



kotak
Kotak Mahindra Bank

Registered Office : 27 BKC, C 27 Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400051.
 (Corporate Identity No. L65110MH1985PLC038137) **Regional Office:** Kotak Mahindra Bank Ltd, 9th Floor, B-Wing, Vivian Square, Jodhpur Cross Road, Sanitli, Ahmedabad, Gujarat - 380015.
 Contact No. : + 91 9429919818, **Email ID** : support.makhecha@kotak.com

PUBLIC NOTICE FOR AUCTION CUM SALE

Notice is hereby given to the public in general and in particular to the **Borrower/Co-Borrower/Guarantor** that the below described movable property mortgaged to the Authorised Officer of Kotak Mahindra Bank Ltd, the **Physical Possession** of which has been taken by the Authorised Officer of Kotak Mahindra Bank Ltd, will be sold on **"AS IS WHERE IS", "AS IS WHAT IS"** and **"WHATEVER THERE IS"** basis, offers are invited to submit online through the Web Portal of the e-Auction Service Partner, **M/s.C1 India Pvt Ltd** (www.c1india.com) i.e <https://www.bankauctions.com> by the undersigned for sale of the movable property of which particulars are given below:-

Sr. No.	Name of the Borrower(s) / Guarantor(s) / Mortgagee(s)	Demand Notice Date and Amount	Description of the Immovable properties	Reserve Price	Earnest Money Deposit (EMD)	Date / Time of e-Auction
1	1. Stefina Ceramic Pvt Ltd (borrower) 2. Hingna Rajbhai Vilpura (guarantor) 3. Manojbhai Karsanbhai Vilpura (guarantor) 4. Rajeebhshi Shivali Vilpura (guarantor) 5. Kantilal Rajmibhai Vilpura (guarantor) 6. Rajmibhai Devkaranbhai Vilpura (guarantor) 7. Shailesh Rajmibhai Vilpura (guarantor) 8. Shivali Devkaranbhai Vilpura (guarantor) 9. Karsanbhai Devkaranbhai Vilpura (guarantor) (Loan A/c No. BBA WC 541280352, 3029TL0100000018, 3029TL0100000019, 3029OGB18022374, 3029FL0100000020	Dr. 25.10.2021 Rs. 4,22,47,470/- (Four Crore Twenty Two Lakh Twenty Seven Thousand Four Hundred Seventy Only)	Industrial Property Located At "Stefina Ceramic", Mr. Rexona Ceramic, Matel Rev. Survey No.218/1, Matel Road, Nr.Dhruva Chowkadi, National Highway-8 A/27, Moje Matel 363621, Tal Wankaner, Morbi,Gujarat.	Rs. 4,50,00,000/- (Rupees Four Crore Fifty Lakh Only)	10% of Bid Amount Rs. 45,00,000/- (Rupees Forty Five Lakh Only)	05.06.2025 Time – 11.00 A.M. to 12.00 P.M.
Type of Possession:- Physical						
Date of Inspection of movable Properties : 26.05.2025 Time 11.00 A.M. 01. 00 P.M.				Last Date for Submission of Offers / EMD : 03.06.2025 till 4.00 P.M.		

IMPORTANT TERMS & CONDITIONS OF SALE :-

- The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may view the website of the e-Auction Service Provider, M/s. C1 India Pvt. Ltd. i.e. <https://www.bankauctions.com> for bid documents, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online;
- All the intending purchasers/bidders are required to register their name in the Web Portal mentioned above as <https://www.bankauctions.com> and generate their User ID and Password in free of cost for their own to participate in the e-Auction on the date and time aforesaid;
- For any enquiry, information, support, procedure and online training on e-Auction, the prospective bidders may contact the **M/s. C1 India Pvt. Ltd.** Department of the e-Auction Service Partner **P Dharani Krishna, through csd@disposalthub.com Tel. No.: +91 7291971124,25,26, Mobile No.: 99481 82222 & E-mail ID: andhra@c1india.com & support@bankauctions.com**
- To the best of knowledge and information of the Authorised officer, there is no encumbrance in the property/ies. However, the intending bidders may inspect the property and its documents as mentioned above on any other date & time with prior appointment and they should make their own independent inquiries regarding the encumbrance, title of property/ies put on e-Auction and claims/ right/ dues/ affecting the property prior to submitting their bid. The e-Auction advertisement does not constitute any commitment or any representation of KMBL. The property is being sold with all the existing and future encumbrances whether known or unknown to KMBL. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues;
- For participating in the e-Auction, intending purchasers/ bidders will have to submit/upload in the Web Portal (<https://www.bankauctions.com>) the details of payment of interest-free refundable Earnest Money Deposit (EMD) of the secured asset as mentioned above by way of **Demand Draft** in favour of **"Kotak Mahindra Bank Limited"** payable at **Rajkot** along with self-attested copies of the PAN Card, Aadhar Card, Residence Address Proof, Board Resolutions in case of company and Address Proof as specified above.

The Borrower(s) / Mortgagee(s) / Guarantor(s) are hereby given **STATUTORY 30 DAYS NOTICE UNDER RULE 6(2), 8(6) & 9(1) OF THE SARFAESI ACT** to discharge the liability in full and pay the dues as mentioned above along with upto date interest and expenses with in fifteen days from the date of this notice failing which the Secured Asset will be sold as per the terms and conditions mentioned above. In case there is any discrepancy between the publications of sale notice in English and Vernacular newspaper, then in such case the English newspaper will supersede the vernacular newspaper and it shall be considered as the final copy, thus removing the ambiguity. If the borrower/guarantor/mortgagors pays the amount due to Bank, in full before the date of sale, auction is liable to be stopped.

For detailed terms and conditions of the sale, kindly visit our official website <https://www.kotak.com/en/bank-auctions.html> or contact the Authorised Officer **Mr. Prashant Satpute on @972443399/ Mr. Ashok Motwani on @9873737351** at above mentioned Regional Office of Bank.

Special Instruction - e-Auction shall be conducted by our Service Provider, M/s. C1 India Pvt. Ltd. on behalf of Kotak Mahindra Bank Limited (KMBL), on pre-specified date, while the bidders shall be quoting from their own home/ offices/ place of their Bid as per their choice above the Reserve Price. Internet connectivity and other paraphernalia requirements shall have to be ensured by bidders themselves. Please note that failure of Internet connectivity (due to any reason whatsoever it may be) shall be sole responsibility of bidders and neither KMBL nor C1 India Pvt. Ltd. shall be responsible for these unforeseen circumstances. In order to ward-off such contingent situation, bidders are requested to make all the necessary arrangements/ alternatives whatever required so that they are able to circumvent such situation and still be able to participate in the e-Auction successfully. However, it is requested to the Bidder(s) not to wait till the last moment to quote/improve his/ her Bid to avoid any such complex situations.

Date : 15.05.2025, Place : Wankaner

Sd/- Authorised Officer, Kotak Mahindra Bank Ltd

(As per Appendix V read with rule 8(1) of the Security Interest Enforcement Rules, 2002) Whereas, the undersigned being the Authorized Officer of the Hero Housing Finance Limited, 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 notices as mentioned below calling upon the Borrowers to repay the amount mentioned in the notice within 60 days from the date of the said notice. The borrower, having failed to repay the amount, notice is hereby given to the borrower, in particular and the public, in general, that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rule 6 of the said Rules. The borrower, 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 Hero Housing Finance Limited, for an amount referred to below along with interest thereon and penal interest, charges, costs, etc. from date mentioned below. The borrower's attention is invited to provisions of sub-section (8) of Section 13 of the Act, in respect of time available to redeem the secured assets			
Loan Account No.	Name of Obligor(s) Legal Heir(s)/Legal Representative(s)	Date of Demand Notice/ Amount as per Demand Notice	Date of Possession (Constructive/ Physical)
HFFBHAHO203 000039692	Mr. Sheikh Mohamedshahrukh Salimhai, Mrs. Sheikh Khurshidabana Salimhai	07-Feb-2025 Rs. 1882536/- as on 04-Feb-2025	12-May-2025 (Symbolic)
Description of Secured Assets/Immovable Properties: All that piece and parcels of the non-culturable land converted into residential purpose bearing Plot No. 24 having 200.62 Sq. Mts. piki sub Plot No. 24/B addressing 100 31 St. Mrs. Construction thereon addressing 75.36 Sq. Mt., Situate at farming part of revenue Survey No. 461/2 piki, Sub District at Rest House on Rajkot Road of Mose Village- Shri, Taluka and District Bhavnagar Reg. Situate: Shor in the State of Gujarat. With Common Plotment Written in Title Document. Property Bounded by: North- Adj. R.S. No. 461/Paki South- Adj. Plot No. 24/A, East: 6.00 Mtrs Road, West: Common Plot			
HFFBHALAP 22000023264	Sohil Pareeshkumar Andharhia, Andharhia Pareeshkumar Ramniklia, Lathania Pareeshkumar Andharhia	07-Feb-2025 Rs. 1694185/- as on 04-Feb-2025,	12-May-2025 (Symbolic)
Description of Secured Assets/Immovable Properties: All That Piece And Parcel Of Immovable Property Bearing Tenement No. 32, Addressing 138.96 Sq. Mt. Along With 48.37 Sq. Mt. With Construction Thereon, Situated In Revenue Survey No. 108 Paki, Pt. Scheme No. 3, P. P. No. 17, City Survey No. 1340, Ward No. 8, Sheet No. 17, Known As Vp. Housing Society, Of Village Rura, Near Health Centre, Off Airport Road, Subhash Nagar, Taluka And District Bhavnagar, Gujarat-364002, Along With All Common Amenities Written In Title Document. Bounded By: North-Tenement No.33/34; East: Tenement No.31; WEST:- 6 Mtr Wide Road; South:- 6 Mtr Wide Road;			
Date - 15/05/2025 Place - Bhavnagar		Sd/- Authorised Officer For Hero Housing Finance Limited	

NOTICE OF SALE OF IMMOVABLE PROPERTY UNDER PRIVATE TREATY						
Sale Notice for sale of immovable properties by way of Private Treaty in exercise of the powers under the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest (Enforcement) Act, 2002 (SRAEESI Act) and pursuant to the possession taken by the Authorised Officer under the said Act and Security Interest (Enforcement) Rules, 2002 ("Rules") for recovery of the secured debts. Whereas, the undersigned being the Authorized Officer of the Vastu Housing Finance Corporation Limited., under the SRAEESI Act 2002 and in exercise of powers conferred under section 13(2) read with rule 9 of the Security Interest (Enforcement) Rules, 2002, issued a date of demand notice calling upon the borrowers to repay the amount and discharge their loan liability in full as mentioned in the notice within 60 days from the date of said notice. As the borrowers failed to repay the loan amount within stipulated time, the Authorized Officer of Vastu Housing Finance Corporation Limited has taken physical possession of the immovable property mentioned below and proceeded to sell the said secured asset, by adopting methods as mentioned in Rule 8(5) read with rule 9 of the Rules. The Authorized Officer of Vastu Housing Finance Corporation Limited, has already conducted Auctions for selling the said secured, but the same were unsuccessful. As such, the Authorized officer has now received an offer from buyer(s) who is/are interested to buy the said secured asset for the price mentioned as Reserve Price in the table below. Hence, notice is hereby given to the public in general and in particular to the borrower(s), that if the total outstanding dues in the aforesaid loan account are not paid within Fifteen (15) Days from the date of this publication of this notice, then below mentioned secured asset mortgaged in favour of Vastu Housing Finance Corporation Limited shall be sold on 30-05-2025 on "as is where is", "as is what is" and "whatever there is", basis, by way of "Private Treaty" for recovery of dues in terms of the provisions of SRAEESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002).						
Sr. No.	Loan A/c. No and Branch	Name of Borrower(s) / Co-borrower(s) Legal Heir(s) / Legal Representative/ Guarantor(s)	Amount as per Demand Notice & Date of Demand Notice	Reserve Price	Earnest Money	Description of the Immovable Property
1	HL000000 0003744	Santosh Sukhdev Bhoi (Borrower), Sukhdev Nathu Bhoi (Co-Borrower), Kalpana Sukhdev Bhoi (Co-Borrower)	Rs. 1101392/- on 13-12-2023 Date: 18-12-2023	Rs. 550000/- (Rupees Five Lakh Fifty Thousand Only)	Rs. 55000/- (Rupees Fifty Five Thousand Only)	Plot No.439, Rajmandir Residency, Near Tantithaiya Gam, Railway Fatala Palsana Gujarat 394305 Admeasuring 371 Sq. Ft.
2	HL000000 0013904	Anil Mitran Yadav (Borrower), Sunita Devi (Co-Borrower), Nandhi Yadav (Co-Borrower), Maheshkhari Kanubhai Dobariya (Guarantor)	Rs. 949089/- on 14-11-2023 Date: 20-11-2023	Rs. 550000/- (Rupees Five Lakh Fifty Thousand Only)	Rs. 55000/- (Rupees Fifty Five Thousand Only)	Admeasuring 44.18 Sq. Mtrs. i.e. 53.36 Sq. Yds. Plot No. 281, Sas Angan Residency, B/H. Angan Residency, Moje Jolwa, Tal.-Palsana Gujarat 394305

The attention of the above-mentioned borrowers are invited to the provisions of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured assets.

Terms & Condition for sale of property through private treaty are as under:

1. Sale shall be strictly conducted in accordance with the provisions of SRAEESI Act/ Rules. The Sale under Private Treaty shall be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".
2. The purchaser shall be required to deposit secured money deposit of the sale consideration on the next working day of receipt of VHFC's acceptance of offer for purchase of property and the remaining amount shall be paid within 15 days thereafter.
3. The purchaser shall deposit 10% of the offered amount along with application which shall be adjusted against earnest money deposit to be made as per clause (2) above.
4. Failure to remit the amounts as required under clause (2) above, shall cause forfeiture of amount already paid including 10% of the amount paid along with application.
5. In case of non-acceptance of offer of purchase by VHFC, the amount of 10% paid along with the application shall be refunded without any interest.
6. The property is being sold along with all the existing and future encumbrances whether known or unknown to VHFC. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues.
7. The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall be entitled to make any claim against the Authorised Officer/ Secured Creditor in this regard at a later date.
8. VHFC, reserve the right to reject any offer of purchase without assigning any reason.
9. In case of more than one offer, VHFC shall accept the highest offer, if highest bidder fails to deposit the remaining amount, then VHFC may request & accept the second highest offer.
10. The interested buyers can approach the Authorised Officer: Mr. Karankumar Rajeshkumar Chauhan, Mobile No.: 7948220856 during working hours (10 am to 6 pm) from Monday to Saturday.
11. The purchaser shall bear the applicable TDS, stamp duties/additional stamp duty /transfer charges, etc and also all the statutory/non statutory dues, taxes, rates, assessment charges, fees, etc owing to anybody.
12. Last date of receipt of offer shall be **29-05-2025 by 05.00 pm**. Offers can be submitted at Branch Office.

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, Mughslan 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(2) 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 the 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

Sr. No	Name of Borrower/ Guarantor/ Co-Borrower	Demand Notice Date & o/s. Amount Rs (Interest + Charges-Recovery)	Description of the Properties	Date & Type of Possession
			SCHEDULE OF IMMOVABLE PROPERTY	
1	M/s Balwan Agro Industries Pvt. Ltd (Applicant), Rasikbhai Mansukhbhai Sonagara Rajeshbhai Manjibhai Jadvav , Rameshbhai Karmashbhai Sonagara, Madhuben Natvarlal Kanzariya , Chmapaben Mansukhbhai Sonagara , Mansukhbhai Dalabhai Sonagara , Karmashbhai Thobhabhai Sonagara , Samuben Sonagara , Dalabhai Sonagara , Bhikhabhai Oghadbhai Chauhan	10.11.2023 & Rs. 4,88,26,206.1/- as on 29.10.2023	PROPERTY - 1) ALL THAT PIECES & PARCEL OF IMMOVABLE PROPERTY N.A. LAND AD. 4249.00 SQ. MTRS. OUT OF WHICH RESIDENTIAL LAND NET PLOT AREA 548.39 SQ. MTRS. COMPRISING PLOT 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1	

APPENDIX IV (Rule 8(1))					
POSSESSION NOTICE (For immoveable property)					
Whereas the undersigned being the authorized officer of IDFC First Bank Limited (erstwhile Capital First Limited and amalgamated with IDFC Bank Limited) 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) of the said Act read with [rule 3] of the Security Interest (Enforcement) Rules, 2002 issued a demand notice calling upon the Borrower/ Co-borrowers and Guarantors to repay the amount mentioned in the demand notice appended below within 60 days from the date of receipt of the said notice together with further interest and other charges from the date of demand notice till payment/realization.					
The Borrower/ Co-Borrowers/ Guarantors having failed to repay the amount, notice is hereby given to the Borrower/ Co-Borrowers/ Guarantors and public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under sub-section (4) of Section 13 of the Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this notice.					
Loan Account Number	Borrower/s/ Co-borrower/s/ Guarantors Name	Description of The Mortgaged Properties	Demand Notice		Date and Type of Possession Taken
			Date	Outstanding Amount (Rs.)	
42821765.	1. Mr. Virendrasinh Vikramsinh Suryavansh, 2. Mrs. Nilamkuvarba Virendrasinh Suryavanshi,	All That Piece And Parcel Of Property No. 233, Admeasuring 20 X 70 = 1400 Sq. Ft., Situated At Sharanva, Within The Limits Of Sharanva Gram Panchayat, Tal-himatnagar, Dist. Sabarkantha, Gujarat-383030, And Bounded As: East : Public Road, West : Public Road, North : House Of Vansh Sajjanba Balusinh, South : House Of Vansh Yogendrasinh Vikramsinh	15.01.2025	Rs. 4,74,183.01/-	10.05.2025 Symbolic Possession
47509378	1. Sanjayakumar Bakabhai Raval, 2. Ravinaben Sanjaybhai Raval	All That Piece And Parcel Of Moje: Golvada, Panchayat Property No. 395, Admeasuring 672 Sq. Mtr. i.e. 62.45 Sq. Mtr., Situated At Golvada Within The Limits Of Golvada Group Gram Panchayata, Taluk: Idar, District: Sabarkantha, Gujarat-383434, And Bounded As: East : Open Plot, North : Plot Of Raval Gidhabhai Ramabhai, West : Road, South : House Of Raval Govindbhai Ramabhai	29.01.2025	Rs. 3,13,167.90/-	12.05.2025 Symbolic Possession
97121092	1. Hareshkumar Kodarbhai Parmar, 2. Chetanaben Hareshbhai Parmar	All That Piece And Parcel Of Moje: Golvada Panchayat Property No. 1100, Admeasuring 900 Sq. Ft., Situated At Golvada, Ta.: Idar, District: Sabarkantha, Gujarat-383434, And Bounded As: East : Open Land, West : Road, North : Open Land, South : Open Plot Of Bhambhi Ramabhai Mulabhai	15.01.2025	Rs. 4,29,546.00/-	12.05.2025 Symbolic Possession
150605054	1. Vadhel Vinubhai Amarshibhai, 2. Vadhel Komal Vinubhai,	All That Piece And Parcel Of Immovable Property Being Flat-no.22 On The 3rd Floor Block-b2, Super Build-up Area 41.81 Sq.mtrs, Together With Undivided Land Admeasuring 29.827 Sq. Meters, In The Scheme Known As "Gokul Galaxy Residency" Constructed On Non-agricultural Land For Residential Use, Bearing Survey No. 782, 783, 784 And 785, Amd. 44.940 Sq. Mtrs., Situated In The Moje Village Kathvada, Taluka: Daskroi, Dist. & Sub District: Ahmedabad-12 (nikol), Gujarat-382410, And Bounded As: East : Flat No. B/2-23, West : Block No. B/1, North : Road, South : Flat No. B/2-21	30.01.2025	Rs. 8,85,162.21/-	12.05.2025 Symbolic Possession
10094680015 & 10094681609	1. M/s Shri Ram Traders, 2. Vipulbhai L. Raithatha, 3. Kaminiben Raithatha,	All That Piece And Parcel Of Immovable Property Comprising Of Land Admeasuring About 60.08 Sq. Mtr. Along With Construction Of Citysurvey No. 740/b Paiki In City Survey Ward No. 2 Of Rajkot City, Gujarat-360001, And Bounded As: East : Other's Property, West: Road, North : Other's Property, South: Other's Property	18.11.2024	Rs. 1,10,16,857.00/-	11.05.2025 Physical Possession
The Borrower/ Co-borrowers/ Guarantors 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 IDFC First Bank Limited (erstwhile Capital First Limited and amalgamated with IDFC Bank Limited) for an amount mentioned in the demand notice together with further interest and other charges from the date of demand notice till payment/realization.					
Date : 10.05.2025,11.05.2025,12.05.2025 Place : Gujarat					Sd/- Authorised Officer IDFC First Bank Limited (erstwhile Capital First Limited and amalgamated with IDFC Bank Limited)