OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED

Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R. G. Gadkari Chowk, Dadar (West), Mumbai - 400028, **CIN:** U67100TZ2014PTC020363
Email: gehna.balwani@omkaraarc.com , **Tel.:** 022-69231111 | **Authorised Officer** M no.: +91 91736 70406

[Appendix - IV-A] [See proviso to rule 8 (6) r/w 9(1)] PUBLIC NOTICE FOR E-AUCTION SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to Rule 8 (6) r/w 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, possession of which has been taken by the Authorised Officer of Omkara Assets Reconstruction Pvt. Ltd. Further, Omkara Assets Reconstruction Pvt ltd (OARPL) (acting in its capacity as Trustee of Omkara PS 30/2021-22 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 30.09.2021 from Indusind Bank Ltd (Assignor Bank) along with underlying security from assignor bank. Accordingly, OARPL has stepped into the shoes of assignor bank and empowered to recover the dues and enforce the security. The Authorized Officer of OARPL took handover of the **physical possession** of the below mentioned secured property from the Borrower/Mortgagor/Co-Borrower. The Authorized Officer of OARPL hereby intends to sell the below mentioned secured properties for recovery of dues and hence the tenders are invited in sealed cover for the purchase of the secured properties. The properties shall be sold in exercise of rights and powers under the provisions of sections 13 (2) and (4) of SARFAESI Act; on **'As is where is", "As is what is", "Whatever there is" and "Without recourse Basis"** for recovery of amount shown below in respective column due to OARPL as Secured Creditor from respective Borrower and Co-Borrower(s) shown below. Details of the Borrower(s)/Guarantors/Mortgagors, Securities, Owner, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Possession Date, Reserve Price, Bid Increment Amount, Earnest Money Deposit.(EMD), Date & Time of Inspection is given as under:

Sr. No.	Name of Borrower(s)/ Guarantors/ Mortgagors	Details of the Secured Asset	Owner of the property	Outstanding Dues as on 30.09.2026 (IN INR)	Demand Notice Date	Possession Date	Reserve Price (IN INR)	Bid Increment Amount (IN INR)	EMD (IN INR)	Date & Time of Inspection
1.	**Mr. Ravatram Thanaram Chaudhari (Borrower/Mortgagor), Mrs. Lila Ravatbhai Chaudhari (Co-Borrower), Mr. Tarachand Ravatbhai Chaudhari) (Co-Borrower) (LAN: GRR00404N)**	All that piece and parcel of property being a Shop No.2 & 3 on Ground Floor having a Carpet Area 14.18 + 12.48 Sq. Mtrs in the Residential cum Commercial Building namely "Satyam Complex" constructed on the NA land area 612.00 Sq. mtrs of Plot No.17 to 21, area known as "Satyam Park" situated at Rajkot Revenue Survey No.214/p3, City Survey Ward No.12/2. City Survey No.3864/7/17 in Sub-Dist & Regi. District Rajkot, **Boundaries:** On the East: - Shop No.4, On the West: - Shop No.2, On the North: - Parking for Flat Holders , On the South: - Open Space	**Mr. Ravatram Thanaram Chaudhary**	**Rs. 27,34,022.18/-** (Rupees Twenty-Seven Lakhs Thirty-Four Thousand Twenty-Two and Paise Eighteen Only)	18.04.2022	06.08.2023	**Rs. 18,00,000** (Rupees Eighteen Lakhs Only)	**Rs. 10,000/-** (Rupees Ten Thousand Only)	**Rs. 1,80,000/-** (Rupees One Lakh Eighty Thousand Only)	**20.10.2026 (between 12:30 P.M. to 1:30 P.M.)**

Account No.: 055505010221, Name of the Beneficiary: Omkara PS 30/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICIC0000555

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD	26.10.2026 till 6:00 pm
Date of E-Auction & Time	27.10.2026 1:00 pm to 2:00 pm

TERMS & CONDITION OF THE AUCTION: For detailed terms and conditions of the sale please refer to the link provided in Secured Creditor's (OARPL) website i.e. http://omkaraarc.com/auction.php or website of service provider i.e. http://www.bankeauction.com.

STATUTORY NOTICE FOR SALE UNDER RULE 8(6) r/w 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

This notice is also a mandatory notice of not less than 15 (Fifteen) days to the Borrower(s) of the above loan account under Rule 8(6) r/w 9(1), of Security Interest (Enforcement) Rule, 2002 and provisions of Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of auction/sale through e-auction on the above referred date and time.

Date : 08.10.2026, Place : Rajkot **Sd/- Authorized Officer, Omkara Assets Reconstruction Pvt Ltd. (Acting in its capacity as a Trustee of Omkara PS 30/2021-22 Trust)**

पंजाब नैशनल बैंक ▮ punjab national bank

Circle Office Centre, 2nd Floor, JP Sapphire Building, Race Course Road, Rajkot, Gujarat - 360001
Phone - 0281-2990384, Email - corajsamd@pnb.bank.in

PUBLIC E-AUCTION NOTICE FOR SALE OF IMMOVABLE PROPERTIES ON 27.10.2026

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 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 / symbolic possession of which has been taken by the Authorized Officer of the Bank/ Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS

Date of E-Auction : 27.10.2026 • LAST DATE OF SUBMISSION OF EMD AND BID DOCUMENTS : 27.10.2026 up to 3.30 PM
Date & Time of Inspection : Date : 20.10.2026 (Between 11 am to 5 pm)

Lot No.	NAME OF BRANCH / NAME OF ACCOUNT / NAME & ADDRESS OF THE BORROWER/ GUARANTORS ACCOUNT	DETAIL OF IMMOVABLE PROPERTIES MORTGAGED / OWNER'S NAME (MORTGAGERS OF PROPERT(IES))	(E) DATE OF DEMAND NOTICE U/S 13 (2) OF SARFAESI ACT 2002 (F.1) O/S AMOUNT AS ON DATE OF 13 (2) NOTICE (F.2) O/S AMOUNT AS ON GIVEN DATE (G) POSSESSION DATE U/S 13 (4) OF SARFAESI ACT 2002 (H) NATURE OF POSSESSION	A) RESERVE PRICE IN RS. / B) EMD IN RS. / C) BID INCREASE AMOUNT IN RS.	DATE / TIME OF E-AUCTION
01	PORBANDAR, MG ROAD (376700) : MR. LALIT SATISH CHANDANI AND MR. SATISH TIKAMDAS CHANDANI (GUARANTOR)	PROPERTY SITUATED IN VILLAGE KHAPAT UNDER PORBANDAR TALUKA (NEAR CITY AREA OF PORBANDAR) PROPERTY PART AND PARTAL OF REVENUE SURVEY NO. 23 PAIKI, CONVERTED FOR RESIDENTIAL PURPOSE, AREA KNOWN AS BHARAT NAGAR PAIKI, PLOT NO. 19 & 20 PAIKI, ONLY 1ST FLOOR, LEVEL PORTION F - 4, AREA : 69-28 SQ. MTR. OWNER : MR. LALIT SATISH CHANDANI	(E) 30.01.2025 (F.1) RS. 12,79,355.65/- + PLUS FURTHER INTEREST (F.2) RS. 16,23,969.64/- AS ON 30.09.2026 (G) 05.06.2025 (H) PHYSICAL	(A) RS. 12,35,000/- (B) RS. 1,23,500/- (C) RS. 11,000/-	DATE : 27.10.2026 TIME : 11:00 AM TO 04:00 PM
02	JUNAGADH (023800) : SH HUSEN IBHARAMBHAI TAVANI	RESIDENTIAL PROPERTY AT REVENUE SURVEY NO. 130/4-B, PLOT NO. 26/P, BLOCK NO. C-47, JUNAGADH, AREA : 40.56 SQ. MTRS. OWNER : HUSSAINBHAI IBRAHIMBHAI TAVANI	(E) 22.07.2016 (F.1) RS. 11,09,218.13/- + PLUS FURTHER INTEREST (F.2) RS. 28,21,313.11/- AS ON 30.09.2026 (G) 11.02.2017 (H) PHYSICAL	(A) RS. 3,06,000/- (B) RS. 30,600/- (C) RS. 11,000/-	DATE : 27.10.2026 TIME : 11:00 AM TO 04:00 PM
03	VERAVAL (047520) : JITENDRA SHANTILAL BANNIYA, RAJESHKUMAR NAROTAMDAS KARIYA (GUARANTOR)	RESIDENTIAL FLAT NO. C-4, AT 3RD FLOOR OF "ANKUR APPARTMENT", SITUATED OPP. RADHE APARTMENT, 60 FT. ROAD, SIDYUT NAGAR ROAD (BHAVANI ROAD), AT : VERAVAL, TAL. VERAVAL, DIST. : GIR SOMNATH-362265 (GUJ). AREA : 32.40 SQ. MTS. OWNER : JITENDRA SHANTILAL BAMANIYA	(E) 27.12.2016 (F.1) RS. 13,57,821.00/- + PLUS FURTHER INTEREST (F.2) RS. 35,08,928.31/- AS ON 30.09.2026 (G) 08.06.2017 (H) PHYSICAL	(A) RS. 5,53,000/- (B) RS. 55,300/- (C) RS. 11,000/-	DATE : 27.10.2026 TIME : 11:00 AM TO 04:00 PM
04	JAMNAGAR (022400) : MR. LADVA KISHORBHAI (BORROWER) AND MRS. LADVA MINABEN (CO-BORROWER)	ALL THE PIECES AND PARCEL OF THE PROPERTY, SITUATED AT JAMNAGAR NAGARSIM, HARIA COLLEGE ROAD, REVENUE SURVEY NO. 1348/PAIKE-1/PAIKE-2, KNOWN AS "MAHALAXMI PARK-4", SUB PLOT NO. 39/2, JAMNAGAR. AREA : - 28-19 SQ. MTR. & CONSTRUCTION AREA : 52.87 SQ. M. OWNER : MEENABEN KISHORBHAI LADVA AND KISHORBHAI ODHAVJIBHAI LADVA	(E) 08.08.2025 (F.1) RS. 14,69,837.28/- + PLUS FURTHER INTEREST (F.2) RS. 17,04,054.20/- AS ON 30.09.2026 (G) 27.11.2025 (H) PHYSICAL	(A) RS. 19,06,000/- (B) RS. 1,90,600/- (C) RS. 11,000/-	DATE : 27.10.2026 TIME : 11:00 AM TO 04:00 PM
05	PORBANDAR (376700) : LADVA DIVYESH BACHUBHAI, DIPEN MOHANBHAI LADVA (CO-BORROWER), BHARAT MOHANLAL LADVA (GUARANTOR)	FLAT NO. D-6, 6TH FLOOR SIXTH FLOOR, SHRI TRILOK KRUPA COMPLEX, CITY SURVEY SURVEY NO. 2896 PAIKI, NEAR OVERHEAD WATER TANK, CHHAYA MAIN ROAD, CHHAYA, PORBANDAR. AREA : 62.663 SQ. M. OWNER : SHRI. DIPEN MOHANBHAI LADWA SHRI. DIVYESH BACHUBHAI LADVA	(E) 14.12.2023 (F.1) RS. 13,91,847.00/- + PLUS FURTHER INTEREST (F.2) RS. 22,09,100.32/- AS ON 30.09.2026 (G) 26.02.2024 (H) PHYSICAL	(A) RS. 13,00,000/- (B) RS. 1,30,000/- (C) RS. 11,000/-	DATE : 27.10.2026 TIME : 11:00 AM TO 04:00 PM
06	RAJKOT (057320) : VARSHABEN PARESHBHAI VISROLIYA (BORROWER) AND MR. PARESHBHAI KISHORBHAI VISROLIYA (CO-BORROWER)	RESIDENTIAL FLAT NO. 607, 6TH FLOOR, FLAT HAVING OF THE LOW-RISE COMMERCIAL + RESIDENTIAL BUILDING, KNOWN AS "SAFAR VILLA", CONSTRUCTED ON THE N.A. LAND KNOWN AS "DEVLOK PARK", ADM. SQ. MTS. 585-48 OF PLOT NO. 4 TO 7 OF THE REVENUE SURVEY NO. 598 PAIKI 1 OF RAJKOT, O.P. NO. 16 PAIKI, F.P. NO. 16/1, NO. 16/2, NO. 16/3 AND NO. 16/4 OF T.P. SCHEME NO. 23 OF RAJKOT, CITY SURVEY WARD NO. 18 PAIKI, CITY SURVEY NO. 38/A/4 TO 38/A/7 OF RAJKOT. AREA : CARPET AREA SQ. MTS. 23-92, BUILT UP AREA : SQ. MTS. 29-29 OWNER : VARSHABEN PARESHBHAI VISROLIYA	(E) 09.10.2025 (F.1) RS. 11,58,853.00/- + PLUS FURTHER INTEREST (F.2) RS. 13,46,284.32/- AS ON 30.09.2026 (G) 13.01.2026 (H) PHYSICAL	(A) RS. 10,80,000/- (B) RS. 1,08,000/- (C) RS. 20,000/-	DATE : 27.10.2026 TIME : 11:00 AM TO 04:00 PM
07	JAMNAGAR (411500) : MR.VASARA VIRABHAI (BORROWER) AND MRS. KALPANABEN VIRABHAI VASARA (CO-BORROWER)	PROPERTY SITUATED AT AIR FORCE ROAD, R.S. NO.144, KNOWN AS 'MAYUR NAGAR', PLOT NO. 5 & 6, WARD NO. 10, SHEET NO. 219, CITY SURVEY NO. 364/5 & 364/6, JAMNAGAR. AREA : 408.87 SQ. MTRS. AND CONSTRUCTION 363.38 SQ. MTRS. OWNER : MR.VIRABHAI DEVABHAI VASARA AND MRS. KALPANABEN VIRABHAI VASARA	(E) 28.05.2024 (F.1) RS. 13,93,292.98/- + PLUS FURTHER INTEREST (F.2) RS. 20,38,887.34/- AS ON 30.09.2026 (G) 14.09.2024 (H) PHYSICAL	(A) RS. 52,42,000/- (B) RS. 5,25,000/- (C) RS. 11,000/-	DATE : 27.10.2026 TIME : 11:00 AM TO 04:00 PM

AUTHORISED OFFICER CONTACT NO/DETAILS OF THE ENCUMBRANCE ES KNOWN TO THE SECURED CREDITORS:SH. MUKESH CHEJARA 90247 33864/NOT KNOWN

TERMS AND CONDITION OF E-AUCTION SALE :- 1. The sale shall be subject to the Terms & conditions prescribed in the Security interest (Enforcement) Rules, 2002 **For detailed term and conditions of the sale, please refer https://baanknet.in & www.pnbindia.in**

Date : 10.10.2026, Place : Rajkot **Punjab National Bank, Authorized Officer & Secured Creditor**

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

The borrower/guarantor/Mortgagor is hereby notified to pay the demand amount as mentioned above along with interest and cost till the date of payment on or before the last date of submission of the bid i.e. 27.10.2026 up to 3.30 PM failing which the property will be sold as per the above sale notice.

AU SMALL FINANCE BANK LIMITED

INFORMATION NOTICE

The below mentioned Borrowers & Co-Borrowers are informed to remove their movable assets from the mortgaged property (mentioned in the below table) which is going to be sold by **AU Small Finance Bank Ltd. (A Scheduled Commercial Bank)** through auction proceeding under SARFAESI Act. 2002, otherwise the movable assets would be transferred to any rented location at their own cost and they will also be liable for any damage caused during the shifting, if it is not removed within 15 days. For other queries contact: **Zala Harvijay 8980020420** or at nearest branch.

Loan A/c No./Name of Borrower/ Co-Borrower/Mortgagor/Guarantor	Detail of Mortgaged Property
(Loan A/C No.) L22630000040285 & L22630000056475, Bhojani Yagnik Rameshbhai (Borrower), Bhojani Yagnik Rameshbhai Also At, Bhojani Rameshbhai (Co-Borrower), Bhojani Dayaben (Co-Borrower)	Flat No 102 Of 30-67 Sq Mt Built Up Area On 1St Floor In Building Called Divya Palace Over Land Measured 329-13 Sq Mt Of Plot No 19 In Area Called Vrajbhumi Situated At Kangashiyali R S No 33(P) 1, Tal Lodhika Dist Rajkot Bounded On

Date : 09/10/2026 **Authorised Officer**
Place : Rajkot, Gujarat **AU Small Finance Bank Limited**

HERO HOUSING FINANCE LIMITED

Regd. Office: 09, Community Centre, Basant Lok, Vasant Vihar, New Delhi - 110057, Branch Office: Office No 201, Anjaneya Prime, Waghawadi Road, Bhavnagar, Gujarat-364001

PUBLIC NOTICE (E - AUCTION) FOR SALE OF IMMOVABLE PROPERTY

(UNDER RULE 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002)

NOTICE FOR SALE OF IMMOVABLE PROPERTY MORTGAGED WITH HERO HOUSING FINANCE LIMITED(SECURED CREDITOR) UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.

Notice is hereby given to the public in general and in particular to the borrower(s) and guarantor(s) or their legal heirs/ representatives that the below described immovable properties mortgaged/charged to the Secured Creditor, the possession of which has been taken by **the Authorized Officer of Hero Housing Finance Limited (secured creditor), will be sold on 25-10-2026(E-Auction Date) on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS"** basis for recovery of outstanding dues from below mentioned Borrowers, Co- Borrowers or Guarantors. The Reserve Price and the Earnest Money Deposit is mentioned below. The EMD should be made through Demand Draft/RTGS/NEFT for participating in the Public E-Auction along with the Bid Form which shall be submitted **to the Authorised Officer of the Hero Housing Finance Ltd On or before 27-10-2026 till 5 PM at Branch Office: Office No 201, Anjaneya Prime, Waghawadi Road, Bhavnagar, Gujarat-364001**

Loan Account No.	Name of the Borrower(s)/ Co-Borrower(s)/ Guarantor(s)/ Legal Heir-Legal Rep	Date of Demand Notice/ Amount as on date	Type of Possession (Under Constructive/ Physical)	Reserve Price	Earnest Money
HHFBHALAP 24000056087	Dhila Lakhamanabhai Kalabhai, Dhila Kailasben Lakhamanbhai	14/10/2025, Rs. 14,19,768/- as on 09-10-2026	Physical	Rs. 18,80,000/-	Rs. 1,88,000/-

Description of property: All part and parcels of non-agriculture immovable property being Residential Gamtal Property/House No.671, situated on Land of Parwala Gamtal, Land Admeasuring 150.36 Sq. Mts. i.e. 179.76 Sq.Yds along with 211.14 Sq.Mtr Construction Thereon, situated at Opp. High School, Parwala **Village: Parwala Taluka: Umrala District: Bhavnagar Gujarat, currently owned and possessed by Mr.Lakhmanbhai Kalabhai Dhola Property Bounded By: North:** Dhamubhai Mavjibhai's Property, **South:** Road, **East:** Shefabhai Kalabhai's Property, **West:** Pashvabhai Vaghani's Property.

Terms and condition:

The E-auction will take place through portal https://bankeauctions.com on 28-10-2026 (E-Auction Date) After 11:00 AM onwards with limited extension of 10 minutes each.

The Intending Purchasers / Bidders are required to deposit EMD amount either through RTGS / NEFT or by way of Demand Draft/RTGS/NEFT favouring the "HERO HOUSING FINANCE LTD." The EMD amount will be return to the unsuccessful bidders after conclusion of the E-auction.

TERMS AND CONDITIONS OF THE E-AUCTION:

(1) E-Auction is being held on "As is where is Basis" & "As is what is Basis" & "whatever there is Basis" & "Without recourse Basis" and will be conducted "online". (2) Bid increment amount shall be Rs 15,000 (Fifteen Thousand Only) for Reserve Price till 25 lakhs, Rs 25,000 (Twenty-Five Thousand Only) for Reserve Price above 25 Lakhs till 50 lakh, Rs 50,000 (Fifty Thousand Only) for Reserve Price above 50 Lakh till 1crore, Rs 1,00,000 (1 Lakh Only) for Reserve price Beyond 1 Crore. 3) The E-Auction will be conducted through M/s. C-1 India Pvt Ltd through Mr. Dharani Krishna- 9948182222 (Helpline Nos): Support Landline No. +91 124 4302020/2021/ 2022/ 2023/ 2024. Support Mobile Nos.: +917291981124 /25 /26 and E-mail on support@bankeauctions.com /andhra@c1india.com) at their web portal https://bankeauctions.com. (4) There is no encumbrance on the property which is in the knowledge of Secured Creditors. However, the intending bidders should make their own independent enquires regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bids. In this regard, the E-Auction advertisement does not constitute and will not be deemed to constitute art commitment or any representation of Hero Housing Finance Limited. (5) The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues. The sale shall be subject to rules/ conditions/ prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The other terms and conditions of the E-Auction are published in the following website; www.herohousingfinance.com. (6) For property details and visit to property contact to Mr. Jignesh Savjibhai Solanki/7984178663/ jignesh.solanki@herohfl.com / and Shekhar Singh/ 9711522775/ shekhar.singh@herohfl.com. (7) The prospective bidders can inspect the property on 21-10-2026 between 11.00 A M to 2.00 P M with prior appointment.

15 DAYS SALE NOTICE TO THE BORROWER/GUARANTOR/MORTGAGOR

The above-mentioned Borrower/Mortgagor/ guarantors are hereby noticed to pay the sum as mentioned in Demand Notice under section 13(2) with a sale date interest and expenses before the date of Auction failing which the property shall be auctioned and balance dues, if any, will be recovered with interest and cost from you.

For detailed terms and conditions of the sale, please refer to the link provided in https://uat.herohomefinance.in/hero_housing/other-notice on Hero Housing Finance Limited (Secured Creditor's) website i.e www.herohousingfinance.com

DATE : 10-10-2026 **FOR HERO HOUSING FINANCE LIMITED**
PLACE : BHAVNAGAR **AUTHORISED OFFICER**
Mr. Jignesh Savjibhai Solanki, Mob- 7984178663
E mail ID: jignesh.solanki@herohfl.com

BAJAJ FINANCE LIMITED

Registered Office: C/o Bajaj Auto Limited Complex Mumbai Pune Road Akurdi Pune 411035 **Corporate Office:** Bajaj Finance Limited, Off Pune-Ahmednagar Road, Viman Nagar, Pune 411014 **Branch Office:** 316 to 320, Third Floor, Nexus Business hub, B/S Indian Petrol Pump, Opp. Pritam Park Society 2, Maktampur, Bharuch- 392001 **Authorized Officer's Details:** Name: **Arsalan Shekh** Email ID: **arsalan.shekh@bajajfinserv.in** Mob No. **+91 8200909372**

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

e-Auction Sale Notice Under SARFAESI Act 2002

Sale of Immovable Assets Under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("ACT")

Notice is hereby given to the public in general and to the Borrowers/Co-borrowers/ Mortgagor(s) in respect of below mentioned secured asset which is mortgaged with **Bajaj Finance Limited ("BFL")**, and possession of which had been taken by undersigned Authorised Officer of BFL under the provisions of the ACT will be sold by Auction for recovery of the amount mentioned hereunder and further applicable interest, charges and costs etc. The secured asset described below is being sold on **"AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS"** under Rule No. 8 & 9 of the Security Interest (Enforcement) Rules ("The Rules") for recovery of the dues detailed as under:

Particulars of e-Auction:

Name & Address of Borrower	**1.Vijay Bhaiyyaji Deshmukh** R/o. 302 Ekdant Residency Vishramnagar Near Madhuram Party Plot Zadeshwar Bharuch Gujarat 392011 Contact: 7567454445 Email id: vijaydd84@gmail.com **Also at** R/o. Shop No. 8 First Floor Shreedhar Resicome Plaza Moje Zadeshwar R S No. 290/3 292/5 Tal. Bharuch Dist. Bharuch 393010 **Also at** R/o. Centre No. 8 Ground Floor Shreedhar Resicome Plaza Moje Zadeshwar R S No. 290/3 292/5 Tal. Bharuch Dist. Bharuch 393010 **2.Kiran Vijay Deshmukh** R/o. 302 Ekdant Residency Vishramnagar Near Madhuram Party Plot Zadeshwar Bharuch Gujarat 392011 Contact: 9724229911 Email id: vijaydd84@gmail.com
Loan Account No.	**P4L2PMB9960774**
Statutory Demand Notice u/s. 13(2) Date & Amount	Notice dated **29.08.2025** Demand amount **Rs.37,74,096/-**
Outstanding Amount as on **08.10.2026**	**Rs.45,15,875/-** (Rupees Forty Five Lakhs Fifteen Thousand Eight Hundred Seventy Five Only)
Description of Immovable Property	All the piece and parcel of **i. Shop No. 8 First Floor** Shreedhar Resicome Plaza Moje Zadeshwar R S No. 290/3 292/5 Tal. Bharuch Dist. Bharuch 393010 (Area adm. 23.42 Sq.Mtrs.) **ii. Centre No. 8 Ground Floor** Shreedhar Resicome Plaza Moje Zadeshwar R S No. 290/3 292/5 Tal. Bharuch Dist. Bharuch 393010 (Area adm. 23.42 Sq.Mtrs.) alongwith proportionate share in common areas **Boundaries: Shop No. 8 First Floor Bounded as-** East: Shop No. 7; West: Open Space; North: Stair Passage; South: Road **Centre No. 8 Ground Floor Bounded as-** East: Shop No. 7; West: Open Space; North: Stair Passage; South: Complex Margin Space

Reserve Price in INR and EMD	Property Description	Reserve Price	EMD
	Shop No. 8 First Floor	**Rs.7,93,986/-**	**Rs.79,398.6/-**
	Centre No. 8 Ground Floor	**Rs.11,19,578/-**	**Rs.1,11,957.8/-**

E-auction date, time and Last date of submission of EMD	Property Description	E-Auction Date	E-Auction Time	Last date of submission of EMD
	Shop No. 8 First Floor	**26-10-2026**	**11:00 am to 1:00 pm**	**24-10-2026**
	Centre No. 8 Ground Floor	**26-10-2026**	**2:00 pm to 4:00 pm**	**24-10-2026**

E- auction Portal	**https://bankauctions.in**
Bid Increment Amount in Rs.	**Rs.25,000/-**
Encumbrance Known to Secured Creditor	Not Known
Date of Inspection of Property	From **10/10/2026 to 24/10/2026** on working day between **9.30 AM to 5.00 PM** with Prior appointment

Public in General and Borrowers in particular please take notice that if in case auction on date scheduled herein fails for any reason whatsoever then secured creditor may enforce security interest by way of sale through private treaty, at the discretion on of the secured creditor. For detailed terms and conditions of the sale, please refer to the link **https://bankauctions.in and https://www.bajajfinserv.in /auction-notices**

Date: 08.10.2026 **Authorized Officer**
Place: Pune **Bajaj Finance Ltd.**

AXIS BANK

Axis Bank Ltd. (CIN: L65110GJ1993PLC020769)

Branch Address:- 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 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 mentioned herein below calling upon the Borrower/Co-Borrower/Mortgagor/Guarantor, mentioned herein below table to repay the amount mentioned in the notice as mentioned in the said notice together with further interest thereon at the contractual rate of interest 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 sec 13(2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, notice is hereby given to the Borrower(s) 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 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 Borrower's 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)M/S SHREE GANESH OIL MILL THROUGH ITS PARTNERS (2) MORI BHARATBHAI SAJABHAI 3) MORI BHAVNABEN BHARATBHAI**	**16-05-2025 Rs.1,29,33,266.50/- as on 28-02-2025**	All The Piece And Parcel Of Immovable Property Industrial Southern Side Land Of Shetrunjay River Canal Admeasuring 2000.00 Sq.mts And Northside Land Admeasuring 2000.00 Sq. Mtrs Total Admeasuring 4000.00 Sq. Mts Bearing Paniyali Rev.sy.no. 223 Part 2 Situated At Near Shetrunjay River Canal, Palitana To Talaja Road Mouje Paniyali Taluka Palitana Dist.bhavnagar Right To Use Common Areas Of The Building, The Right To Use Water Closet, Drainge, Lavatories And Other Conveniences And Facilities, Amenities In Or Upon Or Pertaining To Or Connected To The Flat/unit/office Premises, Both Present And Future And Easementary Rights And Together With All Fixtures And Fittings Both Present And Future; East: Canal , West: Others Property, Road & Shopping Center, North: Others Property, South: Palitana _ Talaja Road. 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	**04.10.2026 (PHYSICAL)**
2.	1) DINESHBHAI MOHANBHAI CHHAYANI 2) DHIRUBHAI MOHANBHAI CHHAYANI	**12-03-2026 Rs. 3072639.71/- as on 06/06/2025 (this amount includes interest applied till 05/05/2025 only and Rs. 1896800.67/- as on 06/06/2025 (this amount includes interest applied till 05/05/2025 only and the total aggregating to Rs. 4969440.38/-**	**Property – I** - All The Pieces And Parcels Of Immovable Residential Property Comprising Of Residential Building Constructed On Northern Side Land Admeasuring 150.925 Sq. Mtrs. Of City Survey No. 595 Paiki City Survey Ward No. 1 Of Village Jasdan Of District Rajkot-360050 And Standing In The Name Of Mr. Dineshbhai Mohanbhai Chhayani. **Property – II** - All The Pieces And Parcels Of Immovable Residential Property Comprising Of Residential Building Constructed On Southern Side Land Admeasuring 150.925 Sq. Mtrs. Of City Survey No. 595 Paiki City Survey Ward No. 1 Of Village Jasdan Of District Rajkot-360050 And Standing In The Name Of Mr. Dineshbhai Mohanbhai Chhayani. East : Road, West : Road. North : Other Property, South: Road. 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.	**05.10.2026 (SYMBOLIC)**
3.	1) GOKALBHAI MULJIBHAI CHOVATIYA 2) RATILAL MULAJIBHAI CHOVATIYA 3) DHIRAJLAL MULAJIBHAI CHOVATIYA 4) KISHORBHAI GOKALBHAI CHOVATIYA	**17-07-2026 Rs. 792284/- as on 03/10/2025**	All The Piece And Parcel Of Immovable Property Of Residential House Constructed On Land Sq. Mtrs. 78-94 Of Plot No. 55 Paiki (northern Side) Of N.a.r.s.no. 10/1 Paiki, Block No. A-38, Shivani Nagar, Street No. 4, Nr. Ambawadi Situated At Joshipura Within Limit Of Junagadh Municipal Corporation, In The Name Of Mr. Kishorbhai Gokalbhai Chovatiya The Boundaries Of Said Property Are As Under. East : Land Of Plot No. 44 After Plot No. 55 Paiki, West : 6-10 Mtrs Wide Road, North : Land Of Plot No. 54, South : Land Of Plot No. 55 Paiki. 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.	**06.10.2026 (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: 10-10-2026 Place: GUJARAT **Sd/- Authorised Officer, Axis Bank Ltd.**

GUJARAT GRAMIN BANK

Regional Office, Vadodara ,101-A, B.N. Chambers, First Floor, Opp. Welcome Hotel, R.C.Dutt, Road, Alkapuri, Vadodara-390005, Ph.:0265-2310940/50/60

E-Auction Notice

(E-Auction Date: 26.10.2026 Time : 10.30AM to 5:00 PM

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.
Notice is hereby given to the public in general and in particular to the borrower(s) and Guarantor(s) that the below described immovable properties under the **Physical Possession** of Gujarat Gramin Bank will be sold on "As is Where is" and "As is What is" by e-Auction for **on 26.10.2026** to recover below mentioned secured loans, interest on loan, other expenses and charges. E-auction will be conducted on **website https://BAANKNET.COM during 10:30 hrs to 05:00 hrs.**

Last date to submit EMD with application and KYC at Gujarat Gramin Bank, Concern Branch is 23.10.2026 up to 04:00 pm.
**Property inspection Date & Time: 15.10.2026 & Time is between 11:00 AM to 4:00 PM