



VASTU HOUSING FINANCE CORPORATION LTD

Unit 203 & 204, 2nd Floor, "A" Wing, Navbharat Estate, Zakaria Bunder Road, Sewri (West), Mumbai 400015, Maharashtra. CIN No.: U65922MH2005PLC272501

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 / Co-Borrower/ Mortgagee (s) that the below described immovable properties mortgaged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Vastu Housing Finance Corporation Limited the same shall be referred herein after as Vastu Housing Finance Corporation Limited. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis through E-Auction.

It is hereby informed to General public that we are going to conduct public E-Auction through website <https://sarfaesi.auctiontng.net>

S N	Account No. and Name of Borrower, Co-borrower, Mortgagees	Date & Amount as per Demand Notice U/s 13(2) & Date of Physical Possession	Descriptions of the property/Properties	Reserve Price, Earnest Money Deposit (In Rs.)	E-Auction Date and Time, EMD Submission Last Date, Inspection Date
1	HL000000095898 Dashrathbhai Govindbhai Makwana (Borrower), Sonabhen Dashrathbhai Makwana (Co-Borrower)	Demand Notice Date: 20/09/2024 & Amt Rs. 96518/- as on 16/09/2024 + Interest Cost etc. & 23/04/2025	All that part and parcel of the Immovable property situated at, Dudhrej Revenue Survey No. 473 (paik), East Side Of North-West Corner Of Plot No: 164 (paik), Situated At Area Known As B'h. C.u. Shah Hospital, Surendra Nagar, Wadhwan, Surendranagar, Gujarat, 363001, admeasuring 37.20 sq.mt.	Rs.70000/- Rs.70000/-	24/10/2025 Timings 11:00 AM to 4:00 PM. 23/10/2025 up to 5:00 PM., 14/10/2025

1. All Interested participants / bidders are requested to visit the website <https://sarfaesi.auctiontng.net>. For details, help, procedure and online training on e-auction, prospective bidders may contact M/S e-Procurement Technologies Pvt. Ltd. (Auctioneer), Address : Head Office - B-705, Wall Street II, Opp. Orient Club, Near Gujrat College, Ellis Bridge, Ahmedabad – 380 006 Gujrat (India). Contact Person : Mr. Ram Sharma Contact number: 800023297/926556281/926556282/1079-6813 6842/6869, email id: ramprasad@auctiontng.net, support@auctiontng.net

2. For further details on terms and conditions please visit <https://sarfaesi.auctiontng.net> to take part in e-auction.

3. For more details about the property kindly contact to Authorized officer : Manoj Boricha Contact no.9998002611

THIS IS ALSO A STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Date : 09.10.2025

Place : Surendranagar

Authorised officer

Vastu Housing Finance Corporation Ltd

PNB HOUSING FINANCE LIMITED APPEALIX-IV-A. E-AUCTION-PUBLIC SALE NOTICE OF IMMOVABLE PROPERTY/IES 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 PROVISIO TO RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002									
Reg. Off.: 9 th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Phone: 011-23357174, 23357172, 23705414, Web: www.pnbhousing.com									
B.O. AHMEDABAD: 2nd Floor, Part I, Megha House, Opp. Kotak Bank, Mihakhali, Jawahar Garden Road, Ellisbridge, Ahmedabad, Gujarat-380006. B.O. KESHOD: 2nd Floor, Shiv Complex, Opposite Taluka Panchayat Office, Veraval Road, Keshod-362220, Gujarat. B.O. SURENDRANAGAR: Labh-1 Complex, 3rd Floor, Shop No.-304/6305, Opposite M. P. Shah Arts & Science College, Main Road, Surendra Nagar-363002, Gujarat. B.O. HIMATNAGAR: Shop No. 209, Second Floor, Sun Complex 2, behind Navjivan Daibati Motipura, Himatnagar, Gujarat-383001									
Notice is hereby given to the public in general and in particular to the Borrower(s) & Guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-D mortgaged/charged to the Secured Creditor, the constructive/physical possession of which has been taken (as described in Column no-C) by the authorized officer of M/s PNB Housing Finance Limited/Secured Creditor, will be sold on "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS BASIS" as per the details mentioned below. Notice is hereby given to borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrowers/mortgagor(s)/heirs/assignee(s) as the case may be indicated in Column no-A under Rule-8(6) & 9 of the Security Interest Enforcement Rules, 2002, interested persons are requested to visit the website https://sarfaesi.auctiontng.net on or after, For detailed terms and conditions of the sale, please refer to the link provided in M/s PNB Housing Finance Limited/Secured Creditor's website i.e. www.pnbhousing.com .									
Loan No. Name of the Borrower/Co-Borrower/Guarantor/Legal Heirs	Demand Notice Date (B)	Description of the Properties mortgaged (C)	Reserve Price (RP) (E)	EMD of Subsequent Bid (F)	Last Date of Submission of Bid (G)	Bid Incremental Rate (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Known Encumbrances/Case if any (K)
NHL/RAHM/0523/111719 & HOU/RAHM/0523/1114560 Thakor Ashokbhai Pujari / Thakresuben Ashokbhai, B.O. : ROSHNI AHMEDABAD	Rs. 18,52,246.8 & 13-02-2025	Physical Possession	Flat no 401, Fourth Floor, Vrushhi Apartment, Lular Shahi Moje, S. Arasapur, Ahmedabad, Gujarat-380018, India.	Rs. 2905000	Rs. 290500	11-11-25	13-10-2025 12:00pm to 04:00pm	12-11-2025 2PM to 03:00PM	NOT KNOWN
HOU/RKES/0823/1147304 Shaleshbhai D Kacha / Madhaviben Kacha, B.O. : ROSHNI KESHOD	Rs. 12,56,866.6 & 13-02-2025	Physical Possession	Shapur, Gamtal Property, Bajarang Chowk, Anugam No 916 A, Nr State Bank Of India Shapur, Off Gram Panchayat Road, 362025 Tal Vardhal, And Dist. Junagadh, Gujarat-362001, India.	Rs. 1905000	Rs. 190500	11-11-25	15-10-2025 12:00pm to 04:00pm	12-11-2025 2PM to 03:00PM	NOT KNOWN
HOU/RSND/0524/1253061 & NHL/RSND/0524/1266545 Mushminben Chiranjeevji S. Ghosh / Chiranjeevji S. Ghosh, B.O. : ROSHNI SURENDRANAGAR	Rs. 10,45,628.8 & 21-12-2024	Symbolical Possession	No 478 B T plot No 73 Psub Plot No 73.2 Vihar Park Street No 1 opp P T Quarter, Nr Trikoti Park, Off Dahmal Road, At Dudhrej, Wadhwan, Surendra Nagar, Gujarat-363040, India.	Rs. 1760000	Rs. 176000	11-11-25	16-10-2025 12:00pm to 04:00pm	12-11-2025 2PM to 03:00PM	NOT KNOWN
HOU/RKES/0123/1071779 Manjilaben Harasukhbhai Dabhi / Shayer Harasukhbhai Dabhi, B.O. : ROSHNI KESHOD	Rs. 8,52,142.62 & 19-10-24	Physical Possession	Blackno 40, Plot No 7 To 18/ P. Shree Pallikar, Hous. Society, Near Arjuneshwar Mahadev Temple Churnabhatti Road, Keshod, Gujarat-362220, Junagadh, India.	Rs. 806,600	Rs. 80660	11-11-25	17-10-2025 12:00pm to 04:00pm	12-11-2025 2PM to 03:00PM	NOT KNOWN
HOU/RHIM/0423/1102424 & NHL/RHIM/0523/1117582 Nileshbhai G. Gargava / Gargava Jankiben Nileshbhai, B.O. : ROSHNI HIMAT NAGAR	Rs. 13,14,60,52 & 14-Nov-24	Physical Possession	Flat No B401, Fourth Floor, Devarai, City Nr Vande Mataram, Complex At Bajkot, Modasa, Gujarat-383015, Sabarkantha, India.	Rs. 1,708,000	Rs. 170800	11-11-25	18-10-2025 12:00pm to 04:00pm	12-11-2025 2PM to 03:00PM	NOT KNOWN
* Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof. ** To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/claims in respect of above mentioned immovable/secured assets except what is disclosed in the Column no-A. Further such encumbrances to be called/paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances. (1) As on date, there is no order restraining and/or court injunction PNBHFL, the authorized Officer of PNBHFL, from selling, alienating and/or disposing of the above immovable properties/secured assets and status is mentioned in column no-K (2) The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/orders passed etc. if any, stated in column no-K. Including but not limited to the title of the documents of the title pertaining therein available with the PNBHFL, and satisfy themselves in all respects prior to submitting tender/bid application form or making offers. (3) The bidders has to sign the terms and conditions of this auction along with the Bid Form. (3) Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s) the purchaser is legally bound to deposit 25% of the amount of sale price, (inclusive of earnest money) on the same day or not later than next working day. The sale may be confirmed in favour of (bidder/s) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the s sale consideration amount has to be deposited by the purchaser within 15 days from the date of acknowledgement of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of expiry of mandatory period of 15 days mentioned in the sale confirmation letter and the property shall be resold as per the provisions of SARFAESI Act. (4) M/s C1 India Private Limited would be assisting the Authorized officer in conducting sale through an e-auction having its Corporate office at Plot No. 58, 3 rd Floor, Sector 44, Gurgaon, Haryana 122003 Website : www.bankauctions.com For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate with Rajesh Dardhich, Hiren Godhani Toll Free No - 1800 120 8800, E-Mail: auction@pnbhousing.com , is authorised Person of PNBHFL, or refer to www.pnbhousing.com SD/-AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED									
PLACE :- GUJARAT DATE :- 08.10.2025									

CAPRI GLOBAL HOUSING FINANCE LIMITED

Registered & Corporate Office :- 502, Tower-A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai-400013
Circle Office :- 9-B, 2nd floor, Pusa Road, Rajinder Place, New Delhi-110060

APPENDIX- IV-A [See proviso to rule 8 (6) and 9 (1)]

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) and 9 (1) of the Security Interest (Enforcement) Rules, 2002 Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the Constructive/physical possession of which has been taken by the Authorised Officer of Capri Global Housing Finance Limited Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on dates below mentioned, for recovery of amount mentioned below due to the Capri Global Housing Finance Limited Secured Creditor from Borrower mentioned below. The reserve price, EMD amount and property details mentioned below.

SR. NO.	1. BORROWER(S) NAME 2. OUTSTANDING AMOUNT	DESCRIPTION OF THE MORTGAGED PROPERTY	1. DATE & TIME OF E-AUCTION 2. LAST DATE OF SUBMISSION OF EMD 3. DATE & TIME OF THE PROPERTY INSPECTION 4. E-AUCTION DATE: 30.10.2025 (Between 3:00 P.M. to 4:00 P.M.) 5. LAST DATE OF SUBMISSION OF EMD WITH KYC: 29.10.2025 6. DATE OF INSPECTION: 28.10.2025	1. RESERVE PRICE 2. EMD OF THE PROPERTY 3. INCREMENTAL VALUE RESERVE PRICE: Rs. 8,25,000/- (Rupees Eight Lacs Twenty Five Thousand Only). EARNEST MONEY DEPOSIT: Rs. 82,500/- (Rupees Eighty Two Thousand and Five Hundred Only) INCREMENTAL VALUE: Rs. 5,000/- (Rupees Five Thousand Only)
1.	1. Mr. Jayesh Hirabhai Zinzuvadiya ("Borrower") 2. Mrs. Dhaniben Hirabhai Zinzuvadiya (Co-borrower) LOAN ACCOUNT NO. LNLHMOB000058753 (Old) /5030000768118(New) Rs. 15,93,098/- (Rupees Fifteen Lacs Ninety Three Thousand and Ninety Eight Only) as on 07.06.2025 along with applicable future interest.	All peace and parcels of property having land and building being property situated at Morbi District. Morbi Taluka Village Trajpar Gamtal in Lekh No 91, Land Admeasuring 516120.00 Sq. Mtr. Plot No. 32, Paiky Open Land Admeasuring 57.89 Sq. Mtr. In built block with Ground Floor Built up area 47.27 Sq. mtr. And First Floor Total Built Area 43.90 Sq. Mtr. Total Built up Area 91.17 Sq. Mtr. It's Area Known As "Gita Park", Gita Park - 3, Behind Gujarat Housing Board, Behind Flora Homes, Vi. Trajpar, Ta. Morbi, Dist. Gujarat 363642, Bounded as follows:- East:- Road and Main Door , West:- Plot No. 22 & 23, North:- Plot No. 32 Paiky Other Owner Property , South:- Plot No. 32 Paiky Other Owner Property		

For detailed terms and conditions of the sale, please refer to the link provided in Capri Global Housing Finance Limited Secured Creditor's website i.e. www.Capriglobal.in/auction/TERMS & CONDITIONS OF ONLINE E-AUCTION SALE:-

- The Property is being sold on "AS IS WHERE IS, WHATEVER THERE & WITHOUT RECOURSE BASIS". As such sale is without any kind of warranties & indemnities.
- Particulars of the property / assets (viz. extent & measurements specified in the E-Auction Sale Notice has been stated to the best of information of the Secured Creditor and Secured Creditor shall not be answerable for any error, misstatement or omission. Actual extent & dimensions may differ.
- E-Auction Sale Notice issued by the Secured Creditor is an invitation to the general public to submit their bids and the same does not constitute and will not be deemed to constitute any commitment or representation on the part of the Secured Creditor. Interested bidders are advised to peruse the copies of title deeds with the Secured Creditor and to conduct own independent enquiries /due diligence about the title & present condition of the property / assets and claims / dues affecting the property before submission of bids.
- Auction/bidding shall only be through "online electronic mode" through the website <https://sarfaesi.auctiontng.net> Or Auction Tiger Mobile APP provided by the service provider M/S eProcurement Technologies Limited, Ahmedabad who shall arrange & coordinate the entire process of auction through the e-auction platform.
- The bidders may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Secured Creditor /service provider shall not be held responsible for the internet connectivity, network problems, system crash own, power failure etc.
- For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider M/S E-Procurement Technologies Ltd. Auction Tiger, Ahmedabad (Contact No. 079-68136880/68136837). Mr. Ramprasad Sharma Mob. 800-002-3297/79-6120 0559. Email: ramprasad@auctiontng.net.
- For participating in the e-auction sale the intending bidders should register their name at <https://sarfaesi.auctiontng.net> well in advance and shall get the user id and password. Intending bidders are advised to change only the password immediately upon receiving it from the service provider.
- For participating in e-auction, intending bidders have to deposit a refundable EMD of 10% OF RESERVE PRICE (as mentioned above) shall be payable by interested bidders through Demand Draft/NEFT/RTGS in favor of "Capri Global Housing Finance Limited" on or before 29.10.2025
- The intending bidders should submit the duly filled in Bid Form (format available on <https://sarfaesi.auctiontng.net>) along with the Demand Draft remittance towards EMD in a sealed cover addressed to the Authorized Officer, Capri Global Housing Finance Limited Regional Office 9th floor, BBC Tower, Broadway Business Centre, Near Law Garden Circle Netaji Road, Ellisbridge, Ahmedabad, Gujrat-380009 latest by 03:00 PM on 29.10.2025. The sealed cover should be super scribed with "Bid for participating in E-Auction Sale - in the Loan Account No. (as mentioned above) for property of "Borrower Name".
- After expiry of the last date of submission of bids with EMD, Authorized Officer shall examine the bids received by him and confirm the details of the qualified bidders (who have quoted their bids over and above the reserve price and paid the specified EMD with the Secured Creditor) to the service provider M/S eProcurement Technologies Limited to enable them to allow only those bidders to participate in the online inter-se bidding /auction proceedings at the date and time mentioned in E-Auction Sale Notice.
- Inter-se bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of inter-se bidding, there will be unlimited extension of "10" minutes each, i.e. the end time of e-auction shall be automatically extended by 10 Minutes each time if bid is made within 10 minutes from the last extension.
- Bids once made shall not be cancelled or withdrawn. All bids made from the user id given to bidder will be deemed to have been made by him alone.
- Immediately upon closure of E-Auction proceedings, the highest bidder shall confirm the final amount of bid quoted by him BY E-Mail both to the Authorized Officer, Capri Global Housing Finance Limited, Regional Office 9th floor, BBC Tower, Broadway Business Centre, Near Law Garden Circle Netaji Road, Ellisbridge, Ahmedabad, Gujrat-380009 and the Service Provider for getting declared as successful bidder in the E-Auction Sale proceedings.
- The successful bidder shall deposit 25% of the bid amount (including EMD) within 24 hour of the sale, being knocked down in his favour and balance 75% of bid amount within 15 days from the date of sale by DD/Pay order/NEFT/RTGS/Chq favouring Capri Global Housing Finance Limited.
- In case of default in payment of above stipulated amounts by the successful bidder / auction purchaser within the stipulated time, the sale will be cancelled and the amount already paid (including EMD) will be forfeited and the property will be again put to sale.
- At the request of the successful bidder, the Authorised Officer in his absolute discretion may grant further time in writing, for depositing the balance of the bid amount.
- The Successful Bidder shall pay 1% of Sale price towards TDS (out of Sale proceeds) (if applicable) and submit TDS certificate to the Authorised officer and the deposit the entire amount of sale price (after deduction of 1% towards TDS), adjusting the EMD within 15 working days of the acceptance of the offer by the authorized officer, or within such other extended time as deemed fit by the Authorised Officer, failing which the earnest deposit will be forfeited.
- Municipal / Panchayat Taxes, Electricity dues (if any) and any other authorities dues (if any) has to be paid by the successful bidder before issuance of the sale certificate. Bids shall be made taking into consideration of all the statutory dues pertaining to the property.
- Sale Certificate will be issued by the Authorised Officer in favour of the successful bidder only upon deposit of entire purchase price / bid amount and furnishing the necessary proof in respect of payment of all taxes / charges.
- Applicable legal charges for conveyance, stamp duty, registration charges and other incidental charges shall be borne by the auction purchaser.
- The Authorized officer may postpone / cancel the E-Auction Sale proceedings without assigning any reason whatsoever. In case the E-Auction Sale scheduled is postponed to a later date before 15 days from the scheduled date of sale, it will be displayed on the website of the service provider.
- The decision of the Authorised Officer is final, binding and unquestionable.
- All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them.
- Please Note that any movable items (if any) lying in the property is not offered with this Sale.
- For further details and queries, contact Authorised Officer, Capri Global Housing Finance Limited: Mr. Jeet Brahmhatt. Mo. No. 9023254458/9799395860.
- This publication is also 15 (Fifteen) days notice to the Borrower / Mortgagee / Guarantors of the above said loan account pursuant to rule 8(6) and 9 (1) of the Security Interest (Enforcement) Rules 2002, about holding of auction sale on the above mentioned date / place.

Special Instructions / Caution: Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Capri Global Housing Finance Limited nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Place : GUJARAT Date : 09-OCT-2025

Sd/- (Authorised Officer) Capri Global Housing Finance Limited

Axis Bank Ltd. (CIN: L65110GJ1993PLC020769)	
Branch Office : Axis Bank Limited, Collection Center, First Floor, Unit No.101 & 102 (Part) Balleshwar Avenue S G Highway Opp. Rajpath Club Bodakdev Ahmedabad Gujarat - 380054. Corporate Office : Axis Bank Ltd., 3rd Floor, Gigaplex, NPC – 1, TTC Industrial Area, Mugalsan Road, Airoli, Navi Mumbai – 400 708.	
Possession Notice APPENDIX –IV [Rule 8(1)]	
Whereas, the undersigned being the Authorized Officer of the AXIS BANK LTD, under the 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 Interest (Enforcement) Rules 2002, issued a demand notice dated mentioned herein below table calling upon the Borrower/Co-Borrower/Mortgagor/Guarantor, mentioned herein below table to repay the amount mentioned hereunder in the notice as mentioned in the said notice together with further interest at the contractual rate on the aforesaid amount and incidental expenses, costs, charges etc. incurred/to be incurred, within 60 days from the date of the said notice. Borrower/Co-Borrower/Mortgagor/Guarantor, mentioned herein below table having failed to repay the Banks dues as mentioned in the notice issued to him under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, notice is hereby given to the Borrower and other mentioned herein above in particular and the public, in general, that the undersigned has taken Possession (mentioned herein below table) of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rule 8 of the said Rules on following date.	
Borrower/Co-Borrower/Mortgagor/Guarantor mentioned herein below table in particular, and the public, in general, are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the AXIS BANK LTD for an amount mentioned herein below table as mentioned in the said notice together with further interest at the contractual rate on the aforesaid amount and incidental expenses, costs, charges etc. incurred/to be incurred.	
The Borrowers attention is invited to the provisions of sub Section (8) of section 13 of the SARFAESI act, 2002 in respect of time available, to redeem the secured assets	

Description of the Properties		SCHEDULE OF IMMOVABLE PROPERTY		Date & Type of Possession
Sr. No.	Name of Borrower/ Guarantor/ Co-Borrower	Demand Notice Date & o/s. Amount Rs (Interest + Charges-Recovery)		
1	1) PRATIK ASHOKBHAI PANCHAL 2) ASHOKKUMAR PANCHAL 3) JAINESH ASHOKBHAI PANCHAL	17-MAY-2025 & Rs. 22,78,145/-	ALL THE RIGHT, TITLE AND INTEREST IN IMMOVABLE PROPERTY IN THE FORM OF FLAT NO. C-402, HAVING CARPET AREA ADMEASURING 61.61 SQ. MTRS. L.E. 663.00 SQ. II. AND BALCONY ADMEASURING 3.72 SQ. MIRS. TOTAL 65.33 SQ. MIRS. I.E. 703.00 SQ. FT. ON THE 4TH FLOOR OF BUILDING "C", AND UNDIVIDED PROPORTIONATE SHARE OF 10.00 SQ. MTRS. IN LAND UNDER THE SAID BUILDING SITUATED IN RESIDENTIAL PROJECT NAMED AND KNOWN AS "SAMANVAY PARK", SITUATED ON NA LAND BEARING SURVEY NO. 2628 (OLD SURVEY NO. 314) OF MOJE DUNGRA, TALUKA VAPL AND DISTRICT VALSAD AND STANDING IN THE JOINT NAME OF MR. PRATIK ASHOKBHAI PANCHAL, MR. ASHOKBHAI PANCHAL AND MR. JAINESH ASHOKBHAI PANCHAL. BOUNDARIES: EAST : FLAT NO. C-403, WEST : SOCIETY OPEN SPACE SOUTH: PASSAGE & FLAT NO. C-401, NORTH : INTERNAL ROAD OF SOCIETY, SOUTH : PASSAGE & FLAT NO. C-401.	06.10.2025 (Symbolic)
2	1) BHARWAD PUSHPABEEN GABRUBHAI, 2) MEHRUKUMAR VARJANAGBHAI BHARWAD	24-01-2025 & Rs. 9,27,904/-	ALL THE PIECE AND PARCEL OF IMMOVABLE PROPERTY BEARING FLAT NO. F-158 ON 2ND FLOOR ITS SUPER BUILT UP AREA ADMEASURING IS 732 SQ.FT AND BUILT UP AREA ADMEASURING 440 SQ.FT I.E.40.89 SQ.MTR OF BUILDING NO.F.15 AMONG THE BUILDINGS CONSTRUCTED AS PER APPROVED PLAN IN THE SCHEME NAMED "AGAM NAVKART" ON NON-AGRICULTURAL LAND AT REVENUE SURVEY NO.174, BLOCK NO.168, MOJE VILLAG KANSAD, SUB-DISTRICT TALUKA CHAURYASI, DISTRICT SURAT OF GUJARAT STATE. BOUNDARIES : EAST : FLAT NO: F-202, WEST : O.T.S., NORTH : FLAT NO: F-204, SOUTH : O.T.S.	06.10.2025 (Symbolic)
3	1) AJAY RAJENDRA SAWI, 2) SUNITADEVI AJAY SAWI	01-01-2025 & Rs. 7,95,349.00/-	ALL THE PIECE AND PARCEL OF IMMOVABLE PROPERTY BEARING FLAT NO.233 ON 2ND FLOOR ITS BUILTUP AREA ADMEASURING 51.09 SQ.M I.E. 550 SQ.FT. BEARING BUILDING NO."E" IS AMONG THE BUILDINGS CONSTRUCTED AS PER APPROVED PLAN IN THE SCHEME NAMED "UMANG SACHIN" ON LAND AT REVENUE SURVEY NO: 1771/R/932/1, BLOCK NO.168, TP SCHEME NO.34 AS PER APPLICABLE F.P.106, MOJE: KANSAD, SUB-DISTRICT CHAURYASI, DISTRICT SURAT OF GUJARAT STATE.	06.10.2025 (Symbolic)
4	1) TARADUTT HIRAVALLABH JOSHI, 2) MUNIM TARADUTT JOSHI	28-MARCH-2025 & Rs. 3,27,244/-	ALL THE PIECE AND PARCEL OF IMMOVABLE PROPERTY BEARING FLAT NO. 105, MUMIPALITY HOSUE NO. 2475/13) ADMEASURING 42 SQ. MTRS. OF THE FIRST FLOOR OF THE BUILDING NO. F/2 "BASERA HOUSING COMPLEX" CONSTRUCTED ON THE LAND OF SRV. NO. 101, SITUATED AT VILLAGE AMLI, OF THE UNION TERRITORY OF DADA AND NAGAR HAVELI.	06.10.2025 (Symbolic)

Please further note that as mentioned in sub-section 13 of Sec. 13 of the aforesaid Act, you shall not transfer by way of sale, lease or otherwise any of the assets stated under security referred to in this Notice without prior written consent of our Bank.

Date : 09.10.2025, Place : Gujarat

Authorised Officer, Axis Bank Ltd.

Axis Bank Ltd. (CIN: L65110GJ1993PLC020769)	
Branch Office : Axis Bank Limited, Collection Center, First Floor, Unit No.101 & 102 (Part) Balleshwar Avenue S G Highway Opp. Rajpath Club Bodakdev Ahmedabad Gujarat - 380054. Corporate Office : Axis Bank Ltd., 3rd Floor, Gigaplex, NPC – 1, TTC Industrial Area, Mugalsan Road, Airoli, Navi Mumbai – 400 708.	

Possession Notice APPENDIX –IV [Rule 8(1)]

Whereas, the undersigned being the Authorized Officer of the AXIS BANK LTD, under the 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 Interest (Enforcement) Rules 2002, issued a demand notice dated mentioned herein below table calling upon the Borrower/Co-Borrower/Mortgagor/Guarantor, mentioned herein below table to repay the amount mentioned hereunder in the notice as mentioned in the said notice together with further interest at the contractual rate on the aforesaid amount and incidental expenses, costs, charges etc. incurred/to be incurred, within 60 days from the date of the said notice. Borrower/Co-Borrower/Mortgagor/Guarantor, mentioned herein below table having failed to repay the Banks dues as mentioned in the notice issued to him under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, notice is hereby given to the Borrower and other mentioned herein above in particular and the public, in general, that the undersigned has taken Possession (mentioned herein below table) of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rule 8 of the said Rules on following date.

Borrower/Co-Borrower/Mortgagor/Guarantor mentioned herein below table in particular, and the public, in general, are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the AXIS BANK LTD for an amount mentioned herein below table as mentioned in the said notice together with further interest at the contractual rate on the aforesaid amount and incidental expenses, costs, charges etc. incurred/to be incurred.

The Borrowers attention is invited to the provisions of sub Section (8) of section 13 of the SARFAESI act, 2002 in respect of time available, to redeem the secured assets

Description of the Properties				
Sr. No.	Name of Borrower/ Guarantor/ Co-Borrower	Demand Notice Date & o/s. Amount Rs (Interest + Charges-Recovery)	SCHEDULE OF IMMOVABLE PROPERTY	Date & Type of Possession
1	(1) ANNU KANWAR (2) SUMER LAXMAN SINGH	31.01.2025 & Rs. 15,93,068/- as on 25/01/2025	ALL THAT PIECES AND PARCELS OF IMMOVABLE PROPERTY BEING BLOCK NO. C & FLAT NO. 310, 3 RD FLOOR, VINAYAK RESIDENCY, AT: VATVA DIST, AHMEDABAD, HAVING CARPET AREA ADM 32.79 SQ.MTR. TOGETHER WITH UNDIVIDED LAND ADM 13.91 SQ.MTR. IN THE SCHEME OF VINAYAK RESIDENCY CONSTRUCTED ON NA LAND REVENUE SURVEY: 643/11, TP SCHEME NO: 80, TALUKA-VATVA, DISTRICT-AHMEDABAD EAST - FLAT NO C-311, WEST -LIFT, NORTH - FLAT B-311, SOUTH - OPEN SPACE.	05.10.2025 (Physical)
2	(1) KARAN JANARDHAN WANKHADE (2) JANARDHAN PRAHLAD WANKHADE	23.01.2025 & Rs. 22,28,619,00/- as on 23.01.2025	ALL THAT PIECES AND PARCELS OF IMMOVABLE PROPERTY BEARING FLAT NO. 204 ADM. 49.97 SQ.MTRS CARPET AREA, & 54.31 SQ.MTRS BUILT UP AREA ON 2 ND FLOOR OF BLOCK NO. C IN SCHEME NAMED "RADHEY INFINITY", OF FINAL PLOT NO. 87 OF T.P.S NO. 127 OF BLOCK/SURVEY NO. 283 OF MOJUE VILLAGE, VINZOL TA. VATVA OF SUB DISTRICT. AHMEDABAD-11 DISTRICT AHMEDABAD GUJARAT OWNED BY KARAN JANARDHAN WANKHADE. EAST - FLAT NO. C-203, WEST - SOCIETY COMPOUND WALL, NORTH - FLAT NO. C-201, SOUTH - T.P. ROAD	05.10.2025 (Physical)
3	1) MR PRAFFUL VALLABHBHAI VADODARIYA, 2) MRS SUMITRA PRAFUL VADODARIYA	28-02-2025 & Rs. 9,26,317/-	All That Part And Parcel Of Immoveable Property Situated At Flat No. 1 - 401, On 4th Floor Its Super Built Up Area Admeasuring 994 Sq.Ft. Is. F. 92.38 Sq. Mtrs. And Built Up Area Admeasuring 646 Sq.Ft. I.E. 60.04 Sq. Mtrs. Of Building No., I, In Among The Buildings Constructed As Per Approved Plan In The Scheme Named "Bhaktidhara Residency - 2" On Non-Agricultural Land At Revenue Survey No. 54 Pakti Block No. 128, Moje Village: Sayan, Sub-District: Opad, District: Surat Owned By Mr. Praful Vallabhbhai Vadodariya. Boundaries : North : Flat No.1-404, South : Open Land, East : C.O.P, West : Flat No.1-402	05.10.2025 (Physical)
4	(1) MR. RAMPRASAD PATTABI MANPURI (2) MRS. PADNAVATI PATTABI MANPURI (3) MR. PATTABI JAGGAJI MANPURI	01-02-2023 & Rs.2571019/- as on 31.01.2023	Property Bearing: All That Piece And Parcel Surat District Chhorasi Sub-Dist. City Surat Moje Village Block No.116 Of Dindoli, Land Registered From R.S. No.28 Whose Block Area Is 19324.00 Sq.Mtrs Is T.P.Scheme No.69 (Gadodara-Dindoli) Included In Final Plot No.104 Areas Of Which 12561.00 Sq.Mtrs "Armbika Heaven" Bearing A Property Bearing Flat No. 104 On The First Floor In "C" Having A Super Built Up Area Of 1170. - Sq.Ft And Having A Built Up Area Of 1058.00 Sq.Ft. I.E. 98.28 Sq.Mtrs And That Property Is Vested With The Proportionate Undivided Right Share And All Internal And External Rights According To The Land Underlying It. Boundaries:- North Land With Block No.115, South:18 Mtrs Of T.P.Road, East: Land With Block No.115, West: Land With Block No.117. With Buildings Constructed Thereon Along With Other Assets Such As Furniture And Fixtures, Equipments, Machinery-Fixed And Movable, Structure And Any Others Assets Situated Thereon.	05.10.2025 (Physical)