IDFC FIRST

Naynaben Bhagirathbhai Faldu

"Co-Borrower & Mortgagor")

8 Mr. Sandip Ashokbhai Dafda

& Mortgagor).

and Mortgagor").

(Borrower & Mortgagor), Mr.

Ashokbhai Hamirbhai Dafda

(Co-Borrower), Mrs. Naynaben

Ashokbhai Dafda (Co-Borrower

Sohla Valabhai Maghabhai

"Borrower"), Jasodaben

10 Bansibhai Chandubhai Parmar

"Borrower & Mortgagor"),

11 Haresh Jesingbhai Vagadiya

"Borrower"), Bhanuben

Borrower & Mortgagor").

12 Kantibhai Ambalal Rohit

Mortgagor), Marvadi Hitesh

Manharbhai (Co-Borrower &

Pervani Prashant Rameshbhai

"Borrower & Mortgagor"),

Pervani Rajuben ("Co-

15 Panchal Kanaiyalal Nanubhai

Panchal Baldevkumar

"Borrower & Mortgagor"),

Nanubhai ("Co-Borrower &

"Borrower & Mortgagor"),

17 Shah Rajeshkumar Tulsidas

Mortgagor), Karangiya

Borrower & Mortgagor).

20 Kajal Ashvinbhai Joshi

Mortgagor").

Sobhanaben Pravinbhai (Co-

"Borrower"), **Joshi Ashvinbha**i

Goradhanbhai ("Co-Borrower &

& Mortgagor), Soni Firoz Khan

(Co-Borrower & Mortgagor).

Borrower").

Anujkumar Balakram Shakya

("Co-Borrower & Mortgagor").

("Borrower & Mortgagor"), Shah

Dipikaben Rajeshkumar ("Co-

16 Sanjaykumar Balakram Sakya AFH001101705713

Mortgagor).

Borrower").

Mortgagor").

Hareshbhai Vagadiya ("Co-

Jasodaben Bansibhai Parmar

"Co-Borrower and Mortgagor")

Valabhai Sohla ("Co-Borrower

AFH000700588949

AFHL

AFH0009004884°

AFH00090080492

AFH009800654805

AFH00090058717

AFH045300923680

AFHL

AFH000901698852

AFHL

AFH053301383708

AFH009801330523

21 Firoz Mohiddin Khan (Borrower AFH001101004681 Rs. 1308852.14/- (Rupees Thirteen

Bank

CIN: L65110TN2014PLC097792 Registered Office: - KRM Towers, 8th Floor, Harrington Road, Chetpet, Chennai-600031. Tel: +91 44 4564 4000 | Fax: +91 44 4564 4022

IDFC FIRST Bank Limited

(erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) APPENDIX- IV-A [See proviso to rule 8 (6) & 9 (1)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and

Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) & 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), Co-Borrower (s) and Guarantor (s) as per column (iii) that the below described immovable properties as per column (iv) mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Formerly known as IDFC Bank Ltd, will be sold on "As is where is", "As is what is", and "Whatever there is" as described hereunder, for the recovery of amount due to IDFC FIRST Bank Limited (Formerly known as IDFC Bank Ltd) from Borrower (s) and Co-Borrower



(s	(s) as per column (i). For detailed terms and conditions of the sale, please refer to the link provided on IDFC FIRST Bank website i.e. www.idfcfirstbank.com.										
	(i)	(ii)	(iii)	(iv)	(v)	(vi)	(vii)	(viii)	(ix)	(x)	(xi)
S. No		Agreementid	Name of Borrower (s), Co-Borrower (s) and Guarantor (s)		Reserve Price Amount	EMD Amount	Date and Time of Auction	Date and Time EMD of Auction	Date and Time of Inspection	Authorized Officer Name & Contact Number	Property Images QR Code
1.	INR 27136238.00/- Demand Notice dated: 20-Dec-2023	15630007	Dharsamshibhai Patel, Seeyara Textiles, Veena Prashantkumar Patel, Prashantkumar Dharsamshibhai Patel C/o Seeyara Textiles & Veena Prashantkumar Patel C/o Seeyara	Property-1: All that piece and parcel of the Property Bearing Flat No. 1003 on The 10th Floor, Admeasuring 288.10 Sq. Mtrs. (Super Built Up Area), Along With 71.41 Sq. Mts. Undivided Share In The Land of Road & C.O.P. In "Surya Enclave of Tower No. B", Situate At Revenue Survey No. 145/2, T. P. Scheme No. 4 (Umra-South), Final Plot No. 139 of Moje Umra, City of Surat, Gujarat-395001, And Bounded As:- East: Passage/Lift/ Stairs, West: Open Space, North: Open Space & South: Open Space	11960200.00/-	INR 1196020.00/-	03-Apr-2025 11.00 AM to 1.00 PM	02-Apr-2025 10.00 AM to 5.00 PM	25-Mar-2025 10:00 AM To 4:00 PM	Dhirendra Singh Contact Number- 7014695647 Name- Sapan Shah Contact Number- 9978963399	

Disclaimer: Please note that the said notice is issued for sale of immovable property only and IDFC FIRST Bank Limited has no right to sale of the movable assets, if any, present at the immovable property. **Authorised Officer**

IDFC FIRST Bank Limited Date: 01.03.2025 Place: Surat (Formerly known as IDFC Bank Ltd)

Registered & Corporate Office: Yes Bank Limited, Yes Bank House, Off Western Express Highway, Santacruz East, Mumbai - 400055. Branch Office: YES BANK Limited, Retail Legal (RL), WS No. 0155 to 0157, Second Floor, Unit No. 6/3, 102-103, C.G. Centre, C.G. Road, Ahmedabad - 380 009 Branch Office: Shop No. 3A & 3B, Ground Floor, "Nilamber Primero", Near Nilamber Circle, Vasna Bhayli Road, Vasna, Vadodara - 391410. Branch Office : Yes Bank Limited, 3rd Floor, Nath Edifice, Jilla Panchayat Chowk, Race Course, Rajkot Branch Office: Yes Bank Limited, 1st Floor, Orbit Tower, Opp. Krushi Bazar, Sahara Darwaja, Ring Road, Surat - 395003.

CIN: L65190MH2003PLC143249, Email: communications@yesbank.in, Website: www.yesbank.in

Hundred Eighty Two And Paise Eighty

Two Only) as on 27-01-2025

as on **28-01-2025**

Two Lakh(s) Thirty Five Thousand

Three Hundred Fourty One And Paise

Seventy Nine Only) as on 28-01-2025

Rs. 10,65,093.95/- (Rupees Ten

Lakh(s) Sixty Five Thousand Ninety

Three And Paise Ninety Five Only)

as on 28-01-2025

Rs. 1061740.95/- (Rupees Ten

Lakh(s) Sixty One Thousand Seven

Hundred Forty And Paise Ninety Five

Only) as on 28-01-2025

Rs. 1419767.57/- (Rupees Fourteen

Rs. 1136486.3/- (Rupees Eleven

Lakh(s) Thirty Six Thousand Four

Hundred Eighty Six And Paise Thirty

Only) as on 28-01-2025

Rs. 868074.95/- (Rupees Eight

akh(s) Sixty Eight Thousand Sevent

Four And Paise Ninety Five Only)

as on **28-01-2025**

Rs. 1603576.2/- (Rupees Sixteen

Lakh(s) Three Thousand Five Hundre

Seventy Six And Paise Twenty Only)

as on 30-01-2025

Seven Hundred Seventy Six And

Paise Eighty Nine Only) as on

28-01-2025

Rs. 1695849.61/- (Rupees Sixteen

Lakh(s) Ninety Five Thousand Eight

Hundred Forty Nine And Paise Sixty

One Only) as on 28-01-2025

Lakh(s) Eight Thousand Eight Hundre

on **28-01-2025**

AFH001101789376 Fifty Two And Paise Fourteen Only) as

AFH009801304788 Rs. 2235341.79/- (Rupees Twenty

PUBLICATION OF NOTICE U/S 13 (2) OF THE SARFAESI ACT Notice is hereby given that the under mentioned borrower(s)/ guarantor(s)/ mortgagor(s) who have defaulted in the repayment of principal and interest of the loan facility obtained by them from the Bank and whose loan accounts have been classified as Non Performing Assets (NPA). The notices were issued to them under Section 13(2) of the Securitization and Re-construction of Financial Assets and Enforcement of Security Interest Act 2002 (SARFAESI Act) and nereby informed by way of this public notice.

S No	Name of Borrowers, Co-borrowers, Mortgagors	Agreement No. & Type of Loan	0/s. As Per 13(2) Notice	Date of 13(2) Notice	Details of Secured Asset
1	1. Vipulbhai Kanjibhai Paghadal ("Borrower & Mortgagor"), 2. Jayshriben Vipulbhai Paghadal ("Co-Borrower & Mortgagor").	+ +	Rs. 1357784.51/- (Rupees Thirteen Lakh(s) Fifty Seven Thousand Seven Hundred Eighty Four And Paise Fifty One Only) as on 27-01-2025		All that piece and parcel of Property bearing Plot No: 8 (Plot no. 53/8 as per KGP) of which the area of plot admeasuring to 72.48 Sq. Mts. (77.58 Sq. Mts. as per records of 7/12) of the society known as Aangan Residency, Constituting of the N.A. land bearing, Revenue Survey No. 53, Block No. 53 situated Moje Village: Koli Bharthana in Sub-District & Taluka: Kamrej District: Surat. and bounded as under. East – Plot no. 09, West – Plot no. 07, North – Society Road, South – Society Boundries.
2	1. Laljibhai Jivabhai Rathod ("Borrower & Mortgagor"). 2. Devuben Laljibhai Rathod ("Co- Borrower & Mortgagor")	AFH001100504533 AFHL	Rs.1013429.38/- (Rupees Ten Lakh(s) Thirteen Thousand Four Hundred Twenty Nine And Paise Thirty Eight Only) as on 27-01-2025	NPA Date:	All that piece and parcel of Property bearing Plot no. 611 admeasuring 48 sq. yard i.e. 40.13 sq.mtrs. (admeasuring 40.18 sq.mtrs.) undivided share in the land admeasuring 22.43 in "SHIV VATIKA VIBHAG-2" situated at Revenue Survey no. 70/1 & 70/2 Re-Survey New Block no. 87 & 88 (Old Block no. 66) of Mouje: Nansad Ta: Kamrej, Dist: Surat and bounded as under. East – Society Internal Road, West – Plot no. 588, North – Plot no. 610, South – Plot no. 612.
3	Ripal Rameshbhai Dholariya (Borrower & Mortgagor), Ramesh B Dholariya (Co- Borrower)	AFH001100261870 & AFH001100246288 AFHL	Rs. 1471011.35/- (Rupees Fourteen Lakh(s) Seventy One Thousand Eleven And Paise Thirty Five Only) as on 27-01-2025	NPA Date:	All that piece and parcel of Property bearing Flat no 304, on the 3rd Floor, Admeasuring 637 Sq Feet, i.e 59.20 Sq Mts Built up area, along with 40.59 Sq mts Undivided Share in the land of Road and COP in "Harikrushna Residency" Building No "K" situated at Block no 338/B, admeasuring 19233 Sq Mts of Moje Village Umra, Ta-Olpad, Dist-Surat. and bounded as under: East: Block no. 339, West: Block no. 338/A, North: Block no. 337, South: Road.
4	Sanjay Hardasbhai Narola ("Borrower & Mortgagor"),	AFH001100299045	Rs.1363876.54/- (Rupees Thirteen Lakh(s) Sixty Three Thousand Eight	27.01.2025	All that piece and parcel of Property bearing Flat No. 303 on the 3rd Floor, admeasuring 717 sq. feet, i.e., 66.61 sq. meters, Super Built-up area, Along with an undivided share in the land of "Param Residency, Building No. D," Situated at Block No.

Hundred Seventy Six And Paise Fifty NPA Date: 102/A, 1 to 5 (Plot No. A1 to 5), admeasuring 1301 sq. meters, of Moje Village Laskana, Ta: Kamrej, Dist: Surat and bounded Narola Sonalben Saniavhhai 14.12.2024 as under. East – Block No. 104, West – Flat no. D-304, North – Flat no. D-301, South – Block No. 102. Co-Borrower) Four Unly) as on 27-01-2025 Hariom Budhuram Maurya Rs. 815810.17/- (Rupees Eight AFH001101570496 All that piece and parcel of Property bearing Flat No: 201 on the 1st Floor of the Building No: B/1, admeasuring about ("Borrower & Mortgagor"), 29.25 Square Meter (Carpet area) and 32.50 Square Meter (Built-up area) and 2.92 Square Meter (F. B. area) total Lakh(s) Fifteen Thousand Eight admeasuring about 35.42 Square Meter along with undivided proportionate share in land for Road and COP AFHL Soni Maurya ("Co-Borrower") Hundred Ten And Paise Seventeen 14.12.2024 admeasuring about 12.61 Square Meter. known as Laxmi Residency situated at: Kadodara bearing Revenue Survey Only) as on 27-01-2025 No: 128, Block No: 114, after Consolidation New Block No: 114/2/1 to 114/2/6 paiki Block No: 114/2/1 of Village: Kadodara, Taluka: Palsana, District: Surat, and bounded as under East – Flat no. 201, West – Flat no. 202, North -Open Space, South – Passege & Stair. 27.01.2025 All that piece and parcel of Property bearing Flat no. 501 admeasuring 63.99 sq.mtrs. Built up area & 1063 sq.ft. super Built Bhagirathbhai Vasantbhai Faldu AFH001100256269 Rs. 1412882.82/- (Rupees Fourteen Lakh(s) Twelve Thousand Eight "Borrower & Mortgagor"), up area Building no. 0, on 5th Floor, along with undivided share admeasuring 39.15 sq.mtrs., in the land admeasuring

South – Building no. N. INR 1,32,09,346.57/- (Rupees One Gods Steelcon Pvt Ltd. 6894816 24.01.2025 Property 1: For the Immovable property of Flat No. 302 on the 3rd Floor of the building known as Krishna Residency situated at Plot No. I-37/A, I-37/B and I-37 of the Society known as Aurovil Co.op. Housing Society Limited bearing Borrower & Mortgager), Mr. Crore Thirty Two Lakh(s) Nine MIB Revenue Survey No. 74 paiki, T.P Scheme No. 6 (Majura - Khatodra), Original Plot No. 23, Final Plot No. 51, City Survey Sameerbhai Sultanali Pirani Thousand Three Hundred Forty Six 02.01.2025 Nondh No. 827 of Ward Bhatar of Surat City Dist Surat Admeasuring about 1935 square Feet i.e 179.83 square meter Director of Gods Steelcon Pvt and Fifty Seven Paise Only) as on (Super Built up area) and 1172.80 Square Feet i.e 109.00 square Meter (Built up area) along with undivided Ltd (Director, Guarantor & 17.01.2025 proportionate share in the said land owned by Mr. Sameer Sultanali Pirani and Mr. Rahim Sultanali Pirani. Bounded By: Mortgager), 3. Mr. Rahim East: Margin, West: East and Passage, North: Margin & South: Margin. Sultanali Pirani - Director of Property 2: Immovable Property of Plot No. HA Type Plot No. HA-02 of the Society known as Global Industrial Park Gods Steelcon Pvt Ltd (Director, Guarantor & Mortgager) situated at Valvada bearing Revenue Survey No. 26/2, New Block No. 1509 of Village Valvada Taluka Umbergam Dist Valsad, Admeasuring about 1230 Square Feet i.e 114.31 Square Meter along with construction thereon admeasuring about 2345 square feet i.e 217.93 Square Meter (Built up area) owned by M/s Gods Steelcon Private

Ltd. Bounded By: East: Adjoining 12 Meter Vide Internal Road, West: Adjoining Shed No. HA /5 & 6, North: Adjoining Shed No. HA/1, South: Adjoining Shed No. HA/3. 28.01.2025 All that piece and parcel of the Residential Flat No. C-11-102 on the first floor, admeasuring 42.52 Sq.Mtrs. Rs. 706544.56/- (Rupees Seven (equivalent to 50.85 Sq.Yds.) and balcony area admeasuring about 2.29 Sq.Mtrs (equivalent to 2.74 Sq.Yds) along Lakh(s) Six Thousand Five Hundred with an undivided share in common area admeasuring about 41.31 Sq.Mtrs. (equivalent to 49.51 Sq.Yds) and all Fourty Four And Paise Fifty Six Only) 13.09.2024 totaling to 86.12 Sq.Mtrs (equivalent to 103 Sq.Yds) of saleable area of the building known as "AAVAAS" constructed on the land and situated at Mouje-Moraiya, Ta-Sanand in the registration Dis-Ahmedabad sub District

All That Piece And Parcel of Tenament no. E-14 admeasuring 35-94 sq.mtrs. Of Gujarat Housing Board Unit no. 112 28.01.2025 EWS, T.P. Scheme no. 1 (Raiya), Final Plot no. 1280 Paiki situated Moje Village: Raiya Registration Sub District and . District Rajkot. and bounded as under. East – Road, West – Tenament no. E-13, North – Tenament-E-15, South 13.10.2024 Road.

Scheme known as 'Krishna House', Building type- B, which is situate lying and being over the N.A. land of the Revenue

Village: Ghaludi, Taluka: Kamrej, Dist.: Surat. and bounded as under. East – COP, West – Road, North – Open Land & Block No,

14.12.2024 Survey no. 79 & 80, Block No. 93 (Old Block no. 71), admeasuring 30116 sq.mtrs. Aakar Rs. 25-06 Paisa, in the sim of Mouje

All that piece and parcel of Property bearing Flat no. 307 admeasuring 52.23 sq.mtrs. on 3rd Floor, along with undivided 28.01.2025 share admeasuring 27.01 sq.mtrs., Building known as "Green Yard" Block No. 514/A/1 Plot no. 42 to 48 paiki SubPlot no. 48 admeasuring 1529.14 sq.mtrs. in the Scheme known as Green Yard Row House", situate lying and being the N.A. 30.03.2021 land of the Revenue Survey no. 704, admeasuring 2461 sq.mtrs., in the sim of Mouje Village: Bill, Registration sub District and District Vadodara. and bounded as under. East: Stair & Flat no. 308, West: Flat no. 306, North: Open Land,

"All that pieces and parcels of immovable property Flat No: A-603 on the 6th Floor of the Building Wing no. A, 28.01.2025 admeasuring about 40.37 sq.mtrs Carpet area and admeasuring 49.12 sq.mtrs Built up area and 2.38 sq.mtrs NPA Date: wash.area along with undivided proportionate share in land for Road and COP known as comprising of Residential 14.12.2024 Building named "Saffron Elegance" constructed on N.A. land admeasuring about 1632-94 Sq. Mt. (with the rights of common plot admeasuring about 400-06 Sq. Mt.) of Unit No. 2 lying and situated at Revenue Survey No. 614 paiki 3 paiki 1 and Revenue Survey No. 614 paiki 5 paiki 1 of Rajkot which is more identify as F.P. No. 5/18 of T.P. Scheme No 24 having City Survey Ward No. 18, Sheet no. 527, City Survey no. 29/5/2/1 Moje City Rajkot of Sub Ditrict & District Rajkot. and bounded as under: East: Flat no. A-604, West: Flat no. B-603, North: Flat no. D-602, South: OTS, Lift, Common Passage After Flat no. A-602" 28.01.2025 All that piece and parcel of Property bearing Flat No. F/101, Tower "F", 1st Floor having Built-up Area 535 Sq.Fts.

"Borrower & Mortgagor"), Lakh(s) Nineteen Thousand Seven along with undivided proportionate share in land for Road and COP Known as "CRYSTAL PRAMUKH", Situated at NPA Date: Ramilaben Kantilal Rohit ("Co-AFHL Revenue Survey no. 933 Paike, T.P. Scheme No. 60, Final Plot No. 112 admeasuring 5136 sq.mtrs. of Village Gotri, Hundred Sixty Seven And Paise Fifty 20.11.2024 Registered District and Sub-District Vadodara. and bounded as under. East – Flat No. 102, West – Tower-G, North -Borrower & Mortgagor"). Seven Only) as on 28-01-2025 nternal Road, South – Open Farm All that piece and parcel of Property bearing Block no.09 Flat no. 09/49 Ground Floor admeasuring 72.88 sq.mtrs AFH000901017261 Marvadi Sunilkumar Rs. 1827645.04/- (Rupees Eighteen 28.01.2025 Manharbhai (Borrower & undivided share in the land in GUJARAT HOUSING BOARD has constructed 168 H.I.G.Scheme Known as "MAYUR Lakh(s) Twenty Seven Thousand Six PARK" situated at Revenue Survey no. 262 & 263, City Survey no. 3761, 3767 & 3768 of Mouje Gorwa Registration sub Mortagagor), Marvadi Saritaben Hundred Forty Five And Paise Four 13.09.2024 District and District Vadodara. and bounded as under. East: Open Land and Tenament no. 766 West: Open Land & Block Sunilbhai (Co-Borrower & Only) as on 28-01-2025

> All that piece and parcels in the land bearing residential tenement constructed on N.A. land of Plot No. 157 admeasuring about 54.33 sq.mtrs. (Ground Floor & First Floor total admeasuring 68 sq.mtrs.) Known as "BHAKTI NAGAR-2" lying and NPA Date: situated at Revenue Survey No. 87 Paiki, (Old Revenue Survey no. 150) wester side 05.14 Guntha admeasuring of Moje 14.12.2024 Meghpar Kubhardi Taluka: Anjar Distrct Kutchh. and bounded as under. East – Plot no. 166, West – 9.14 mtrs. Internal Road, North – Plot no. 158, South – Plot no. 156

no. 04 North: Common Stair & Flat no. 50 South: Block no. 08

28.01.2025 All that piece and parcels in the land bearing Plot No. 47 admeasuring about 436.91 sq.ft. i.e. 40.60 sq. mts. along with undivided proportionate share in land for Road and COP admeasuring about 30.95 Square Meter Total Plot NPA Date: admeasuring 71.55 sq.mtrs. construction area admeasuring 35.59 sq.mtrs.known as "JAY RANCHHODDHAM VIBHAG-3" situated Block no. 331 admeasuring 7183 of Village Moje: Madhodhar Ta. Waghodia Dist: Vadodara 01.12.2024 and bounded as under. East - Society Road, West - Plot no. 44, North - Plot no. 46, South - Plot no. 48

All that piece & parcels in the land bearing Plot No. 216 (After K.J.P. Block No. 289/B/130/216) admeasuring about 28.01.2025 67.22 sq. mts. along with undivided proportionate share in land for Road and COP admeasuring about 35.89 Square Meter known as "PRATISHTHA PARK VIBHAG-1" situated Revenue Survey no. 193, 194, 195 /1 + 2, Paiki, 201 04.11.2024 207/2 & 214/2 given New Block no. 289 admeasuring 61616 & Revenue Survey no. 195/1 + 2 Paiki, 196 & 200 given New Block no. 291 admeasuring 31363, on the land bearing Block No. 289 & 291 after Dusari divide Block no. 289/A, 289/B & 291/A, 291/B of Village Mulad Taluka Olpad District Surat. and bounded as under. East — Plot No. 215, West – Plot No. 217, North – Plot No. 199, South – Road

28.01.2025 | "All that piece and parcel of Property bearing Flat No. B4-503, Tower "B-4", on 5th Floor having Built-up Area 54.41 AFH000901596409 **Rs. 2230467.93/-** (Rupees Twenty Two Lakh(s) Thirty Thousand Four sq.mtrs. Carpet area along with undivided proportionate share in land for Road and COP admeasuring 21.56 sq.mtrs Balcony & Wash area admeasuring 7.04 & Construction area 65.04 sq.mtrs. Known as "Rudraksh Elegance" Hundred Sixty Seven And Paise 13.10.2024 | Situated at Revenue Survey no. 559/2 Hector Are 0-11-13 & Aakar 0=59, & 595 Hector Are 0-61-71 & Aakar Ninety Three Only) as on 28-01-2025 3=81 T.P. Scheme No. 43, Final Plot No. 16/2 & 47 admeasuring 4370 sq.mtrs. of Village Bapod, Registered District and Sub-District Vadodara and bounded as under: East: Flat no. B4-504. West: Final Plot no. 187. North: 7.5 mtrs. Internal Road, South: Common Passage, Stair, OTS & Flat no. B4-502".

28.01.2025 All that piece and parcels in the land bearing residential tenement constructed on N.A. land of Sub Plot No. 63/7 of 18 Vishal Vallabhbhai Akbari Rs. 3733016.84/- (Rupees Thirty AFH009800564134 "Borrower"), Chandaniben Seven Lakh(s) Thirty Three Thousand plot No. 63 admeasuring about 93-44 sq.mtrs and construction adm 24.64 sq.mtrs Known as "Abhiram Park" lying NPA Date: and situated at Revenue Survey No. 53 paiki 2 Aker 4--25 Guntha, of Rajkot which is more identify as F.P. No. 17/6 Sixteen And Paise Eighty Four Only) Vishalbhai Akbari ("Co-Borrower 14.12.2024 | paiki of T.P. Scheme No. 17 (Draft-Rajkot) having City Survey No. 3577/1/63/7 in City Survey Ward No. 13/2 of Moje & Mortgagor"). as on 28-01-2025 Raikot Sub District & District Raikot City and bounded as under. East – Plot no. 64, West – Road, North – Road, South -Sub Plot no 64/6 28.01.2025 All that piece & parcels in the land bearing Residential Tenement of Sub-Plot No. 487/2 of Plot No. 487 constructed on 19 Karangiya Pravinbhai AFH053301314146 Rs. 2918776.89/- (Rupees Twenty N.A. land admeasuring 60-00 Sg. mtrs. i.e. 646 sg.ft. Iving Known as "GOKUL DARSHAN" situated at Revenue Survey Meramanbhai (Borrower & Nine Lakh(s) Eighteen Thousand

> 02.09.2024 under: East: Land Of Plot no. 490, West: 7.50 Mtrs. Road North: Sub Plot no. 487/1, South: Land Of Plot no. 488 28.01.2025 All that piece and parcels in the land bearing residential tenement constructed on N.A. land of Sub Plot No. 22/A admeasuring about 132.06 sq.mtrs.of North side 64.84 sq.mtrs. i.e. 77.54 sq.yard. Construction area 90.23 sq.mtrs of plot No. 22 admeasuring about 257.80 sq.mtrs. Known as "LAXMAN NAGAR-2" lying and situated at Revenue 14.12.2024 Survey No. 147 Paiki, of Moje Ratanpar Sub District & District Rajkot City and bounded as under. East – 7.62 mtrs Road, West - Plot no. 21, North - Sub Plot no. 22/B, South - Sub Plot no. 22/A

No. 1084 admeasuring 165113 sq.mtrs. Moje Village Lalpur of Sub District & District Jamnagar City. and bounded as

28.01.2025 All that piece & parcels in the land bearing property of Flat No: 202 on the 2nd Floor of the Wing No: A/3 of the A Type Building, admeasuring about 633.29 Square Feet i.e. 58.86 Square Meter (Built up Area), 579 Square Feet i.e. 53.81 Square Meter (Carpet Area) along with undivided proportionate share in land for Road and COP admeasuring about 13.10.2024 23.04 Square Meter known as "Palm Zumera Residency" situated at: Lajpor bearing Revenue Survey No: 318/1 331/3, 331/2 and 332, Block No: 339/2 (After Consolidation Block Nos.: 339/2+383+384+386) admeasuring about 25449 Square Meter paiki 15269 Square Meter paiki Sub-Division No.1 admeasuring about 4375 Square Meter of Moje Village: Lajpor, Taluka: Choriyasi, District: Surat. and bounded as under: East: Iding A Type paiki Wing: A/4, West: Road, North: Building No: C, South: Building B Type paiki Wing: B/2

further steps will be taken after expiry of said 60 days under sub-section (4) of Section 13 of SARFAESI Act. Furthermore, this is to bring to your attention that under Section 13 (8) of the SARFAESI Act, in case our dues together with all costs, charges and expenses incurred by us are tendered at any time before the date fixed for

The above borrowers and /or their guarantor(s)/mortgagor(s) (whenever applicable) are hereby called upon to make payment of outstanding amount within 60 days from the date of publication of this notice, failing which

sale or transfer, the secured asset shall not be sold or transferred by us, and no further step shall be taken by us for transfer or sale of that secured asset. Date : 01.03.2025, Place : Ahmedabad, Surat, Baroda & Rajkot Sd/- Kalpesh Rawal, Authorised Officer, Yes Bank Limited Bank of Maharash

Zonal office Surat, 1 st floor, Mile Stone Fiesta, Near Madhuvan Circle, L P Savani Road, Adaian, Surat - 395009, Tele- 0261-2730520, E-mail: zmsurat@mahabank.co.in

Sale Notice for Sale of Movable Properties (Appendix-II-A)

E-Auction Sale Notice for Sale of Movable Assets (Corrugated Carton Embossing Machine) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provise to Rule 6 (2) 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 movable properties(Loom Machines)Hypothecated/ Charged to the Bank of Maharashtra, the Symbolic Possession of which have been taken by the Authorized Officer of Bank of Maharashtra, will be sold on "As is where is", "As is what is" and "Whatever there is" basis of properties described below on 31.03.2025 between 1:00 PM and 5:00 PM for recovery of the balance due to the Bank of Maharashtra from the Borrower(s) and Guarantor(s), as mentioned in the table. Details of Borrower(s) and Guarantor(s), amount due, short description of the movable property/ies and encumbrances known thereon, possession type, reserve price and earnest money deposit are also given as:

Sr. No.	Name of Branch & Borrower	Amount Due	Short Description of movable property/ies with known encumbrances	Reserve Price/ Earnest Money Deposit (EMD)
1.	PRANITI PACKAGING INDUSTRIES LLP through its Partners (1) Mr. Himanshu Shantilal Valia and (2) Priti Himanshu Valia (Borrower/ Guarantor) MR. HEMANSHU SHANTILAL VALIA (Guarantor) MRS. PRITI HEMANSHU VALIA (Guarantor) MR. HEMANSHU SHANTILAL VALIA Prop. of M/s. Ambe Packaging Industries (GUARANTOR)	748161.24+ Interest @10.80% + Penal interest @ 2% on overdue Amount thereupon w.e.f. 18.09.2024 Account No 60364760685 Ledger Balance Rs 455919.68+UAI 10397.36+ Interest @ 9.25% + Penal interest @ 2% on overdue Amount thereupon w.e.f. 18.09.2024 Account No 60437105987 Ledger Balance Rs 76,00,000+UAI 222280.57+ Interest @ 9.25% + Penal interest @ 2% on overdue	Sheet/Palte and pipes and fixtures	Reserve Price: Rs. 2,32,00,000/- (Rupees Two Crore Thirty Two Lakh Only) EMD: Rs. 23,20,000/- (Rupees TwentyThree Lakh Twent Thousand Only) Bid Increase Amount: Rs. 5,000/- (Rupees Five Thousand Only)

For detailed terms and conditions of the sale, please refer to the link "https://www.bankofmaharashtra.in/properties for sale" provided on the Bank's website and may also visit https://baanknet.com/property-listing for property related information. For information in respect of the above properties, you may contact Mr. Pravin Latkar, Manager - Legal: 09767478725.

Date: 28-02-2025 Authorised Officer Place : Surat Bank of Maharashtra

Corporate Office: ICICI Home Finance Company Limited ICICI HFC Tower, Andheri - Kurla Road, Andheri (East), Mumbai - 400059, India Branch Office: 4th Floor, Krishan Capital, Near Bank of Baroda, Zanzarda Road, Junagadh, Gujarat- 362001 Branch Office: 4th floor, 410, Milestone Vibrant, Opp. Apple Hospital, Udhna Darwaja, Surat-395002

Notice for sale of immovable assets through Private Treaty Sale Notice for Sale of Immovable Assets through Private Treaty under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(8)r/w Rule 9 (1) of the Security

Interest (Enforcement) Rules, 2002 ICICI Home Finance Company Limited (ICICI HFC) conducted severale-Auctions for the sale of the mortgaged property mentioned below, however, all such e-Auctions failed. Now, an interested buyer has approached ICICI HFC with an offer to purchase at Reserve Price (Please refer below table) 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 Possession of which has been taken by the Authorized Officer of ICICI Home Finance Company Ltd., will be sold on "As is where is", "As is what is", and "Whatever there is", by way of Private Treaty as per the brief particulars given hereunder; D. T. TH. December 1 D. C. Confession

Sr. No.		Securedasset(s) with known encumbrances, if any	Out- standing	Earnest Money	Time of Property Inspection	Time of Auction	One Day Before Auction Date	Stage
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
*	(Borrower) Mahendra Popatbhai Butani	Flat No. 401, Fourth Floor, Building B/2 (A/4), Plot No. 1, Survey No. 54/1/2 Paiki -1,	Rs. 15,91, 169/- February	Rs. 6,70, 000/- Rs.	March 11, 2025 11:00 AM 03:00 PM	A CHARGO A COUNTRY OF THE PARTY OF	March 17, 2025 before 04:00 PM	Physical Possession
20000000000000000000000000000000000000		Vishvash City, Nr. Khodal Farm, Off. Khalilpur Road, at Joshipara, Tal & Dist. Junagadh - 362001.	06, 2025	67, 000/-	03.00114	03.00 AM	04.00 1 W	
2.	Ketan Gokalbhai Ranpariya (Borrower) Ranpariya Kinjalben	House on Plot No. 146 paikee situated towards the Southern Portion, Enjoy Residency, Revenue Survey No. 942/A of Village Kosamba, Sub Dist. Mangrol, Dist. Surat.	Rs. 14,52, 922.46/- February 06, 2025	Rs. 5,00, 000/-		March 18, 2025 02:00 AM 03:00 AM	before	Physical Passession
	Ketanbhai (Co- Borrower) Rakesh Mansukhbhai			Rs. 50, 000/-				

agency Matex Net Pvt Ltd. The Prospective Bidder(s) must submit the Earnest Money Deposit (EMD) RTGS/ Demand Draft (DD) (Refer Column E) at ICICI Home Finance Company Limited, Branch Office Address mentioned on top of the article on or before March 17, 2025 before 04:00 PM. The Prospective Bidder(s) must also submit a signed copy of the Registration Form & Bid Terms and Conditions form at ICICI Home Finance Company Limited, Branch Office Address mentioned on top of the article on or before March 17, 2025 before 05:00 PM. Earnest Money Deposit Demand Draft (DD) should be from a Nationalized/Scheduled Bank in favor of "ICICI Home Finance Company Ltd. – Auction" payable at the branch office address mentioned on top of the article. The general public is requested to submit their bids higher than the amount being offered by the interested buyer mentioned above. It is hereby informed that in case no bids higher than the amount being offered by the aforementioned interested buyer is received by ICICI HFC, the mortgaged property shall be sold to the said interested buyer as per Rule 8(8) r/w Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002. For any further clarifications with regards to inspection, terms and conditions of the sale or submission of bids,

kindly contact ICICI Home Finance Company Limited on 9920807300. The Authorized Officer reserves the right to reject any or all the bids without furnishing any further reasons.

For detailed terms and conditions of the sale, please visit https://www.icicihfc.com/ Date: March 01, 2025

Authorized Officer, "ICICI Home Finance Company Limited" CIN Number U65922MH1999PLC120106 Place : Junagadh, Surat

UNITY SMALL FINANCE BANK LIMITED DEMAND NOTICE Registered Office: Basant Lok, Vasant Vihar, New Delhi - 110057 Corporate Office : Centrum House, Vidyanagari Marg, Kalina, Santacruz (E), Mumbai - 400 098

UNDER THE PROVISIONS OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("the Act") AND THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("the Rules") The undersigned being the Authorized Officer of Unity Small Finance Bank Limited ("Bank") under the Act and in exercise of powers conferred under Section 13 (12) of the Act read with the Rule 3, issued Demand Notice (s) under Section 13(2) of the Act, calling upon the following Borrower(s) to repay the amount mentioned in the respective notice(s) within 60 days from the date of receipt of the said notice. As some of the notice(s) are not served as per postal remarks, hence said notice(s) are being served upon the Borrower(s) by way of alternative mode of service i.e. through publication in News Papers.

Loan Account Details Secured Assets Borrower(s) Name: 1) Maa Baverages (Borrower) All That Piece And Parcel of Immovable Property Bearing Residential 2) Satani Monika Rasikbhai (Co-borrower & Mortgagor) Tenament No. 13, Admeasuring Area 96.44 Sq. Yards I.e 80.63 Sq. Mtrs. 3) Satani Nimeshkumar Rasikbhai (Co-borrower) Together With Construction of Ground Floor Admeasuring Area 60.18 Sq. 4) Satani Bhavanaben Rasikbhai (Co-borrower) Yards I. E 50.32 Sq. mtrs., And Second Floor Admeasuring Area 47.45 Sq. 5) Satani Rasikbhai Nagjibhai (Co-borrower) Yds. Le. 39.68 Sq. Mtrs. In The Society Known As "naklangnagar Co-Sanction Date: 30/07/2022 operative Housing Society Limited", Constructed On Non- Agricultural Loan Account No: USFBAHDLOAN000005004144 Land Bearing Town Planning No. 6, Final Plot No. 27 Paiki, Situated At Loan Amount: 40,00,000,00/- NPA Date: 02/02/2025 Mouje: Paldi, Taluka: Sabarmati In The Registration Sub District of Demand Notice Date: 10/02/2025 (sent on 11/02/2025) Ahmedabad And District of Ahmedabad, Sub Registrar Ahmedabad 4

Demand Notice Amount: Rs.38,48,526.76/- (Rupees Thirty-Eight) (Paldi), The Boundaries of Property Are As Under: East: Roamargin Land,

Six Paisa Only) As On 05/02/2025 and interest & other charges Lakhatuka Amratbhai Kalubhai (Borrower) 2) Desai Jashiben Amratbhai (Co-borrower & Mortgagor) Sanction Date: 17-03-2022

Lakhs Forty-Eight Thousand Five Hundred Twenty Six And Sew

Loan Account No: CFSLAHDLOAN000005002131 Loan Amount: 26,00,000.00/- NPA Date: 02/02/2025 Demand Notice Date: 10/02/2025 (sent on 15/02/2025). Demand Notice Amount: Rs. 22.95.069.41/- (Rupees Twenty-Two Lakhs Ninety-Five Thousand Sixty-Nine And Forty-one

All That Piece And Parcel of Immoveable Property For Residential Purpose Belongs To Jadiyal Village, Gamtal Land Paiki Jadiyal Village Gram Panchayat Property No. 69 Total Area 357-80 Sq Mt. I.e 3850.00 Sq Ft. Situated At Jadiya, Village Gamtal, Ta-palanpur, Dist:- Banaskantha,

West: Joint Wall of Tenament No. 14, North: Margin Land, South: Society's

Boundaries (as Per Mortgage Document): East: Road, West: Open Land, North: Road, South: Plot No. 70

3. Borrower(s) Name: 1) Matangi Caterers (Borrower) 2) Trivedi Himanshu Lalitbhai (Co-borrower & Mortgagor) 3) Trivedi Janishaben Himansukumar (Co-borrower) Sanction Date: 20/02/2024 Loan Account No: USFBAHDLOAN000005015828 Loan Amount: 17,31,212.00/-NPA Date: 02/02/2025

Demand Notice Date: 13/02/2025 (sent on 15/02/2025)

Demand Notice Amount: Rs.18,46,858.72/- (Rupees Eighteen

Paisa Only) As On 05/02/2025 and interest & other charges

Admeasuring Area 106.38 Sq. Meters) Along With Constructed Area Thereon; In The Scheme To Be Known As "Shivalik Township", Constructed On Non-Aggricultural Land Bearing Situated On Revenue Survey/ Block No. 627, (city Survey Nos. Na 627+628+635-1 Paiki/106) Total Admeasuring Area 45731.00 Sq. Meters, Included In Nagarpalika (T.P.) No. 7050, Situated Lying & Being At. Mouje, Kathlal & Ward Kathlal (na), Taluka: Kathlal, Registration District: Kheda, & City Survey Office Kapadvanj, Sub. District: Kathlal.

All That Piece And Parcel of Immoveable Property Situated At Plot No.

106, Having Net Plot Area Admeasuring 106.37 Sq. Meters, (as Per

Lakh Forty-Six Thousand Eight Hundred Fifty-Eight And Seventy Boundaries (as Per Mortgage Document): East: Road Is Situated, West: Two Paisa Only) As On 13/02/2025 and interest & other charges Plot No. 105, North: Plot No. 106, South: Road Is Situated.

4. Borrower(s) Name: 1) I Shree Khodiyar Chilled Water (Borrower) 2) Kirankumar Ajitbhia Sodha (Co-borrower & Mortgagor) 3) Sodha Kajalben Kirankumar (Co-borrower) Sanction Date: 25-01-2022 Loan Account No: CFSLAHDLOAN000005001640 Loan Amount: 11,70,000.00/- NPA Date: 02/02/2025 Demand Notice Date: 05/02/2025 (sent on 11/02/2025). Demand Notice Amount: Rs. 10.92.772.33/-(Rupees Ten Lakhs Ninety-Two Thousand Seven Hundred Seventy-Two And Thirty-

All That Piece And Parcel of Immovable Property Bearing Gram Panchayat House Nos. 1055/1 & 1148/1, Constructed On Ground Floor Admeasuring Area 1624 Sq. Feet. & Constructed On First Floor Admeasuring Area 681 Sq. Feet., Situated, Lying And Being At Mouje: Khuntaj (malekpura), Taluka: Mahudha, In The Registration District Mahudha And Sub District of Kheda, That The Said Property Is Bounded As Under: The Boundaries of Property Are As Under: East: Road, West: House of Rajivbhai, North: House of Kanubhai, South: House of Chimanbhai.

5. Borrower(s) Name: 1) Maheshabhai Dungarbhai Gohil (Borrower) 2) Gohil Madhuben Dungarbhai (Co-borrower) 3) Gohil Dungarbhai Mohanbhai (Co-borrower & Mortgagor)

Sanction Date: 22-03-2024 Loan Account No: USFBSURLOAN000005016901 Loan Amount: 8,50,000.00/- NPA Date: 02/02/2025 Demand Notice Date: 05/02/2025 (sent on 11/02/2025). Demand Notice Amount: Rs.8.95,720,58/- (Rupees Eight Lakhs Ninety-five Thousand Seven Hundred Twenty And Fifty

Six Paisa Only) As On 05/02/2025 and interest & other charges.

Three Palsa Only) As on 05/02/2025 and interest & other charges

All That Piece And Parcel of Property of With House Land Admeasuring 310.08 Sq. Mtrs. Bearing Shirvaniya Gram Panchayat Akarni Patrak Anukram And Milkat No: 322, Situated At Gamtal Land of Village Shirvaniya, Ta: Sayla, Dist: Surrendranagar Within The Panchayat Limits of Shirvaniya Gram Panchayat And Belonging To Dungarbhai Mohanbhai. The Boundaries of Property Are As Under:

East: This Side Road, West: This Side Vadi Vistar, North: This Side Property of Merubhai Ranabhai, South: This Side Property of Ramabhai Jodhabhai.

All That Piece And Parcel of Immovable Residential Gram Panchayat

Borrower(s) Name: 1) Joshi Vishalkumar Prahladbhai (Borrower) 2) Joshi Prahladbhai Shantilal (Co-borrower & Mortgagor) 3) Joshi Bhartiben Prahaldbhai (Co-borrower) Sanction Date: 25-03-2022 Loan Account No: CFSLAHDLOAN000005002426

As On 05/02/2025 and interest & other charges

Place: Gujarat Date: 01.03.2025

Property No. 2140 Admeasuring Area 31.15 Sq. Mts. Constructed Thereon, Constructed On City Survey No. 2938, Sheet No. 29, Lying And Being At Mouje: Lakhtar, Taluka: Lakhtar, In The Registration District Surendranagar And Sub Registrar of Lakhtar That The Said Property Is Bounded As Under: The Boundaries of Property Are As Under:

Ahmedabad

Loan Amount: 4.58,000,00/- NPA Date: 02/02/2025 East: House Of Rasikbhai, West: City Survey No 2938 House, Demand Notice Date: 05/02/2025 (sent on 11/02/2025). North: Common Road, South: House of Ranjodbhai. Demand Notice Amount: Rs.4,01,273.66/-(Rupees Four Lakhs One Thousand Two Hundred Seventy-Three And Sixty-Six Only)

In case of failure to repay the aforesaid dues within a period of 60 (sixty) days, the undersigned shall be constrained to enforce the above Secured Assets under the provisions of the Act. Please note that as per section 13(13) of the Act, you are restrained from dealing with or transferring any of the secured assets referred to herewith, whether by way of sale, lease or otherwise. Any contravention of this provision is an offence and punishable under the Act. The copy of demand notice is available with the undersigned and the Borrower(s) may, if they so desire, can collect the same from the undersigned on any working day during normal office hours.

> (Authorised Officer) Unity Small Finance Bank Limited

financialexp.epapr.in