bid before the Authorised officer undersigned one day before the auction date as mentioned above.

I. 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. 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.

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 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,

Ahmedabad

Sd/- Authorised Officer,

Ujjivan Small Finance Bank

Date: 06.06.2025.

Rs.3,02,500/-

Rs.1,02,700/-