Rs.2,08,900/-

Rs.1,11,400/-

...Continued from previous page

4467-NARODA PATIYA

## Ujjivan Small Finance Bank

/Rs.

12,24,031.94

Rs.16,36,908.90

as on 02.05.2023

06.09.2024

Rs.747,724.22

02.08.2025 Rs.6,83,000/-

24.08.2025 Rs.12,78,000/-

Rs.1,27,800/-

Registered Office: Grape Garden, No.27, 3rd "A" Cross, 18th Main, 6th Block, Koramangala, Bengaluru-560095, Karnataka. Regional Office: 7th Floor, Almonte IT Park, Sr. No. 8, Kharadi-Mundhwa Bypass, Village Kharadi, Pune-411014.

Rs.12,88,000/ 09.01.2024 / 1) Naeembhai Hasbudeenm Ansari, 2) Imranaben Nareembhai Ansari, 3) Jaylunben 20.07.2025 Rs.10,74,527.58 Hasaludinbhai Ansari, All are R/at 48, Masiid Vistar, Bhiloda Sabarkantha, Guiarat-383245. as on 02.01.2024 Rs.1,28,800/-4480-HIMMATNAGAR 1) also at Feshan Novelty Store, Ambil Bazar, Bhiloda, Aravalli, Sabarkantha, Gujarat-383245 Description of the Immovable Property: All that piece and parcel of land bearing Property no. 512, situated at Bhiloda Gram Panchayat, Mouje: Bhiloda, within the limits of

Bhiloda Tal. Bhiloda, Dist. Aravalli, which is bounded as follows: Towards East: Naveri is situated, Towards West: Road is situated, Towards North: Open land then Vaghu is situated, Towards South: House is Situated, which is owned by Imranaben Naeembhai Ansari 36 07.06.2024 20.07.2025 Rs.20,89,000/-1) Thakor Jasvat, 2) Sunitaben Jashvantbhai Thakor, 3) Navin Jashvantbhai Thakor

All are residing at Ramji Mandir Ni Chali, Kali Gam, Ahmedabad, Gujarat-382470. 1) also

1075/1, Luhar Sheri, Saraspur, Ahmedabad, Gujarat - 380018 and also at 1477, Nani

and also at Flat No. 303, 3rd floor, Centre Point, Nr. Jawahar Sindhi Dharamshala, Kubernagar, Ahmedabad, Ahmedabad, Gujarat - 382430. 1) also at Freedom Best Choice, S.F. D/206, Arvind Mega Trade, Opp. Ashok Mill BRTS Bus Stop, Naroda Road,

4467-NARODA PATIYA Vasan Sheri, Near Post Office, Saraspur, Ahmedabad City, Saraspur, Gujarat - 380018

at Jay Gayatri Pest Control, Satyam Bonglows 61, Row-House Opp. Shamal Ganga as on 05.06.2024 Party Plot, IOC Road, Chandkheda, Ahmedabad, Gujarat-382424 Description of the Immovable Property: Property bearing Municipal Tenament no. 0612-05-0326-0001-F, Property No. 1179 admeasuring about 107.45 Sq.mtrs. construction area situated at Mouje Village: Kali, Taluka: Sabarmati, Dist. Ahmedabad in Registration District and Sub District Ahmedabad-2 (Vadaj) AND bounded as East: House of Chaturii Kaluji, West: Open Plot, North: Chali of Ramanbhai Vithalbhai Patel, South: Property of Nurbanu Mohanmadbhai Malik, which is owned by Sunitaber

Jashvantbhai Thakor 04.05.2023 26.07.2025 Rs.11.14.000/ 1) Arvind Motilal Prajapati, 2) Pushpakumari Arvind Prajapati, both are residing at 37 4467210130000163

Ahmedabad, Gujarat - 380025, Description of the Immovable Property: Property bearing Flat No. 303 on 3rd floor, admeasuring about 43.51 sq. mts. Construction property in the scheme known as "CENTRE POINT", situated on the land bearing Consolidated City Survey No. 4435 of Sheet No. 82, in the sim of Mouje Village: Sardamagar, Taluka: Asarva, District. Ahmedabad in the District of Ahmedabad and Registration Sub-District of Ahmedabad - 6(Naroda), Boundary; East - Relevant Road; West - City Survey No. 4430; North

City Survey No. 4434; South - City Survey No. 4438. 1) Anil Dineshbhai Panchal, 2) Hansaben Panchal, both are residing at 122-K Hanuman 44422101400000008 14.02.2025 Rs.12,32,000/ 26.07.2025 Faliya-1, behind Ramji Mandir, New Lahenpura Vadodara, Gujarat-390091. 1) also at C2, 199 Ghadiyali Pole, Vadodara, Gujarat-390001 and also at Mars Enterprise, 13, 4442-Harni Road Rs. 725,602.86 Rs.1.23.200/-Aamatrum Complex beside Riddhi Siddhi Hall, Ehhani Jakat Naka, Vadodara, Gujaratas on 11.02.2025 390024.

Description of the Immovable Property: All that piece and parcel of Flat No. 905, Tower-I, 9th Floor, Carpet area admeasuring 33:24 sq. mtrs., & Balcony admaesruing 1.76 sq. mtrs., Wash area admeasuring 1.84 sq. mtrs., total carpet area admeasuring 36.84 sq. mtrs., constructed in the building known as "Shree Siddheshwar Partheshwar", lying being non agricultural land bearing R.S no. 855/2, admeasuring 1619.00 Sq. mtrs., & R. S No. 855/4, admeasuring 7993.00 sq. mtrs., T.P Scheme, F.P no. 340, admeasuring 7993.00 sq. mtrs., along with undivided share of land admeaseuing 15.45 sq. mtrs., situated at Mauje Ksaba, Vadodara, at registration & sub district Vadodara & District Vadadara and same is bounded as East: the applicable route is, West: the applicable route is, North: the applicable route is, South: FP no. 338 and 339 are available which is owned by Anil Dineshbhai Panchal & Hansaben Panchal

1) Joseph Rajendra Madarasi, 2) Vijayaben Ranjan Madrasi, both are residing at 4448210130000105 10.05.2024 26.07.2025 Rs.11,65,000/-B 207 Krishna Complex Near Dominoz, Ankleshwar, Kapodara Patiya Ankleshwar, Rs. 1,042,433.62 4448-Ankaleshwar Bharuch, Gujarat-393001. Rs.1,16,500/as on 06.05.2024 Description of the Immovable Property: All piece and parcel of property being Plot no. 88, in the scheme known as 'Silver City", Jitali, Ankleshwar, which is consytructed

upon and which is laid out upon R.S. no. 53 and New R. S. no. 709 of Village Jitali, in the Registration Sub-District, Ankleshwar and district, Bharuch. The Said residential property being Plot no. 88 of Silver City, admeasuring area of property is 60.22 Sq.mtrs, being constructed property AND bounded as East: Internal road, West: Plot no. 87 North: Internal Road, South: Plot no. 89, which is owned by Vijyaben Madrasi and Josaph Madrasi 27.07.2025 Rs.10,50,000/-1) Mukeshbhai Jayantibhai Darji, 2) Bhavanaben Darji, both are residing at B-203, on 30.10.2024 /

Rs.1,183,576.59 2nd flor, Block No. B, Sahajanand Avenue, Kathwada to Singarva Road, Ahmedabad, as on 22.10.2024 4465-Nava Vadaj Rs.1,05,000/-Singarva Ahmedabad, Gujarat-382415. 1) also at A-158, Saraswati Nikol Society, Narayan Nagar, Khodiyarnagar, Ahmedabad City, Ahmedabad, Gujarat-380024 2) also at 493, Indira Nagar-2, Hemchandrayghar No. 1 to 555, Lambha-8, Tal. - Daskroi, Vatva, District-Ahmedabad, Gujarat-382440

Description of the Immovable Property: Property bearing Flat No. 205, in Block-5, on 2nd floor, area admeasuring about 32.78 sq. mtrs., Carpet area & 1.96 sq. mtrs., Wash area, total 34.74 sq. mtrs., alongwith undivided Share of 29.96 sq. mtrs., in the scheme known as "Sahajanand Avenue", constructed on land bearing Final Plot No. 142 of Town Planning Scheme No. 118 of Reveneue Survey No. 632 (Old Survey No. 260/2), Khata No. 563 (Old Khata No. 463), situated at Village-Singarva, Taluka-Dascroi, District-Ahmedabad, Property bounded as under East: Staircase and Flat No. B/206, West: Flat No. B/204, North: Wall of Society, South: Lift and FLat No. B/202. owned by Mukeshbhai Jayantilal Darji

1) Harishchandra Shivrawat Prasad, 2) Devanti Devi, both are reisiding at 233, Siddhi

Residency, Canal Road, Kareli to Olpad Road, Savan, Surat, Gujarat-394130. 1) also at

4431-KAPODRA Rs.68,300/-Jay Om Textiles, 207, Sunshine-2, Sayan Road, Kareli, Surat, Gujarat 394130. as on 03.09.2024 Description of the Immovable Property: Plot no. 61, admeasuring 45:29, sq. mtrs. along with construction thereon. Open land known & identified as "Siddhi Residency" land bearing revenue Survey No. 279/1, Block No. 222, Khata No. 42, area admeasuring 18211 sq. mtrs., paiki sitauted at Sector, 1, N.A land of Village-Kareli, Tal. - Olipad

Dist.- Surat, Gujarat, bounded as East: Plot No. 60, West: Plot No. 62, North: Society Approach Road, South: Plot No. 82, owned by Devantidevi Harishchandra Prasad and Harishchandra Shivravat Prasad. 23.08.2025 Rs.7,58,000/-4428210130000320 Hemantkumar Kulmani Mallik, 2) Mamina Hemantkumar Malik, both are residing at 27.03.2023 / Rs.8,72,387.95 189, Mahadev Residency, Tantithaiya, Kadodara, Surat, Gujarat, 394305

4428-UDHANA as on 21.02.2023 Rs.75,800/-Description of the Immovable Property: Plot No. 335 admeasuring about 48 Sq.yards i.e. 40.13 Sq.Mtrs. (According to K.J.P. block No. 74/335 admeasuring about 60.28 Sq.Mtrs.) together with undivided proportioante share in Road and COP admeasuring about 23.70 Sq.Mtrs. Of Aradhana Platinum Part-1, organized on land bearing Block no. 74 and 75 and after consolidation it was given new Block no. 74 admeasuring about 28064 Sq.mtrs, of Village Kareli, Tal. Palsana, Dist. Surat. Bounded as: East Adjoining Plot no. 324; West-Adjoining Society Internal Road; North-Adjoining Plot no. 336; South-Adjoining Plot No. 334

4431210130000598 1) Jitendra Brahmanand Giri, 2) Ajoradevi Brahmanand Giri, 3) Devendra 08.10.2024 Rs.7,52,000/-23.08.2025 Brahmanand Giri, All are residing at Plot No. 35, Raghul Nagar, C.R., Limbayat Patil Rs.1,073,295.17 Rs.75,200/-4431-KAPODRA Road, Dindoli, Surat, Gujarat-394210. 1) also at Surya Technofab LLP, Plot No. 04, Hias on 03.10.2024 Tech Park, Bhestan, Canal Raod, Bhestan, Surat, Gujarat-395023. 1) also at 57, Radha Krishna Nagar, Dindoli, Surat City, Surat, Gujarat-394210. 2) & 3) also at House No. 123, of Village-Choraha, Post-Baraipar, Baraipar, Jaunpur, Uttar Pradesh-222144

Description of the Immovable Property: Property bearing Plot No. 95, admeasuring 40.15 sq. mtrs., along with undivided admeasuring 21.75 sq. mtrs., in whole open land known and identified as "Green Park Part-3", situated at Revenue Survey No. 38, 39, 40, Old Block No. 29, (After Re-Survey Block No. 31), (After KJP Block No. 31/95), admeasuring 58286 sq. mtrs., N.A.Land situated at Village-Haldharu, Tal.-Kamrei, Dist.-Surat, Gujarat, along with construction thereon, land bounded as East: Plot No. 98, West: Society Road, North: Plot No. 94, South: Plot No. 96, owned by Ajora Devi Giri, Giri Jitedra Kumar & Devendra Giri

1) Narendrakumar Radheshyam Pandey, 2) Minadevi Narendra Kumar Pandey, both 4428210130000409 08.10.2024 / 24.08.2025 Rs.7.73.000/are residing at Plot No. 245, 1st floor, Patel Nagar, Near Railway Fatak, Near Meera Rs.820.975.63 4428-UDHANA Nagar, Near Bharat Gas, Vadodara, Dindoli Road, Surat, Gujarat-395010 and also at as on 03.10.2024 Rs.77,300/-Plot No. 239, Shop No. 3, Patel Nagar, Near Dindoli Godadra Railway Fatak, Near Bharat Gas Surat, Vadodara, Gujarat-395010

Description of the Immovable Property: Property bearing Plot No. 197, (according to the KJP it is given Block No. 184/197), admeasuring about 41.28 sq. mtrs., together with undivided proportionate share in Road and COP admeasuring about 25.28 sq. mtrs., of Shree Vallabh Residency, organized on land bearing Revenue Survey No. 146/2 and 149 and its Block No. 170 after Re-Survey it was given new Block No. 184, admeasuring about 37723 sq. mt., along with construction thereon, of Village-Haldharu, Sub-District-Kamrej, Dist.- Surat, Gujarat. land bounded as East: Adjoining Plot No. 174, West: Adjoining Society Internal Road, North: Adjoining Plot No. 198. South: Adjoining Plot No. 196, owned by Minadevi Narendra Kumar and Pandey Narendra Kumar Radheyshyam

4483210050000052 1) Dipak Bhayajibhai Joshi, 2) Pradip Bhayajibhai Joshi, both are residing at C-317. Hudco Quarter, Near Hudco, Ploice Station Kothariya Main Road, Rajkot, Gujarat-360002 1) also at Indian Oil, SVN Petroleum, Kothariya Main Road, Opp. Ghanshyam Nagar, 4483-Shastri Maidan 120, Thariya Main Road, Rajkot, Gujarat-36002. 3) Rasilaben Bhayjibhai Joshi, Block No. 9-C, Swati Park 1-A, Kothariya Road, Rajkot, Gujarat-360002, 2) & 3) also at

J.K Park, Jay Khodiyar, Park Street No-1, Near Swati Park, Umiyaji General Store, Kothariya Main Road, Rajkot, Gujarat-360002. 2) also at Dwarkesh Electronics, Viekanand Nagar, Near Sun Petrol Pump, Kothariya Main Road, Rajkot, Gujarat-360002. Description of the Immovable Property: All that piece and parcel of the Plot bearing Residential Quarter No. C/173, with area admeasuring 29.75 sq. mtrs., out of total

land adm.- 14327.90 sq. mtrs., of Revenue Survey No. 249 Paiki, City Survey Ward No. 11 of Rajkot on Implement of Town Planning Scheme No. 6, Final Plot No. 146, situated at City-Rajkot, District-Rajkot, State-Gujarat. Along with the construction thereon. Property bounded as under North: Quarter No. C/174, South: Open Space (Other Preoperty), East: 4.57 meter road, West: 1.50 Meter back space (Navelu), owned by Rasilaben Bhayjibhai Joshi

For Serial Nos. 20 to 45

Date & Time of Inspection of the property(ies) Date for Submission of Bid & EMD

01-10-2025 & 27-10-2025 Between 11AM to 4PM 29.10.2025 between 11 AM to 05 PM

15.10.2024

Rs.930.988.00

as on 05.10.2024

Date and Time of Auction 30.10.2025 from 11:00 AM to 2:00 PM Earnest Money Deposit (EMD) in INR (Should be paid through Demand Draft in favour of "Ujjivan Small Finance Bank Ltd.").

Place of submission of bids: 1) Ujjivan Small Finance Bank Ltd Shop Opp. Jivan jyot, Upper Ground Floor, Shop No. 22,23 of the building named 'Shreenath Complex' situated at Revenue Udhana, Taluka & Dist: Surat, Gujrat -394210 for SI. Nos. 10,11,12,16,17,18,19 (Ankur Sonawane-9904174447, Shoaib Garana - 9825453765). 2) Ujjivan Small Finance Bank Ltd, Trimurti complex, Upper Ground floor, Shop No.G1,G2,G3 and G 59, Sahakari Gin cross Road, Himmatnagar - 383001 for SI. Nos.35 (Ankur Sonawane-9904174447, Aniruddhsinh Gadhavi - 9824502290). 3) Ujjivan Small Finance Bank Ltd., Aspire Business Campus, Below Shubham Hospital, Rabari Colony, BRTS Stand, Amraiwadi, AHMEDABAD-380026 for St. Nos. 13 (Ankur Sonawane-9904174447, Vijaykumar Parmar - 8733894076), 4) Ujijiyan Small Finance Bank Ltd., Lilamani Corporate Heights, Opp Ramapir Tekra BRTS, Nava Vadaj- Ahmedabad, Gujarat-380013 for Sl. Nos.20,23,24,25,26,36,37,40 (Ankur Sonawane-9904174447, Vijavkumar Parmar - 8733894076). 5) Ujjivan Small Finance Bank Ltd., Nexus Business Hub, Next to Dheeraj Sons Super Market, Maktampur, Zadeshwar Road, Bharuch, Gujarat-392011 for St. Nos. 15 (Ankur Sonawane-9904174447, Shoaib Garana - 9825453765). 6) Ujjivan Small Finance Bank Ltd., Prabhunagar Opp. Dena Bank, Randhanpur Road Mehsana, Guiarat-384002 St. Nos. 6.14 (Ankur Sonawane-9904174447, Aniruddhsinh Gadhavi-9824502290). 7) Ujjivan Small Finance Bank Ltd., Shanti Arcade Opp-Aksharwadi temple Waghawadi Road Bhavnagar Bhavnagar, Guiarat-364002 for SI, Nos. 1 (Ankur Sonawane-9904174447, Dharmendrasinh Gohil - 9726882682) 8) Ujjivan Small Finance Bank Ltd., Signature Complex, Opp SRPF Camp, Near Akashwani, Manialpur, Baroda-390009 for St. Nos. 34,38 (Ankur Sonawane-9904174447). 9) Ujjivan Small Finance Bank Ltd., The Imperia Subhash road Opposite of Shastri Maidan, Near Limda Chowk Rajkot, Gujarat-360001 for SI. Nos. 2,3,45 (Ankur Sonawane-9904174447, Digvijaysinh Zala - 9099089009). 10) Ujjivan Small Finance Bank Ltd., Shreenath Complex Opp Dream Honda Showroom Udhana Surat, Gujarat-394210 for SI. Nos. 4,5,7,8,9,21,22,27,28,29,30,31,32,33,39,41,42,43,44 (Ankur Sonawane-9904174447, Ajaysinh Barad-6355402638)

Terms & Conditions :- The e-Auction is being held on "AS IS WHERE IS", "AS IS WHAT IS' and "whatever there is" BASIS".

1. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ ies put on auction and claims/ rights/ dues/ effecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and

future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property/ies put on

auction will be permitted to interested bidders at sites as mentioned against each property description. The Interested Bidders shall submit their Bid before the Authorised officer undersigned one day before the auction date as mentioned above.

 The E-Auction will be conducted through Ujjivan Small Finance Bank approved E-auction service provider - M/s C1 India Pvt. Ltd... Contact person - Prabakaran M - ( Mob. No.7418281709). The intending bidders are advised to visit https://www.bankeauctions.com or https://www.ujjivansfb.in/e-auctions for the details of the properties in the website and for taking part in the bid they should register their names at portal https://www.bankeauctions.com and get their user-id and password free of cost. Prospective bidders may avail online training on E-Auction from the service provider M/s. C1 India Pvt. Ltd., Helpline Number's- 7291918824, 25, 26 support email id: support@bankeauctions.com, Auction portal - https://www.bankeauctions.com.

5. Property shall be sold to the highest bidder / offered, subject to acceptance of the bid by the secured creditor, i.e., Ujjivan Small Finance Bank Ltd. However, the undersigned has the absolute discretion to allow inter-se bidding if deemed necessary. The Authorised officer has the discretion to accept or reject any offer/ Tender without assigning any reason. 6. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, within 24 hours of the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15 th day of sale or within such extended period in any case not exceeding 3 months as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting Purchaser shall have no claim/ right in respect of property/ amount.

The publication is subject to the force major clause. 8. Bidding in the last moment should be avoided in the bidders own interest as neither the Ujjivan Small Finance Bank nor Service provider will be responsible for any lapse/ failure(Internet failure/power failure etc.), in order to ward-off such contingent situations bidders are requested to make all necessary arrangements / alternatives such as

power supply back-up etc, so that they are able to circumvent such situation and are able to participate in the auction successfully. This is also a notice to the above named borrowers/Guarantor's/Mortgagors about public auction scheduled for sale of mortgaged properties.

Place: Gujarat, Date: 25.09.2025. Sd/- Authorised Officer, Ujjivan Small Finance Bank (a) pnb Housing

Branch Off.: 221, 2nd Floor, Mangalam Arcade, Opp. Odhav Lake, Odhav BRTS Road, Odhav, Ahmedabad, Gujrat - 382415 Landmark:
Opp. Odhav Lake BRTS Stand | Branch Off.: 2nd Floor, Part I, Megha House, Opp. Kotak Bank, Mithakhali Law Garden Road, Elisbridge, Ahmedabad, Gujrat - 380006 | Branch Off.: Unit no.102 & 103, First Floor, Platinum-2, College Road, Near Motibaug, Junagadh, Gujrat - 362001 | Branch Off.: Office No. 101, Business Park-1, Opp. Ratnam Hospital, Opp. Eagle Travels, Moti Tanki Chowk, Raikot-360001, Gujrat Branch Off.: 1110-1111-1112, 11th Floor, Vasupujya Rio Empire, Opp. Pal RTO, Adajan Hajra Road, Adajan, Surat, Gujarat-394510, Branch Off.: 331, Third Floor, Trivia Complex, Natu Bhai Circle, Vadodara, Gujrat - 390007

NOTICE UNDER SECTION 13(2) OF CHAPTER III OF SECURITISATION & RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002 AMENDED AS ON DATE

We, the PNB Housing Finance Ltd. (hereinafter referred to as "PNBHFL") had issued Demand notice U/s 13(2) of Chapter III of the Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as the "Act") by our 00HaV, Office Situated At 221, 2nd Floor, Mangalam Arcade, Opp. Odhav Lake, Odhav BRTS Road, Odhav, Ahmedabad, Gujrat - 382415 Landmark: Opp. Odhav Lake BRTS Stand & by our AHMEDABAD Office Situated At Unit No. 102 & 103, First Floor, Platinum-2, College Road, Near Motibaug, Junagadh, Gujrat - 362001 & by our RAIXOT Office Situated At Office No. 101, Business Park-1, Opp. Ratnam Hospital, Opp. Eagle Travels, Moti Tanki Chowk, Rajkot-360001, Gujrat & by our SURAT Office Situated At 1110-1111-1112, 11th Floor, Vasuguiya Rio Empire, Opp. Pal RTO, Adajan Hajra Road, Adajan, Surat, Gujarat-394510 & by our VADODARA Office Situated At 311, Third Floor, Trivia Complex, Natu Bhai Circle, Vadodara, Gujrat - 390007, The said Demand Notice was issued through our Authorized Officer, to you all below mentioned Borrowers/Co-Borrowers/Guarantors since your account has been classified as Non-Performing Assets as per the Reserve Bank of India/National Housing Bank guidelines due to nonpayment of installments/ interest. The contents of the same are the defaults committed by you in the payment of installments of principals, interest, etc. The outstanding amount is mentioned below. Further, with reasons, we believe that you are evading the service of Demand Notice and hence this Publication of Demand Notice which is also required U/s 13(2) of the said Act, You are hereby called upon to pay PNBHFL will take necessary action under all or any of the provisions of Section 13(4) of the said Act, against all or any one or more of the secured assets including taking possession of the secured assets of the borrowers and guarantors. Your kind attention is invited to provisions of such Section 18) of Section 13 of the of the Securitization and Reconstruction of Financial As

Loan Account Number(s)	Namd & Address of Borrower & Co-borrower	Name& Add. of Guran- toris	Property(ies) Mortgaged	Date of Demand Notice	Amount O/s as on date Demand Notice
HOU/AHD/ 0224/ 1221559 B.O.: Odhav	Savaliya Kirtan Shantibhai & Savaliya Naynaben Shantibhai /603 Kesav 21, Bh Kanba Hospital Nikol Gam Road, Nikol Ahmedabad, Gujarat-382350	NA	Appartment C 401, Shrinath Residency, Nr Khatraj Circle, Mehmdabad Road, Mahmdabad Kheda, Kheda, Kheda, Gujarat, 387130, India	20- Sep- 2025	Rs.23,61,592.83/- (Rupees Twenty Three Lakhs Sixty One Thousand Five Hundred Ninety Two & eighty Three Paise Only) as on 20-09-2025
HOU/AHM/ 0222/953364 B.O.: Ahmedabad	Akshay Atulkumar Kothari & Gitaben Atulbhai Kothari /48 Safal Vivan Phase 1, Gota Sg. Highway, Gota Bridge, Gota, Ahmedabad, Ahmedabad, Gujarat-380061,	NA	E 102, Parivar Homes, Nr Devnagar Gam, Sarkhej Gandhinagar Hwy, B/H Vodafone Tower, Gota, Vodafone Tower, Ahmedabad, Ahmedabad, Gujarat, 382481, India	20- Sep- 2025	Rs.36,20,443.71/- (Rupees Thirty Six Lakhs Twenty Thousand Four Hundred forty Three & Seventy One Paise Only) as on 20-09-2025
HOU/SRT/ 0524/ 1252703 B.O.: Surat	Vijaykumar Devshibhai Navadiya & Devshibhai Navadiya /E 1 102, White Palace, Chhaparabhatha Road, Variav, Surat, Surat, Gujarat-394520, Surat, India.	NA	Building No E/1, 1st Floor, Flat No 102, White Palace, White Palace, Bs Vatsalya Villa And Star Galaxy, Near Bapa Sitaram Chowk, Block No 1317, BS Vatsalya Villa And Star Galaxy, <b>Surat, Gujarat-394107</b> ,	20- Sep- 2025	Rs.22.01,431.74/- (Rupees Twenty Two Lakhs One Thousand Four Hundred Thirty One & Seventy Four Paise Only) as on 20-09-2025
NHL/JNGD/ 0223/1085348 B.O.: Junagadh	Diliphhai B Savsani & Ajaybhai Bhagvanjibhai Savsani /Biock 19, Shahi Bag 2, Patel Nagar, Zanzarda Road, Junagadh, Gujarat-362001,	NA	Block No. 19, Shahi Baug 2, Patel Nagar, Zanzarda Road, Junagadh, Zanzarda Road, Junagadh, Gujarat, 362001,	20- Sep- 2025	Rs.14,59,594,43/- (Rupees Fourteen Lakhs Fifty-Nine Thousand Five Hundred Ninety-Four & Fourty Three Paise Only) as on 20-09-202
NHL/RJKT/1223/ 1194289 & HOU/RJKT /1223/1190415 & HOU/RJKT/1223/ 1190568, B.O.: Rajkot	Maheshbhai B Thumar & Dakshaben M Thumar / Pushtivihar Wing A 2 Flat No 801/802, Opp Golden City, Kangashiyali, Rajkot, Gujarat-360022,	NA	(1) Plot No 10 To 22, 23/1 To 23/5/2, Prushti Vihar, 8th Floor Flat No 801, Kangashiyali Moje Gam, Tal Lodhika <b>Rajkot, Gujarat, 360022</b>	20- Sep- 2025	Rs.30,46,443.84/- (Rupees Thirty Lakhs Fourty Six Thousand Four Hundred Fourty Three & Eighty Fou paise Only ) as on 20-09-2025
NHL/SRT/ 1217/472288 B.O.: Surat	Dhaval Narshibbai Baldha & Narshibbai Devrajbhai Baldha 07, Atmiya Bunglows, Nr Bhakti International School, Kathodara Road, Kathodara Surat, Gujarat-394326	NA	Biock-403, 4th Floor, 403.0, Platinum Plaza, Platinum Plaza, B.S. Vt. Nagar Society, Megh Malhar Road, Sarthana Jakatnaka, Surat, Rs No. 112, TPNO. 21, FPNo. 72/2, <b>Surat, Gujarat-395006</b>	20- Sep- 2025	Rs. 11,50,952.06/- (Rupees Eleven Lakhs Fifty Thousand Mine Hundrer Fifty Two & Six Paise Only) as on 20-09-2025
NHL/VA/0123/ 1072287 & NHL/VA/ 0821/908373 & NHL/ VA/0322/978089 B.O.: Vadodara	Parakh Trading Company, Kamal K Bhatt, Kundan Bhatt & Mangalam Kamalbhai Bhatt /C O White House, Near Tower, Raopura Main Road, Vadodara, Gujarat-390001	NA	C/O White House, Tower Plaza, Ground Floor Shops, C S No 21 Tiska No B/10/1, Nr Tower, Raopura Main Road, Raopura, Vadodara, Gujarat, 390001	20- Sep- 2025	Rs. 1,71,12,211.67 (Rupees One Crore Seventy-One Lakhs twelve thousand two Hundred Eleven & Sixty-Seven paise Only ) as on 20-09-2025
HOU/VA/ 1220/845887 B.O.: Vadodara	Sureshbhai D Vankar & Laxmiben Vankar /353 Bapa Sitaram Nagar, Nr Krishnavadi Police Station, Sardar Estate, Ajwa, Vadodara, Gujarat-390019	NA	Duplex No. A/14, Rangam Kutir, Nr Himalaya Party Plot. Opp Gayatri Mandir, Khatamba, Vadodara, Gujarat, 390001	20- Sep- 2025	Rs. 32,33,014.09/- (Thirty Two Lakhs Thirty Three Thousand Fourteen & Nine Paise Only) as on 20-09-2025
NHL/AHD/0125/ 1348571 HOU/AHD/0221/ 861156 B.O.: Odhav	Vimal Ashokbhai Panchal & Sushilaben Ashokbhai Panchal /E/607 Sayai Samruddhi. E/607 Sayaji Samruddhi, Near C L High School. Near C L High School, Daskroi Afimedabad, Daskroi Ahmedabad, Gujarat-382430,	NA	(1) Appartment No. E 604, Sayaji Samrudhhi, Nr C L High School, Kathwada Road, Kathwada, Ahmedabad, Gujarat, 382430, (2) Tower E 607, 6.0, 607.0, Sayaji Samruddhi, Sr No 155C BH CL High School, Kathwada, Ahmedabad, Gujarat-382430	20- Sep- 2025	Rs. 12.66.654.58/- (Rupees Twelve Lakhs Sixty-Six Thousand Six Hundred Fifty-Four & fifty-Eight paise Only ) as on 20-09-2025
NHL/RJKT/ 0518/ 530056 B.O.: Rajkot	Kishorbhai Manharlal Fichadiya & Dimple Kishor Fichadiya /A 301 Sur Sagar Apartment, 25/28 Gundawadi, Nr Palang Chowk, Rajkot, Gujarat-360002	NA	Flat No A 301, 3rd Floor Tower A, Sur Sagar App, Street No 25/28 Gundawadi Nr Palang Chowk, Gundawadi Main Road, Gundawadi, Rajkot, Gujarat, 360001	20- Sep- 2025	Rs.13,72,589,89/- (Thirteen Lakhs Seventy-Two Thousand Five Hundred Eighty-Nine & Eighty-Nine paise Only) as on 20-09-2025
HOU/VA/ 0617/ 403159 B.O.: Vadodara	Ajaykumar Goswami & Anitadevi A Goswami /A-121, Sai Shrassha Resi, Patiya Anideshwar, Kapodra, Bharuch, Gujarat-393001,		Block A-121, 1, 121, Sai Shraddha Residency, S No: 432/B, Valiya Road, Kapodra Patiya, Behind Radhekrishna, Mouje- Kosamdi, Ankleshwar, Bharuch, Gujarat-392001	20- Sep-	Rs.13,11,652,65/- (Rupees Thirtee Lakhs Eleven Thousand Six Hundre Filty-Two & Sixty-Five paise Only ) as on 20-09-2025
HOU/AHM/ 0620/ 798031 B.O.: Ahmedabad	Manojkumar Waghela & Malikaben Vaghela /141/1 Hanjan Vas, Ramol, Nr Bharwad Vas, Ahmedabad, Gujarat-380001	NA	Tower B 609, 6.0, 609.0, Sunrise Homes, Nr Rainbow Heights, Gold Plus, Vatva, Ahmedabad, Gujarat-382440, India	20- Sep- 2025	Rs.14.58.927.89/- (Rupees Fourteen lakhs Fifty-Eight Thousand Nine Hundred Twenty-Seven & Eighty-Nini Paise Only) as on 25-09-2025
NHL/VA/ 1118/ 604185 B.O.: Vadodara	Vishal A Limbachia, Dipaliben Vishalbhai Limbachia, Nehal Amrutlal Limbachia, Roshniben Nehalbhai Limbachia, Amrutlal Limbachiya, Bamilaben Limbachia /B/100, Kashivishveshwar Township, B/H Pizza Bell, Jetaipur Road, Racecourse Vadodara, Gujarat- 390007	NA	Plot No. 3 4, Pramukh Darshan, Tenament, Sun Pharma Road, Vadodara, Gujarat, 390001.	20- Sep- 2025	Rs. 2,70.52,443.33/- (Rupees Two Crore Seveny Lakhs Fifty Two Thousand Four Hundred Fourty Three & Thirty Three paise Only ) as on 20-9-2025

केनरा बैंक-Canara Bank 📣 C finitions Syndicate

## **E-AUCTION SALE NOTICE TO PUBLIC UNDER SARFAESI ACT, 2002**

ARM Branch, 7th Floor, Gift One Building, Gift City, Gandhinagar-382355

The undersigned as Authorized officer of CANARA BANK has taken over possession of the follwing property/ies under section 13(4) of the SARFAESI act. Public at large is informed that e-auction (under SARFAESI act, 2002) of the charged property/ies in the below mentioned cases for realization of bank dues will be held on "AS IS WHERE IS. AS IS WHAT IS AND WHATEVER THERE IS" BASIS Under Rule 9 (1) of Security Interest (Enforcement) Rules, 2002.

_		LAST DATE OF EMD 15-10-2025				
6L 10	BORROWERS/ DIRECTORS/ GUARANTORS/ MORTGAGORS	OUTSTANDING (RS)	DETAILS OF SECURITY/IES	RESERVE PRICE & EARNEST MONEY DEPOSIT (EMD)	Account Details & IFSC Code	
	"M/s V CERA TILES LLP Borrower/ Partners /Guarantors- Mr. Nareshbhai Maganbhai Visodiya, Mr. Kaushikbhai Maganbhai Visodiya, Mr. Mayurbhai Bipinbhai Padsumbiya, Mr. Mehulkumar Pravinbhai Lukka, Mr. Vishalkumar Mansukhbhai Fefar, Mr. Sandipkumar Amarshibhai Bavarva, Mr. Kalpeshkumar Manjibhai Paija , Mr. Kiranbhai Ashvinbhai Patel, Mr. Mansukhbhai Bhupatbhai Thoriya, Mr. Manojkumar Raychandbhai Patel and Mr. Hiteshkumar Bhikhalal Bhut & Mr. Bhavenkumar Jivrajbhai Padaliya, Mr. Hirenkumar Mansukhbhai Kavar, Mr. Bhikhalal Mavjibhai Bhut, Mr. Vijaykumar Ganeshbhai Rangpariya, Mr. Shantilal Kanjibhai Paija, Mr. Indravadan Maganbhai Kavar and Mr. Arunbhai Parsotambhai Fultariya(Guarantors).	Rs. 10,99,17,105.80/- As on 14-04-2025 plus further interest and charges thereon due to the Canara Bank Asset Recovery Management Branch, Ahmedabad.	"Industrial Land & Building with allied civil construction at Timabadi, Revenue Survey No. 72P/4, Near Jaxx vitrified and opp Luxuico Ceramic, Nearby Ivanta Ceramic & Artiz Ceramic Unit, Popali to Timbadi Road, Approach from Maliya NH,At Timabdi, Taluka and District Morbi, Gujarat-363642 Total admeasuring 20437 Sq. Mtrs. Bounded as under:On or towards East: Road,On or towards west: Land of S. No. 73/2p1, 73/2p2 & 73/2p3 On or towards North: Land of S. No. 72p5,On or towards South: N.A. Land of S No. 72p 1 & 72p 2 owned by M/s. Jaxx Vitrified Pvt. Ltd. Possession: Physical	Reserve Price : Rs.5,65,00,000/- EMD Amt: Rs.56,50,000/-		
	Mrs Roshni Paresh Soni (Borrower & Mortgager), Mr Paresh Hashmukhbhai Soni (Co-Borrower), Memon M Sajid Abdul Gafur (Guarantor)	Rs. 20,81,151.49/- As on 09.01.2019 & further Interest plus Charges thereon due to the ARM Branch, Ahmedabad	All the piece and parcel of the property being: Residential property at revenue survey no. 2507/1 and 2508/1 total admeasuring 9813.49 sq. mtr NA Land paiki sub Plotno 43 area 71.17 sq. mtr. Upon constructed a house admeasuring 34.29 sq. mtr. Situated at Moje Tow Anand Taluka in the name of Roshni Paresh Soni. The Plot is bounded by: On the North – 6 Mtr road, On the South – Sub Plot No 58, On the East-7.50 Mtr road/Society Road, On the West – Sub Plot No 44,CERSAI Security Interest ID: 400014997125, Possession: Physical	Reserve Price: Rs. 12,80,000- EMD Amt: Rs.1,28,000/-		
	Mr. Maheshbhai Dayabhai Munjpara (borrower) Subhash Popatbhai Dhaduk (guarantor)	Rs. 20,86,833.03/- As on 09.11.2023 plus further interest and other charges due to the Canara Bank Asset Recovery Management Branch, Ahmedabad	All that piece and parcel of the immovable property known as plot no197admeasuring area 63.51 sq. mtrs. Along with common rights, construction made or to be made thereon and undivided proportionate share in COP and road of "Shree Shubh Residency" situated on the land bearing block no. 204 R. S No 192/2 of village Jokha, Taluka kamrej, Dist-Surat. Boundaries:North – Block no 206,South – Society internal roadEast- Plot No 196 West – Plot No 198,CERSAI SECURITY INTEREST ID: 400013992668 Possession: Symbolic	Reserve Price: Rs. 7,10,000- EMD Amt: Rs.71,000/-	ARM Branch Ph.: 079 - 69027812 818 / 823 / 820 / 822 Mob: 8238091942 / 8386803703	
	M/s Shiv Ayurvedic Aushadhalay (Borrower), Mr. Ganesh Haribhai Patel (Proprietor/ Mortgager), Mrs. Ramilaben Ganeshbhai Patel (Guarantor)	Rs. 12,21,811.00/- As on 31-10-2019 & further Interest plus Charges thereon due to the ARM Branch, Ahmedabad	All that piece and parcel of land and buildings existing and/or to be constructed thereon together with easementary and appurtenants thereto First Floor shop No. B/3 of 348 sq. ft. in "Soham Complex" on land being Odhav GIDC Estate Plot No. 9 on the part of land S. No. 510 of Mouje:-Odhav, Taluke:-Ahmedabad city-East, Sub District:- AHD-7 (Odhav) District Ahmedabad Muni. Tenement No.:- 0431-05-1517-0001-S Situated near Soni ni Chali, Near Char Rasta, on Plot No. 9 in GIDC Estate-Odhav, Ahemdabad. Boundaries of the property: East: Other Building, West: 21 mtr. Wide S.P. Ring Road, North: Shop No. B/FF/02 South: Passage" Possession: Physical	Reserve Price : Rs. 9,18,000- EMD Amt - Rs.91,800/-	9680505055 Email: cb3966@canarabank.c. Canara Bank, A/C No. 209272434 IFSC Code: CNRB00039	
	M/s Sai Satya Enterprise Pvt. Ltd. (Directors: Mr. Purnendu Ajit Pani and Mrs. Nilima P Pani) Mr. Purnendu Pani Mrs. Nilima Pani & Mr. Anupam Pani	Rs.80,28,56,959.26/- as on 30-06-2025 plus further interest and charges	Shop No.402, 4th Floor, D R World Mall, Near AAI Mata Temple, Parvar Patiya, Surat (Mauje Dumbhal, RS No. 44/1/A, Block No.54, TP No.34 {Majue-Dumbhal}, FP No.10/A paiki sub plot no.5, 6 & 7 paiki} Area: 4565 Sq.ft. Possession: <b>Physical</b>	Reserve Price : Rs. 73,20,000/- EMD Amt - Rs. 7,32,000/-		
	M/s Shree Mammai Tyre (borrower) Mr. Maheshbhai Gandabhai Muchhal (proprietor) Mr. Muchhal Gandabhai Devabhai (guarantor/ Mortgagor)	Rs.31,41,161.42 as on 28.02.2025 plus further interest and charges thereon due to the Canara Bank, ARM Branch, Ahmedabad	EMT of Residential Building "Vasavai" situated at Plot No. 97, Revenue Survey No. 754/P17, admeasuring 185.80 Sq. Mtr, Total built-up area 137.41 Sq. Mtr at Chavda Nagar, Off Airport Road, Vill. Keshod, TA Keshod, Dist Junagadh-362220 Property bounded as –East-Plot No. 98 West-25 feet wide road, North-Plot No. 89 South- 20 feet wide road, (CERSAI Security Interest ID – 400055132457) Possession: <b>Symbolic</b>	Reserve Price : Rs. 19,00,000- EMD Amt - Rs. 1,90,000/-		

Other Terms and Conditions: The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following conditions. (1) Auction will be held on 16.10.2025 from 01:00 pm to 03:00 pm (2) For all the properties The Auction Sale is conducted on "As is where is, As is what is and Whatever there is" Basis. Bank is not aware of any pending charges, taxes, etc. Purchasers are bound to verify the same and, if any, have to bare the same. (3) Auction / bidding shall only through "Online Electronic Bidding" through the website https://baanknet.com/ Bidders are advised to go through the website (www.canarabank.com) under link E-Auction for detailed terms before taking part in the E-Auction Sale proceedings (4) The Property can be inspected, with Prior Appointment with Authorized Officer, on 10.10.2025. (5) The Property will not be sold below the Reserve Price and the participating bidders may improve their offer further during auction process. (6) EMD-"EMD amount of 10% of the Reserve Price is to be deposited 06.10.2025 in E-Wallet of M/s PSB Alliance Private Limited (baanknet) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan." (7) Intending bidders should hold a valid signature certificate and e-mail address For details with regard to digital signature please contact the service provider M/S PSB Alliance (baanknet) (For Contact Details please refer Point No. 19) Immediately on the same date payment of the EMD amount the bidders shall approach the said service provider for obtaining digital signature (If not holding a valid digital signature) (8) Last date for depositing the EMD is 15.10.2025 after payment of the EMD amount, the intending bidders should send a copy of the following documents /details on or before date of submission of the bid(s), to Canara Bank, Branch, concerned to the property. (A) Demand Draft/Pay order towards EMD amount if paid through RTGS/NEFT, acknowledgmen receipt thereof with UTR No. (B) Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance amount of 25% of bid amount. (C) Bidders Name, Contact No., Address, E-mail (D) Bidder's A/c. details for online refund of EMD. (9) Last Date for receipt of tender documents: 15.10.2025. (10) The intending bidders should register their names at portal https://baanknet.com/ to get their User ID and password free of cost. Prospective bidder may avail online training on E-auction from the service provider https://baanknet.com/ (For Contact Details please refer Point No. 19). (11) EMD deposited by the unsuccessful bidder shall be refunded to them within 7 days of finalization of sale. The EMD shall not carry any interest. (12) The bank will have the absolute right/discretion for acceptance/rejection of any bid and all bidders to undertake not to initiate any legal action against the Bank from non-sale of such denied asset simply because such a bidder was successful/highest bidder. (13) Auction would commence at Reserve Price plus one increment of Rs. 10,000 and bidders shall improve their offers multiplies of Rs. 10,000 (Rs. Ten Thousand), if required. The bidder who submits the highest bid (not below the Reserve Price on closuer of 'Online 'auction shall be declared as successful bidder. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor. (14) The successful bidder shall deposit 25% of sale price (inclusive of EMD already paid) immediately on declaring him/her as the successful bidder and the balance within 15 days from the date of confirmation of sale by the successful creditor in respective Branch's account as mentioned in Branch details. If the successful bidder fails to pay the sale price within the period stated above, the deposit made by him /her shall be forfeited by the Authorized Officer without any notice and property shall forthwith be put for sale again. Notwithstanding contained herein, the confirmation regarding successful bidder is subject to any suit filed/to be filed or any other order by any competent authority/ies/court/tribunal. (15) Where the sale consideration, of the property to be transferred is Rs. 50 Lakhs and above the successful bidder will have to deduct Tax Deducted at Source) TDS @ 1 % on the sale proceeds and deposit the same by furnishing the Challan in form 260B and submit the original receipt of TDS certificate to the Bank (16) All charges for conveyance, stamp duty and registration charges etc., as applicable shall be borne by the successful bidder only. (17) Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof. (18) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach Canara Bank, Circle Office, Gandhinagar or Concerned Branch of Canara Bank who as a facilitating centre shall make necessary arrangements. (19) For further details Contact M/S PSB Alliance (baanknet) Email: support.BAANKNET@psballiance.com - Helpdesk No.: 8291220220, 7046612345, 6354910172, 9892219848, 8160205051, For User Creation Helpline Number: Mr. Karan Modi - 7016716557, Mr Vasu Patel 9510974587, Mr Kashyap Patel - 6354604884 and Mr.Animesh Jain - 7046-612345 (20) The bank is free to sale the property under private treaty or purchase as Non-Banking Assets, out of the above said properties, under the provision of the SARFAESI Act, in case no bidder is turning up for the purchase of property. No future notice Shall be issued for the same. (21) To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent inquires regarding the encumbrance, title of properties put on auction and claims/rights/dues/affecting, the property, prior to submitting their bid. The e-auction advertisement does not constitute and will not be demand to constitute any commitment or any representation of the Banks. The property is being sold with all the existing and future encumbrance whether known or unknown to the Bank. Further some properties are available on symbolic possession and few are occupied by tenants/third parties as mentioned in the advertisement which may be noted. The Authorised Officer/Secured Creditors shall not be responsible in any way for any third party claims/rights/dues. (22) Where Factory land, building and Plant and Machinery both are put on auction for any borrower, EMD only forfactory land and building will not be considered and sale will be confirmed after the plant machinery are sold out.

For detailed terms and conditions of sale, please refer to the link provided in https://baanknet.com/ and https://www.canarabank.com Also, Prospective Bidders may contact respective Branches/Authorised Officer.

Date: 26.09.2025 | Place: Gandhinagar

Ahmedabad

Sd/- Authorised Officer, Canara Bank