

**Axis Bank Ltd. (CIN: L65110GJ1993PLC020769)**

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

**Possession Notice APPENDIX -IV [Rule 8(1)]**

Whereas, the undersigned being the Authorized Officer of the AXIS BANK LTD, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules 2002, issued a demand notice dated mentioned herein below calling upon the Borrower/Co-Borrower/Mortgagor/Guarantor, mentioned herein below table to repay the amount mentioned hereunder in the notice as mentioned in the said notice together with further interest at the contractual rate on the aforesaid amount and incidental expenses, costs, charges etc. incurred to be incurred, within 60 days from the date of the said notice. Borrower/Co-Borrower/Mortgagor/Guarantor, mentioned herein below table having failed to repay the Banks dues as mentioned in the notice issued to him under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, notice is hereby given to the Borrower and other mentioned herein above in particular and the public, in general, that the undersigned has taken Possession (mentioned herein below tabel) 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 tabel 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 tabel as mentioned in the said notice together with further interest at the contractual rate on the aforesaid amount and incidental expenses, costs, charges etc. incurred to be incurred.

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

**Description of the Properties**

Sr. No	Name of Borrower/ Co-Borrower	Demand Notice Date & o/s. Amount Rs (Interest + Charges Recovery)	SCHEDULE OF IMMOVABLE PROPERTY		Date & Type of Possession
1	(1) NARANIYA HIRAL JAGDESHBHAI (2) NARANAYA SHAKUNTALABEN HIRAL	31.01.2025 & Rs.17,31,172/- as on 25.01.2025	All The Piece And Parcel Of Immovable Property Being Flat No. B-703, 7 <sup>th</sup> Floor, Jay Residency, Opp Akshardhan, Nrl Sh Nshy 36, Bunglows, Off S.P. Ring Road, Ahmedabad Having Carpet Area Adm. 46.02 Sq. Mtrs Together With Undivided Land Adm 19.88 Sq. Mtrs In The Scheme Name "Jay Residency" Containing Na Land At Vastral, Survey No. 7, T Scheme No. 113, Taluka: Vatva, District: Ahmedabad. Boundaries :- East :- Flat No. B-702, West :- Open To Sky, North :- Flat No. B-704, South :- Road	17/11/2025 (Symbolic)	
2	(1) SHIVAM MOHANSINGH RATHOD (2) MOHANSINGH MATADIN RATHOD	30.10.2024 & Rs. 21,39,033.01/- as on 30.10.2024	All The Piece & Parcel Of Immovable Property Bearing Flat No. A-107 On The 1 <sup>st</sup> Floor Adm. About 53 Sq. Mtrs. Of Carpet Area In The Scheme Known As "Maruti Heights" Alongwith 24.30 Sq. Mtrs. Of Undivided Share In Land Of Final Plot No. 03 Of Tps Nos. 75 (Land Of Revenue Survey No. 297) Situate, Lying & Being At Mouje: Muthiya, Taluka: Arsalaw, Old Taluka: Ahmedabad City East, In The Registration District Of Ahmedabad & Sub District Of Ahmedabad-6 Owned By Shivam Mohansingh Rathod. Boundaries :- East :- Common Passage, West :- Open Space Of Margin, North :- Common Wall Of 108 & Margin Open Space, South :- Common Passage & Margin Open Space.	17/11/2025 (Symbolic)	
3	(1) VAGHELA TARABEN KESHAVBHAI (2) VAGHELA MAFATBHAI KACHARABHAI	13.05.2025 & Rs. 15,25,863/- as on 17.04.2025	All That Part And Parcel Of The Residential Property Bearing Flat No. A/703 On 7 <sup>th</sup> Floor Avalon Skyline Nr. Avlone Dhs Flora F.P. No. 339/4 R.S.No. 1426/4 Vatva Asali Mouje. Vatva DistAhmedabad 382440 Garud, Boundaries :- East :- Margin, West :- Passage & Flat No. A/702, North :- Margin & Tp Road, South :- Flat No. A/704	17/11/2025 (Symbolic)	
4	(1) MR. VISHWANATH SINGH (2) MRS. SHASHI DEVI VISHWANATH SINGH	13.05.2025 & Rs. 14,73,939/- as on 17.04.2025	All That Pieces & Parcel Of Immovable Property Of Flat No. 201 On 2 <sup>nd</sup> Floor Of Block. F In The Scheme Known As "Shivam Residency" Having Carpet Area 34.410 Sq.Mtrs & Wash Area 1.900 Sq.Mtr Total Area 36.310 Sq.Mtrs Haring Built Up Area 39.030 Sq.Mtrs & Total Milkat 13.843 Sq.Mtrs Of Final Plot No. 76/2 Adm Area 6750 Sq.Mtrs And T.P. No. 60 (Narl South-2) Survey No. 163/1 Adm 11250 Sq.Mtrs Moje. Village Narl Ta. Maninagar Registration Dist Ahmedabad & Sub Dist Ahmedabad-5 (Narl) Gujarat. Boundaries :- East :- Flat No. F-202, West :- Common Staircase, North :- Society Road, South :- Common Staircase& Flat No. F-206	17/11/2025 (Symbolic)	
5	(1) MR. HARVIRKUMAR BHUPISINGH NAI (2) MRS. REKHABEN HARVIRBHAI NAI	02.05.2025 & Rs. 12,85,503/- as on 17.04.2025	All the pieces and parcel of immovable property being Unit No. F-107 with carpet area admeasuring 44.63 sq. mtrs. i.e. 53.38 sq. yards, on the 1 <sup>st</sup> Floor of "F" Block, along with additional area of 1.79 sq. mtrs. i.e. 2.14 sq. yards of wash and balcony in residential colony named and known as "Arvind Avashikar" standing on NA lease hold land bearing Final Plot No. 41P/1 + 42P/1, Sub Plot No. 2C (Naroda), Near Arvind Smart City, Near Ashok Mill Compound, near Ashok Mill BRTS, Naroda Road, Aswara, Ahmedabad-380010. Name of mouje Aswara, Sub District Ahmedabad 6 (Narl) Gujarat. Boundaries :- East :- COMMON PASSAGE & LIFT & UNIT F-706, WEST :- COMMON PLOT OF PROJECT, NORTH :- UNIT F-708, SOUTH :- FUTURE PROJECT	17/11/2025 (Symbolic)	
6	(1) MADAN DORERAJ NAIDU (2) VIJAYARANI DORERAJ NAIDU	20.02.2025 & Rs. 4,37,212.00/- as on 06.02.2025	All that piece and parcel of the immovable property bearing Flat no H- 108, Block - H, Phase 5, in the scheme of Gujarat Housing Board nonagricultural land constructed on S.no. 314/b adm. 94809 sq.mtrs S.no. 313/A adm 248276 sq.mtrs S.no. 313/B adm 404688 sq.mtrs of mouje Hathian, Sub district Ahmedabad- 11 (Asali) and District Ahmedabad and bounded as per Building plan.	17/11/2025 (Symbolic)	

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

Date : 19.11.2025, Place : Gujarat

Authorised Officer, Axis Bank Ltd.

**Ujjivan Small Finance Bank**

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.

**PUBLIC AUCTION NOTICE**

PUBLIC NOTICE FOR SALE UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT (SARFAESI) ACT 2002, READ WITH PROVISO RULE 8(6) & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES 2002.

The undersigned as authorised officer of Ujjivan Small Finance Bank Ltd., has taken possession of the following property in exercise of powers conferred under section 13(4) of the SARFAESI Act. The Borrower in particular and public at large are informed that Public auction of the mortgage property in the below mentioned account for realisation of dues of the Bank will be held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS" on the date as prescribed as here under.

Sl. No.	Loan A/c No./ Branch	Name of Borrower/ Co-Borrower/ Guarantor/ Mortgagor	13(2) Notice Date/ Outstanding Due (In Rs.)	Date of Possession	Reserve Price in INR EMD in INR
1	45182100500 / 4516-Prahald Nagar	1. Rahul Hareshbhai Shah, 2. Vimai Hareshbhai Shah, 3. Ramilaben Dushabhai Vaghela All Add.: 48/8, Udhavnagar, Near Shivali Mandir, Vadaj, Ahmedabad, Gujarat-380013 All Also At: 36, Tulsi-nagar, Sorabji Compound, Junia Vadaj, Ahmedabad - 380013 Sr.No.1 At: Jay Sai Creation, Shop no. 38 & 94 Panchkuva Sindhi Market, Ahmedabad, Gujarat - 380092 Sr.No.2 At : Royal Garment 168-169 Main Bazar, Opp. Rajesh Sweets, Kubernagar, Ahmedabad, Gujarat - 380340	06.08.2024 / Rs. 16,20,882.95 as on 03.08.2024	17.08.2025	Rs.15,16,000/- Rs.1,51,600/-

Description of the Immoveable Property: All that piece and parcel of land bearing House No. B-48, in the area known as "Udhavnagar", on the land bearing Final Plot no. 222 of T.P. Scheme no. 15 of City Survey no. 2360/1 in the limits of Mouje Village Vadaj of Sabarmati Taluka of Sub District & District of Ahmedabad-02 (Vadaj) And Bounded as: East: House no. 63 after road, West: House no. 48B, North: House no. 49/A, South: House no. 48/A, which is Owned by Ramilaben Dushabhai Vaghela, Rahul Hareshbhai Shah & Vimai Hareshbhai Shah.

2	44832101300 / 4483-Shastri Mайдан	1. Dhruv Hareshbhai Bhalaria, 2. Krishna Dhruv Bhalaria Both Add.: Pitru Krupa, Amrut Valika Street No. 1, 150 foot Ring road, Mavdi, Rajkot, Gujarat-360004 Sr.No.1 At: Shalbhadra Enterprises, Omega Complex, Gut No. 4, Kotak Street, Main Road, Sanganya Chowk, situated at Rajkot, Gujarat-360003	05.03.2025 / Rs. 9,88,705.54 as on 01.03.2025	30.08.2025	Rs. 6,08,000/- Rs. 60,800/-
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Description of the Immoveable Property: All that piece and parcel of the Residential Flat No. 306, on 3rd floor, area admeasuring 33-25 Sq. Mtrs., Built-up area, in the building known as "Gokul Apartment", constructed on land bearing Plot No. 22 of Revenue Survey No. 229/1 paiki & 229/2 paiki, total land admeasuring 245-26 Sq. Mtrs., situated at Village- Veraval, Taluka- Kolta Sangani of District-Rajkot, Gujarat. Property Bounded as under: North: Plot No. 21, South: Lagu Flat No. 305, East: Main Door & Passage & Stairs, West: Lagu No. 25, Owned by Krishna Dhruv Bhalaria

3	44312101013 / 4431-Kapodra	1. Vijay Goluk Bhamre, 2. Ajay Goluk Bhamre, 3. Lalita Vijay Bhamre All Add.: 39/2, 3rd Floor, Bhimnagar Awash, Nava Gam, Dindoli Road, Udhana, Surat, Gujarat-394210 All Also At: Plot no. 120, Shreeji Residency Haldharu, Kanrej, Surat, Gujarat-394210 Sr.No.1&2 Also At: Vaya Fashion, 509/10, Shiv Shakti Fashion Markest, Ring Road, Surat, Gujarat-395002	06.07.2024 / Rs. 12,28,543.99 as on 04.07.2024	21.09.2025	Rs.9,91,000/- Rs.99,100/-
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Description of the Immoveable Property: All that piece and parcel of land bearing Plot no. 120 area admeasuring 57.64 Sq. Mtrs. (along with construction thereon), known & identify as "Shreeji Residency". Situated at Revenue Survey no. 516/1, Old Bock no. 38 after re-survey Block no. 44 admeasuring 23438.00 Sq.mtrs land situated at Village- Haldharu, Sub-District & Taluka: Kanrej, District Surat, West: Plot no. 61, North: Plot no. 121, South: Plot no. 119, which is Owned by Vijay Goluk Bhamre & Lalita Pawar

4	4428763000063 / 4428-Udhana	1. Patil Vijay Chhagan, 2. Anita Vijay Patil Both Add.: 27, 2nd Floor Mahaprabhu Nagar (M. P) Nr. Sanjay Nagar, Limbayat, Surat, Gujarat-394220	28.06.2024 / Rs. 7,89,389.65 as on 25.06.2024	21.09.2025	Rs.5,68,000/- Rs.56,800/-
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Description of the Immoveable Property: All that piece and parcel of land bearing Plot no. A/4014 admeasuring about 56.48 Sq.mtrs., Super built up and 30.36 Sq.mtrs., Built-up, situated on the 4<sup>th</sup> Floor of Building no. "A" building known & identify as "Trupti Residency", constructed on land bearing Sub Plot no. 6 (according to the passing plan it is sub plot no. 16, 17, 18, 31, 32, 33) admeasuring about 485.13 Sq.mtrs together with undivided proportionate share in Road and COP admeasuring about 302.28 Sq.mtrs, total admeasuring about 788.41 Sq.mtrs this is the part and parcel of sub plot no. 1 to 14 total admeasuring about 2378.71 Sq.mtrs. organized on land bearing Revenue Survey no. 147 and its Block no. 16/1 Paikka 4199.83 Sq.mtrs and land bearing Revenue Survey no. 148 and its Block no. 16/2 admeasuring about 7993 Sq.mtrs. total admeasuring about 12192.83 Sq.mtrs. of Village: Kadodara, Tal: Palsana, Dist: Surat, Gujarat, which is Owned by Anita Vijay Patil & Vijay Chaganbhai Patil

5	4428210130 / 4428-Udhana	1. Ranjeet Ambika Singh, 2. Miran Devi Singh Both Add.: Plot no. 79, 1st floor, Pravin Nagar, near Bhagya Laxmi Residency, near Railway Line Bhestan, Surat, Gujarat-395023 Sr.No.1 Also at: Sunrise Synthetics, Plot No. 7301/3 Road, 73/A GIDC Sachin, Surat, Gujarat-394230	06.09.2024 / Rs.73,77,73.1 as on 03.09.2024	21.09.2025	Rs
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