

 Kotak Mahindra Bank	DEMAND NOTICE KOTAK MAHINDRA BANK LIMITED
Registered Office : 27BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400051, Regional Office: Kotak Mahindra Bank Ltd. 9th Floor, B-Wing, Vivaan Square, Jodhpur Cross Road, Satellite, Ahmedabad, Gujarat - 380015, Contact No : +91 9429919818, Email ID - punim.mahachha@kotak.com	
STATUTORY NOTICE UNDER SECTION 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.	
The undersigned, being the Authorized Officer of KOTAK MAHINDRA BANK LIMITED, a banking company within the meaning of the Banking Regulation Act, 1949 having it's Registered Office at 27BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400051, and having Regional Office situated at Ahmedabad also branch office situated at Surat and Admas Plaza, 166/16, CST Road, Kolhavy Village, KunchiKurve Nagaj Kalina Santacruz (E), Mumbai - 400098, (hereinafter referred to as "the Bank / KMBL"), appointed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, hereby issues to you the following notice :-	
1) Name of Customer (Borrower(s) / Co-Borrower(s) & Guarantor(s)) / Along Loan A/c. Nos.	
LOAN ACCOUNT NUMBER : HF38053635 & HF38062655	
1. Mr. Jnanardan P Belsare (Borrower / Mortgagee), 2. Mrs. Rekha J Belsare (Co Borrower)	
Above No. 1 & 2 Having Address are at: A-28, Green Yard Tenament, B/H- Narayan Wadi Restaurant, Atladara, Baroda, Gujarat-390012.	
AMOUNT OF OUTSTANDING AS PER DEMAND NOTICE	
DEMAND NOTICE DATE : 01.07.2025 NPA DATE : 08.06.2025 Rs. 10,44,936.17/- (Rupees Ten Lakh Forty Four Thousand Nine Hundred Thirty Six and Seventeen Paise only) as on 28-06-2025 together with further interest / penal interest and other charges.	
DETAILED DESCRIPTION OF THE IMMOVABLE PROPERTIES MORTGAGED TO KMBL:-	
All that the piece or parcel of property being Sub Plot No. 28, having addressing 86.20 Sq. Mtrs & undivided common plot & road addressing 42.70 Sq. Mtrs total 128.90 Sq. Mtrs, land bearing R. No. 704, Block No. 514/A/1, 514/B/1 total addressing 8616 Sq. Mtrs paki Block No. 514/B/1 on that Scheme Namely "GREEN YARD TENAMENT" situated at registration District Vadodra, Sub District Vadodra, Mouje-Bil and bounded as under: North: Plot No.35, South: Society Road, East: Plot No.29, West: Plot No.27.	
Borrowers / Co-Borrowers/ Guarantors/ Mortgagees are advised to collect the Original Notice issued under Section 13 (2) from the undersigned on any working day by discharging valid receipt.	
In case of any Objection / Representation, kindly address the same at below address :- The Authorized Officer, Kotak Mahindra Bank Limited Regional Office: Kotak Mahindra Bank Ltd. 9th Floor, B-Wing, Vivaan Square, Jodhpur Cross Road, Satellite, Ahmedabad, Gujarat - 380015.	
Date : 09.07.2025, Place : Vadodra	

AU SMALL FINANCE BANK LIMITED (A SCHEDULED COMMERCIAL BANK)
 Regd. Office: 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001, Rajasthan, (India). (CIN:L36911RJ1996PLC011381)
APPENDIX-IV-A- [See proviso to rule 8(6)] 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 Borrower (s)/ Co-Borrower (s)/Mortgagor (s) and Guarantor (s) that the below described immovable properties mortgaged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorised Officer of **AU Small Finance Bank Limited (A Scheduled Commercial Bank)**, the same shall be referred herein after as **AUSFB**. The Secured Assets will be sold on "**As is where is**", "**As is what is**", and "**Whatever there is**" basis through E-Auction for recovery of amount mentioned in the table below along with further interest, cost, charges and expenses being due to **AUSFB** viz. Secured Creditor.
 It is hereby informed you that we are going to conduct public E-Auction through website <https://sarfaesi.auctiontiger.net>

Loan A/c No./ Name of Borrowers/Co Borrowers/ Mortgagees/Guarantor	Date & Amount of 13(2) Demand Notice	Date of Possession	Description of Property	Reserve Price For Property	Earnest Money For Property	Date & Time of Auction	Date of Bid Submission	E-Auction Place of Tender Submission	Contact Person & Property Visit Date
(Loan A/C No.) L9001060724060943 , Royal Bandhani Ghar (Borrower), Rathod Sadam Hanifbhai S/O Hanifbhai (Co-Borrower), Rathod Hanifbhai Karimbhai S/O Karimbhai (Co-Borrower) Smt. Rathod Mumtazben Hanifbhai W/O Hanifbhai (Co-Borrower) Rathod Sikandar Hanifbhai S/O Hanifbhai (Co-Borrower)	17-May-23 Rs. 33.72,529/- Rs. Thirty-Three Lac Seventy-Two Thousand Five Hundred Twenty-Nine Only As On 15-May-23	08-Jun-24	Cts No. 2332 Paikes (Jetur), Sheet No. - 36, Ep No. 172, Ground Floor, Shop No. 4, 5 & 6, "Royal Creation Sandhani Ghar", Nilam Apartment, Opp. Santkavram Ram Temple, Off. Ladi Road, Bumbiya Street Corner, Jampur -Gujarat 360370 Shop No. 4 - 16.33 Sq Mtr, Shop No. 5 - 14.97 Sq Mtr, Shop No. 6 - 17.15 Sq Mtr	Rs. 24,50,000/- Rs. Twenty-Four Lakh Fifty Thousand Only.	Rs. 2,45,000/- Rs. Two Lakh Forty-Five Thousand Only.	06-Aug-25 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before 04-Aug-25	AU Small Finance Bank Ltd., Branch Address : J1 Complex, 3rd Floor, Beside Pathak School, 150 Feet Ring Road, Dist. Rajkot, Gujarat - 360005	Hiren Dodiya 8980015215 9773358234 auctions@aubank.in 01-Aug-25
(Loan A/C No.) L9001070127386024 , Makvana Girishbhai Govindbhai (Borrower), Mahendrabhai Prapajali (Guarantor)	13-Oct-23 Rs. 14,33,178/- Rs. Fourteen Lac Thirty-Three Thousand One Hundred Seventy-Six Only As On 10-Oct-23	30-Jun-24	Property Situated At Milat, Kayat 1641 & 1642, Gauravi 1, Tal - Chharal, Dist- Gandhi Nagar Gujarat Admeasuring 100.33 Sq.Mtr.	Rs. 10,50,000/- Rs. Ten Lakh Fifty Thousand Only.	Rs. 1,05,000/- Rs. One Lakh Five Thousand Only.	13-Aug-25 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before 11-Aug-25	AU Small Finance Bank Ltd., Branch Address : 304 - 307, 3rd Floor, Sarthik - II, Opp. Rajpath Club, SG Highway, Ahmedabad - 380054	Jaydatsinh Chhasaliya 9925173766 9773358234 auctions@aubank.in 08-Aug-25
(Loan A/C No.) L9001060113778557 , Yogesh Nihal Singh Katewa S/O Nihalsingh (Borrower), Premlata Yogesh Katewa S/O Yogesh (Co-Borrower)	17-Nov-23 Rs. 15,91,921/- Rs. Fifteen Lac Ninety-One Thousand Nine Hundred Twenty-One Only As On 10-Nov-23	25-May-24	Property Situated At Block No. 1, Sub Plot No. 2, Final Plot No. 1/1 & 1/2, Flat No. B/19-102, Ground Floor, Green City, Mouje, Rakanpur, Ta. Kalol, Dist. Gandhinagar Gujarat 382722 Admeasuring 361 Sq.Ft.	Rs. 7,00,000/- Rs. Seven Lakh Only.	Rs. 70,000/- Rs. Seventy Thousand Only.	13-Aug-25 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before 11-Aug-25	AU Small Finance Bank Ltd., Branch Address : 304 - 307, 3rd Floor, Sarthik - II, Opp. Rajpath Club, SG Highway, Ahmedabad - 380054	Jaydatsinh Chhasaliya 9925173766 9773358234 auctions@aubank.in 08-Aug-25
(Loan A/C No.) L9001060100025920 , Jagdish Bhai Gangwani (Borrower), Smt. Gangwani Jaywanti (Co-Borrower)	04-Dec-23 Rs. 14,51,392/- Rs. Fourteen Lac Fifty-One Thousand Three Hundred Ninety-Two Only As On 01-Dec-23	13-Oct-24	Property Situated At Survey No. 1467, Shop No. 101, Mezzanine Floor, Lodhawala Complex, Mouje Raiwaypara, Th & Dist- Ahmedabad, Gujarat Admeasuring 221 Sq.Ft.	Rs. 14,75,000/- Rs. Fourteen Lakh Seventy-Five Thousand Only.	Rs. 1,47,500/- Rs. One Lakh Forty-Seven Thousand Five Hundred Only.	13-Aug-25 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before 11-Aug-25	AU Small Finance Bank Ltd., Branch Address : 304 - 307, 3rd Floor, Sarthik - II, Opp. Rajpath Club, SG Highway, Ahmedabad - 380054	Jaydatsinh Chhasaliya 9925173766 9773358234 auctions@aubank.in 08-Aug-25
(Loan A/C No.) L9001060122650323 & L9001060829920448 , Shakti Aryan Works (Borrower), Vikeshkumar Shankarbhai Panchal S/O Shankarbhai (Co-Borrower), Smt. Manishaben Vikeshbhai Panchal W/O Nathabhai (Co-Borrower)	17-Jan-24 Rs. 5,28,842/- Rs. Five Lac Twenty-Eight Thousand Eight Hundred Forty-Two Only & Rs. 2,91,753/- Rs. Two Lac Ninety-One Thousand Seven Hundred Fifty-Three Only As On 16-Jan-24	02-May-25	Property Situated At City Survey No 2630, House No 891, Village- Dhansura, Dist- Arvalli, Gujarat Admeasuring 51.87 Sq Mtr	Rs. 9,00,000/- Rs. Nine Lakh Only.	Rs. 90,000/- Rs. Ninety Thousand Only.	20-Aug-25 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before 18-Aug-25	AU Small Finance Bank Ltd., Branch Address : Shop No. 1 To 5, Ground Floor, Ashok Vatika, Ashik Jin Road, Himmat Nagar, Sabarkantha, Gujarat	Kalpesh Gadwhi 9099626369 9773358234 auctions@aubank.in 15-Aug-25
(Loan A/C No.) L9001060126894361 , Chavda Chandrikaben (Borrower), Chavada Gunwantbhai (Co-Borrower)	12-Apr-24 Rs. 10,53,579/- Rs. Ten Lac Fifty-Three Thousand Five Hundred Seventy-Nine Only As On 12-Apr-24	09-Nov-24	Plot No.6, Navo Vankar Vas, Survey No: 775/1/1, 775/1/2 T.P No: 2, F.P No:46, Mouje: Bavla Taluka/ Sub Dist: Bavla, Dist: Ahmedabad Gujarat Admeasuring 83.61, Sq.Mtr.	Rs. 13,80,000/- Rs. Thirteen Lakh Eighty Thousand Only.	Rs. 1,38,000/- Rs. One Lakh Thirty-Eight Thousand Only.	13-Aug-25 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before 11-Aug-25	AU Small Finance Bank Ltd., Branch Address : 304 - 307, 3rd Floor, Sarthik - II, Opp. Rajpath Club, SG Highway, Ahmedabad - 380054	Jaydatsinh Chhasaliya 9925173766 9773358234 auctions@aubank.in 08-Aug-25
(Loan A/C No.) L9001070131673176 , Khare Piyush Rajumbhai (Borrower), Smt. Vaishali Piyush Khare (Co-Borrower), Varlekhar Darshan Nareshbhai (Guarantor)	16-May-24 Rs. 14,89,415/- Rs. Fourteen Lac Eighty-Four Thousand Nine Hundred Fifteen Only As On 13-May-24	15-Dec-24	Property Situated At New Block No.93-65 Revenue Survey No.80-2, Plot No.63, Block No.93, Silver Park, Village Jafraabad, Dist:- Surat, Gujarat Admeasuring 42.38 Sq. Mtr.	Rs. 10,00,000/- Rs. Ten Lakh Only.	Rs. 1,00,000/- Rs. One Lakh Only.	06-Aug-25 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before 04-Aug-25	AU Small Finance Bank Ltd., Branch Address : 11/12, 2nd Floor, J9 Centre, Opp New Income Tax Office, Nr. Star Bazar Adajan, Gujarat -395009	Deep Patel 8980052485 9773358234 auctions@aubank.in 01-Aug-25
(Loan A/C No.) L9001070423809900 , Rajput Dhaneshbhai Kikabhai (Borrower), Smt. Rajput. Arjana Dhaneshkumar (Co-Borrower)	16-Aug-24 Rs. 13,84,440/- Rs. Thirteen Lac Eighty-Four Thousand Four Hundred Forty Only As On 13-Aug-24	27-Dec-24	Property Situated At Survey No- 01, Plot No- 49, Kjp Block 1 49 Block No 1, Ravi Township Part 5, Hill Kareli, Ta Palasana, Dist. Surat, Gujarat Admeasuring 81.19 Sq.Yds	Rs. 7,20,000/- Rs. Seven Lakh Twenty Thousand Only.	Rs. 72,000/- Rs. Seventy-Two Thousand Only.	06-Aug-25 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before 04-Aug-25	AU Small Finance Bank Ltd., Branch Address : 11/12, 2nd Floor, J9 Centre, Opp New Income Tax Office, Nr. Star Bazar Adajan, Gujarat - 395009	Deep Patel 8980052485 9773358234 auctions@aubank.in 01-Aug-25
(Loan A/C No.) L9001060115857497 , Randewala Hiteshkumar Jayantilal S/O Jayantilal (Borrower), Randewala Bhavanaben Hiteshbhai S/O Gamanlal (Co-Borrower)	06-Sep-24 Rs. 10,47,197/- Rs. Ten Lac Forty-Seven Thousand One Hundred Ninety-Seven Only As On 06-Sep-24	10-May-25	Property Situated At Shop No 2, Ground Floor, Area Known As Kalpvruksh Of Manipushpak Co. Op. Ho. Soc. Block No. 124, Gram Panchayat Property No. 582, Plot No. A/21, Mouje- Delad, Tal - Olpad, Dist - Surat, Gujarat Admeasuring 38.01 Sq. Mtr. Built Up Area Along With 7.74 Sq Mtr Undivided Share.	Rs. 8,20,000/- Rs. Eight Lakh Twenty Thousand Only.	Rs. 82,000/- Rs. Eighty-Two Thousand Only.	20-Aug-25 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before 18-Aug-25	AU Small Finance Bank Ltd., Branch Address : 11/12, 2nd Floor, J9 Centre, Opp New Income Tax Office, Nr. Star Bazar Adajan, Gujarat -395009	Deep Patel 8980052485 9773358234 auctions@aubank.in 15-Aug-25
The terms and conditions of e-auction sale:- (1). The E-Auction sale of Secured Asset is on "as is where is", "as is what is", "whatever there is" and "no recourse" basis for and on behalf of the Secured Creditor viz. AUSB and there is no known encumbrance which exists on the said property. (2). For participating in online e-auction sale, Bid document, copies of PAN Card, Board Resolution in case of Company and photo ID, address proof are required to be submitted along with EMD, which is payable by way of RTGS/NEFT/DD in the name of MSME AUCTION POOL ACCOUNT OF AU Small Finance Bank Limited, Current account No.19210121711599 AU SMALL FINANCE BANK LIMITED Fifth and Sixth Floor Sunny Big Junction STC Kharsa No. 64 to 67, Gram Sukhapura New Amlika District Jalpur 302020, IFSC Code: AUSB0002011. Once an Online Bid is submitted, same cannot be withdrawn. Further any EMD submitted by bidder will be required to send the UTR/Ref no./DD no. of the RTGS/NEFT/DD with a copy of cancelled cheque on the following email IDs i.e. auctions@aubank.in (3). All interested participants / bidders are requested to visit the website https://sarfaei.auctiontiger.net & https://www.aubank.in/bank-auction for further details including Terms & Conditions, to take part in e-auction sale proceeding and are also advised to contact e-mail of auctions@aubank.in Please Note: This is also a 15 days & 30 days notice Under Rule 8(6) read with Rule 9(1) to the Borrowers/Co Borrowers/Mortgagors of the above said loan account about sale through tender / inter se bidding on the above-mentioned date. The property will be sold, if their outstanding dues are not repaid in full by the borrower in the given notice period.									
Date : 08/07/2025		Place : Ahmedabad		Authorised Officer AU Small Finance Bank Limited					