

**L&T Finance Limited**  
(Erstwhile, L&T Finance Holdings Limited)  
Registered Office: L&T Finance Limited, Brindavan Building  
Plot No. 177, Kalina, CST Road, Near Mercedes Showroom  
Santa Cruz (East), Mumbai 400 098  
CIN No.: L67120MH2008PLC181833  
Branch Office: Ahmedabad



**PUBLIC AUCTION FOR SALE OF MORTGAGED PROPERTY**

The Authorised Officer of L&T Finance Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) and in exercise of powers conferred under the said Act is auctioning the following property on "AS IS WHERE IS BASIS" and "AS IS WHAT IS CONDITION" by way of "PUBLIC AUCTION" for recovery of its dues and further interest, charges and costs etc.

Name of Borrower and Co-Borrower	Secured Property Address	Loan Account Number(s)	Possession Taken	Earnest Money Deposit 10% or more of RP (IN ₹)	Total Outstanding dues as on 26.09.2024	Reserve Price (IN ₹)	Date of Inspection	Date and Time of Auction
1. Pinakin Kishanlal Darji. 2. Darji Rupalben Pinakinbhai	All the piece and parcel of the Property Address: Flat No. A/10 On 3rd Floor, "Shivam Apartment", Gram Panchayat No. 667, 668/1 To 668/5, Sheet No. 16, Chaita No. 166 To 168 & 296, Mouje: Kamrup, Taluka: Mainagar, Dist. & Sub District: Ahmedabad. (admeasuring About 70 Sq. Mtrs.)Gujarat.	AHMH17 000049 & AHMH17 000070	01.09.2024	Rs.1,08,432/-	Rs. 27,25,204.17/-	Rs. 10,84,320/-	On all working day from 10.00 A.M to 5.30 P.M with Prior Appointment.	05.02.2025 from 12.00 P.M to 2.00 P.M.
	East Passage West Road North Flat No. A/9 South Flat No. A/11							

**Terms And Conditions Of Public Auction**

- The E-auction Sale is being conducted online by the Authorised Officer through the website <https://sarfaesi.auctiontiger.net/EPROC/> under the provisions of SARFAESI Act with the aid and through public E-auction mode.
- The public E-auction will be conducted on the date and time mentioned herein above, when the secured assets mentioned above will be sold on "AS IS WHERE IS" BASIS & "AS IS WHAT IS" CONDITION.
- For participating in the public E-auction, intending purchasers/bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the reserve price of the secured assets along with copies of the PANCARD, Board Resolutions in case of company and Address Proof on or before 04/02/2025.
- The EMD of all other bidders who did not succeed in the public E-auction will be refunded by LTF within 7 days of the closure of the public E-auction. The EMD will not carry any interest.
- The successful purchaser/bidder shall deposit the 25% (Inclusive of EMD) of his/its offer by way of D.D./P.O favoring "L&T Finance Limited" payable at Mumbai on or before 18:00 hours on 05/02/2025 i.e., day of e-auction or on the next working day i.e., 06/02/2025, which deposit will have to be confirmed by L&T Finance Limited, failing which the sale will be deemed to have failed and the EMD of the said successful bidder shall be forfeited. The balance amount i.e., 75% of purchase price payable shall be paid by the purchaser to L&T Finance Limited on or before the fifteenth day of confirmation of sale of immovable property or such extended period as per provisions of law.
- For inspection of property or more information, the prospective bidders may contact the authorised officer i.e. Name - Dilip Mishra, Contact No. 7575021496, L&T Finance Limited, Eco Commerz, 3rd Floor, Unit No. 308 to 311 & Unit No. 322 to 326, G D Goenka Road, Opp. Sangini arena, Vesu, Surat - 395007 and Mr. Santosh Tiwari, Contact No. 9920490126, L&T Finance Ltd., Office: 6th Floor, Brindavan Building, Plot No. 177, Kalina, CST Road, Near Mercedes Showroom, SantaCruz (East), Mumbai - 400 098. At any stage of the E-auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-note the E-auction without assigning any reason thereof and without any prior notice.
- The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her/its favour as per the applicable law.
- The Borrower/Guarantors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8 (6) of the Security Interest (Enforcement) Rules, about the holding of above-mentioned public E-auction sale.
- The Borrower (s)/Co-Borrower(s)/Guarantor(s)/Mortgagor(s) are hereby called upon to pay the entire loan outstanding dues as mentioned above before the said E-auction date failing which the L&T Finance Ltd shall sale the property as per the provisions laid down in the SARFAESI ACT, 2002.
- The Borrower (s)/Co-Borrower(s)/Guarantor(s)/Mortgagor(s) public at large are hereby restrained from transferring by way of sale, lease or otherwise with the secured assets referred to in the notice without prior written consent of L&T Finance Limited.

Date: 31.12.2024  
Place: Ahmedabad  
Sd/-  
Authorized Officer  
For L&T Finance Limited

**Axis Bank Ltd. (CIN: L65110GJ1993PLC027069)**  
Corporate Office: Axis Bank Ltd., 3rd Floor, Gigaplex, NPC - 1, TTC Industrial Area, Mughalsan Road, Airoli, Navi Mumbai - 400 708.

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

Whereas, the undersigned being the Authorized Officer of the AXIS BANK LTD. under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(2) read with rule 3 of the Security Interest (Enforcement) Rules 2002, issued a demand notice dated mentioned herein below calling upon the Borrower/Co-Borrower/Mortgagor/Guarantor, mentioned herein below liable 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 liable 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, is hereby given to the Borrower and other mentioned herein above in particular and the public, in general, that the undersigned has taken Possession (mentioned herein below table) of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rule 8 of the said Rules on following date: Borrower/Co-Borrower/Mortgagor/Guarantor mentioned herein below table in particular, and the public, in general, are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the AXIS BANK LTD for an amount mentioned herein below table as mentioned in the said notice together with further interest at the contractual rate on the aforesaid amount and incidental expenses, costs, charges etc. incurred to be incurred. The Borrowers attention is invited to the provisions of sub-section (8) of section 13 of the SARFAESI Act, 2002 in respect of time available to redeem the secured assets.

Sr. No.	Name of Borrower/ Guarantor/ Co-Borrower	Demand Notice Date & s/s. Amount & Charges-Recovery	Description of the Properties	Date & Type of Possession
1	(1) CHIRAG GUNVATRAY BADANI (2) GUNVATRAY JETHABHAI BADANI	22-02-2024 & Rs. 11,36,576.14/- as on 20-02-2024	ALL THAT PIECE AND PARCEL OF IMMOVABLE RESIDENTIAL PROPERTY BEARING FLAT NO. 1 BUILT UP AREA ADM. 25-27 SQ. MTR. ON GROUND FLOOR OF THE SCHEME KNOWN AS "AMRUTA APARTMENT-C" OF SUB PLOT NO. 204 SITUATED AT REVENUE SURVEY NO. 1231/2 & 124/2 PAIRI OF MOUJE VILLAGE RAVA SUB DISTRICT : RAJKOT. EAST : MAIN ENTRANCE/STAIRS/COMMON PASSAGE & COMMON PARKING. WEST : OTHER'S PROPERTY. NORTH : OTHER'S PROPERTY. SOUTH : MARGIN SPACE THEN OTHER'S PROPERTY. WITH BUILDINGS CONSTRUCTED THEREON ALONG WITH OTHER ASSETS SUCH AS FURNITURE AND FIXTURES, EQUIPMENTS, MACHINERY - FIXED AND MOVABLE, STRUCTURE AND ANY OTHERS ASSETS SITUATED THEREON.	29/12/2024 (PHYSICAL)
2	(1) Parmar Nilesb Megabhai (2) Parmar Hansaben Nilesbhai	09.01.2023 & Rs. 873167/- as on 08.01.2024	ALL THE PIECE AND PARCEL OF THE IMMOVABLE PROPERTY BEARING PLOT NO. 25, "BHAYAMI RESIDENCY" IDER BYPASS, OF SURVEY NO. 259-260(OLD 5631 & 5632) OF VILLAGE: SAVGADH TALUKA, HIMATNAGAR DISTRICT: SABARKANTHA PINCODE-383001 FOLLOWED BOUNDED BY: EAST: ADJ. P/NO.261, WEST: NORTH: PLOT NO. 26, SOUTH: PLOT NO. 24	25/12/2024 (PHYSICAL)
3	(1) Ranjittkumar Bhalubhai Hadat (2) Vanitaben Ranjittbhai Hadat	19.03.2024 & Rs. 2106742/- as on 19.03.2024	ALL THE PIECE AND PARCEL IMMOVABLE PROPERTY BEARING KHEDBRAHMA VILLAGE SURVEY NO. 25/ PAIKI 1 (OLD NO. 204 PAIKI 1/PAIKI 1), PLOT NO. 31, ADM. 103.20 SQ. MTRS. LAND, SITUATED AT KHEDBRAHMA, TA: KHEDBRAHMA, DIST. SABARKANTHA FOLLOWED BOUNDED BY: EAST: AFTER LEAVING MARGIN, ROAD IS SITUATED, WEST: AFTER LEAVING MARGIN, LAND OF ADJ. SURVEY NO. 204 PAIKI IS SITUATED, NORTH: PLOT NO. 30, SOUTH: PLOT NO. 32	25/12/2024 (PHYSICAL)
4	(1) SURJIT SHABHUNATH PORYA (2) SHANTANU SHABHUNATH PORYA	14-02-2024 & Rs. 11,82,644/- as on 14-02-2024	ALL THE PIECE AND PARCEL OF THE IMMOVABLE RESIDENTIAL PROPERTY BEARING FLAT NO. 102 HAVING BUILT UP AREA ADM. SQ. MTRS. 46-4975 SITUATED ON THE FIRST FLOOR OF BUILDING KNOWN AS "BHAKTISINHJI APARTMENT" SITUATED ON THE LAND ADM. SQ. MTRS. 413.54 OF PLOT NO. 57 OF AREA KNOWN AS "YOGRAJ NAGAR - 1" SITUATED ON THE LAND OF NEW REVENUE SURVEY NO. 12 PAIKIE (OLD REVENUE SURVEY NO. 93) OF VILLAGE MADHAPUR DIST. RAJKOT. EAST : PASSAGE & FLAT NO. 101, WEST : OPEN SPACE, NORTH : FLAT NO. 103, SOUTH : OPEN SPACE. WITH BUILDINGS CONSTRUCTED THEREON ALONG WITH OTHER ASSETS SUCH AS FURNITURE AND FIXTURES, EQUIPMENTS, MACHINERY - FIXED AND MOVABLE, STRUCTURE AND ANY OTHERS ASSETS SITUATED THEREON.	29/12/2024 (PHYSICAL)
5	(1) M/S TAJ TRADING (2) MAHAMAD SHAFI SAHYAD (3) RAJYABEN AKBARBHAI SAHYAD	30-11-2023 & Rs. 20,14,473.66/- as on 29-01-2023	ALL THE PIECE AND PARCEL OF IMMOVABLE OF NORTH-SIDE LAND OF PLOT NO.42 PAIKI ADM.55.11 SQ. MTRS. BEARING PRATAPGADH RSN 103 PAIKI (AS PER COMPUTER RECORD) SITUATED AT PARVAL SOCIETY: NR. SIPAL VADI VILLAGE PRATAPGADH OF SUB DIST PALITANA OF DIST BHAYNAGAR IN THE STATE OF GUJARAT BOUNDED AS UNDER TOGETHER WITH THE RIGHT TO USE COMMON AREAS OF THE BUILDING, THE RIGHT TO USE WATER CLOSET, DRAINAGE LAVATORIES AND OTHER CONVENIENCES AND FACILITIES, PRESENT IN OR UPON OR PERTAINING TO OR CONNECTED TO THE FLAT/UNIT/OFFICE PREMISES, BOTH PRESENT AND FUTURE ESSENTIAL RIGHTS AND TOGETHER WITH ALL FIXTURES AND FITTINGS, BOTH PRESENT AND FUTURE, THE ABOVE-MENTIONED PROPERTY IS BOUNDED AS BELOW: EAST: 6.00 MTRS. WIDE ROAD. WEST: PLOT NO.33, NORTH: PLOT NO.43, SOUTH: PLOT NO.43 PAIKI WITH BUILDINGS CONSTRUCTED THEREON ALONG WITH OTHER ASSETS SUCH AS FURNITURE AND FIXTURES, EQUIPMENTS, MACHINERY - FIXED AND MOVABLE, STRUCTURE AND ANY OTHERS ASSETS SITUATED THEREON.	28/12/2024 (PHYSICAL)
6	(1) MR. BIPINBHAI ROHIT (2) MR. SANDHYA ROHIT	11-09-2024 & Rs. 63,74,848.65/- as on 11-09-2024	ALL THE PIECE AND PARCEL OF AN IMMOVABLE PROPERTY BEING SUB PLOT NO A/9 ADM. 1463.00 SQ.FT PLOT AREA ADM. PROPORTIONATE SHARE OF LAND FOR COMMON ROAD AND COMMON PLOT AREA ADM. BUILT UP AREA ADM. 1630.00 SQ.FTS. IN SCHEME NAMEDLY "YASMINI PARK" LAND BEING BLOCK/SURVEY NO. 329, 330, 331 & 332 OF BLOCK NO. 232 39951.20 SQ MTS OUT OF TOTAL LAND 45426.00 SQ.MTS OF VILLAGE KAPURIA OF SUB-DIST & DIS. VADODARA STANDING IN THE NAME OF BIPINBHAI ROHIT AND BOUNDED AS UNDER: EAST : HOUSE NO.46, WEST : HOUSE NO.47, NORTH : ROAD, SOUTH : HOUSE NO. D22 & D25, WITH BUILDINGS CONSTRUCTED THEREON ALONG WITH OTHER ASSETS SUCH AS FURNITURE AND FIXTURES, EQUIPMENTS, MACHINERY - FIXED AND MOVABLE, STRUCTURE AND ANY OTHERS ASSETS SITUATED THEREON	27/12/2024 (SYMBOLIC)
7	(1) CHIRAG KUMAR RAMESHBHAI KACHHADIA (2) BHANUBEN RAMESHBHAI KACHHADIA	29.08.2024 & Rs. 1903089/- as on 29.08.2024	ALL THE PIECE AND PARCEL IMMOVABLE PROPERTY BEARING FLAT NO. 104 ON THE 1ST FLOOR HAVING BUILTUP AREA ADM. 57.89 SQ. MTRS IN "SHREE FUJIAN RESIDENCY" BUILDING NO. A7 SITUATED AT REVENUE SURVEY NO. 299/1, BLOCK NO. 343, T.P. SCHEME NO. 60, FINAL PLOT NO. 110A & 110B PAIKI FINAL PLOT NO. 110A OF MOUJE VILLAGE: PUNA. CITY OF SURAT OWNED BY BHANUBEN RAMESHBHAI KACHHADIA & CHIRAGKUMAR RAMESHBHAI KACHHADIA, East: FLAT NO. A/1-103, West: Final Plot No.180, North: FLAT NO. A/1-101, South: BUILDING NO. F WITH BUILDINGS CONSTRUCTED THEREON ALONG WITH OTHER ASSETS SUCH AS FURNITURE AND FIXTURES, EQUIPMENTS, MACHINERY - FIXED AND MOVABLE, STRUCTURE AND ANY OTHERS ASSETS SITUATED THEREON.	26/12/2024 (SYMBOLIC)
8	(1) GUPTA FULMATI BHISAN (2) GUPTA BHISAN DWARIKAPRASA D	27.09.2024 & Rs. 876529/- as on 27.09.2024	ALL THE PIECE AND PARCEL IMMOVABLE PROPERTY BEARING FLAT NO. E-108 ADM. ABOUT 732 SQ.FTS SUPER BUILT UP AREA HAVING BUILT UP AREA ABOUT 439 SQ.FTS I.E. 40.79 SQ.MTRS. BUILT UP AREA ON 1ST FLOOR OF AAGAM NAVKAR & SITUATED AT BLOCK NO 156, R.S.NO. 174 AT VILLAGE: KANSAD, SUB DIST: CITY, DIST: SURAT OWNED BY FULMATI BHISAN GUPTA. East: O.T.S. West: ENTRY/PASSAGE/STAIRS/FLAT NO. E-104, North: ADJ. BUILDING NO. E, South: FLAT NO E/502, WITH BUILDINGS CONSTRUCTED THEREON ALONG WITH OTHER ASSETS SUCH AS FURNITURE AND FIXTURES, EQUIPMENTS, MACHINERY - FIXED AND MOVABLE, STRUCTURE AND ANY OTHERS ASSETS SITUATED THEREON.	26/12/2024 (SYMBOLIC)
9	(1) LILADHAR SADASHIV PATIL (2) SHARADA LILADHAR PATIL	23.09.2024 & Rs. 954388/- as on 23.09.2024	ALL THE PIECE AND PARCEL IMMOVABLE PROPERTY BEARING FLAT NO. 304 ADM. 710 SQ. FTS. I.E. 47.49 SQ. MTRS. BUILT UP AREA ON 3RD FLOOR OF BUILDING NO. A OF "SAI RESIDENCY" SITUATED AT LINA BEARING R.S. NO. 1251, BLOCK NO. 197, T.P. NO. 69, P. NO. 166 ADMEASURING 2479 SQ. MTRS. AT VILLAGE: DINDOLI, SUB DISTRICT: CITY, DISTRICT: SURAT OWNED BY LILADHAR SADASHIV PATIL & SHARADA LILADHAR PATIL. EAST - B TYPE BUILDING, WEST: COMMON PLOT. North: ROAD, South: Adj. Block No. 196, WITH BUILDINGS CONSTRUCTED THEREON ALONG WITH OTHER ASSETS SUCH AS FURNITURE AND FIXTURES, EQUIPMENTS, MACHINERY - FIXED AND MOVABLE, STRUCTURE AND ANY OTHERS ASSETS SITUATED THEREON.	26/12/2024 (SYMBOLIC)
10	(1) MAHESHBHAI VELJIBHAI KUMBHANI (2) SHARDABEN MAHESHBHAI KUMBHANI	17.09.2024 & Rs. 1508349/- as on 17.09.2024	ALL THE PIECE & PARCEL OF IMMOVABLE PROPERTY BEARING FLAT NO. 503 ADM. 59.31 SQ. MTRS. BUILTUP AREA 49.61 SQ. MTRS. CARPET AREA ON 5TH FLOOR OF "BUILDING NO. 9" IN SCHEME KNOWN AS "KAMOHENU PARK" OF FINAL PLOT NO. 448 OF T.P. SCHEME NO. 1, CITY SURVEY NO. 2253/2 OF REVENUE SURVEY NO. 567/PAIKI 5 PAIKI 1 OF SHANTADEVI ROAD MOUJE: NAVSARI DISTRICT: NAVSARI OWNED BY SHARDABEN MAHESHBHAI KUMBHANI & MAHESHBHAI VELJIBHAI KUMBHANI, East: FLAT NO. 506, West: FLAT NO. 506, North: COMMON PASSAGE, South: PLOT NO. 08, WITH BUILDINGS CONSTRUCTED THEREON ALONG WITH OTHER ASSETS SUCH AS FURNITURE AND FIXTURES, EQUIPMENTS, MACHINERY - FIXED AND MOVABLE, STRUCTURE AND ANY OTHERS ASSETS SITUATED THEREON.	26/12/2024 (SYMBOLIC)
11	(1) PREMSINGH UDAYSINGH RAJPUT (2) KAMLABEN PREMSINGH RAJPUT	27.09.2024 & Rs. 791773/- as on 27.09.2024	ALL RIGHT TITLE & INTEREST IN AS PER PASSING PLAN FLAT NO. 203 (AS PER SITE PLAN FLAT NO. 204) ON THE 2ND FLOOR AREA 52.89 SQ. MTRS. BUILT UP AREA ALONG WITH UNDIVIDED SHARE IN THE LAND OF ROAD & COP TOTALLY 36.65 SQ. MTRS. IN "DM TOWNSHIP PART 3 OF AS PER PASSING PLAN BUILDING NO. A/3 PAIKI (AS PER SITE PLAN BUILDING NO. A/37)", SITUATE AT REVENUE SURVEY NO. 176, BLOCK NO. 177 OF MOUJE: PASODRA, TA: KAMREJ, CITY OF SURAT OWNED BY KAMLABEN PREMSINGH RAJPUT. East: OPEN SPACE, West: Flat No. 203, North: PASSAGE/STAIR, South: OPEN SPACE. WITH BUILDINGS CONSTRUCTED THEREON ALONG WITH OTHER ASSETS SUCH AS FURNITURE AND FIXTURES, EQUIPMENTS, MACHINERY - FIXED AND MOVABLE, STRUCTURE AND ANY OTHERS ASSETS SITUATED THEREON.	26/12/2024 (SYMBOLIC)
12	(1) VINDOKUMAR RAJESHWAR SIN GH PATEL (2) SARSWATI VINDOKUMAR PATEL	17.09.2024 & Rs. 1614788/- as on 17.09.2024	ALL THE PIECE AND PARCEL IMMOVABLE PROPERTY BEARING FLAT NO. 103 ADM. 102.19 SQ. MTRS. SUPER BUILT AREA, 56.204 SQ. MTRS. CARPET AREA & 65.45 SQ. MTRS. BUILT UP AREA ON 1ST FLOOR OF "BUILDING A" IN "AAKASH PRITHVI" APARTMENT ON FINAL PLOT NO. 26 OF T.P. SCHEME NO. 63 OF REVENUE SURVEY NO. 13 (OLD SURVEY NO. 17291) OF MOUJE: VADOD TALUKA. CITY DISTRICT: SURAT OWNED BY SARSWATI VINDOKUMAR PATEL & VINDOKUMAR RAJESHWAR PATEL, WITH BUILDINGS CONSTRUCTED THEREON ALONG WITH OTHER ASSETS SUCH AS FURNITURE AND FIXTURES, EQUIPMENTS, MACHINERY - FIXED AND MOVABLE, STRUCTURE AND ANY OTHERS ASSETS SITUATED THEREON.	26/12/2024 (SYMBOLIC)
13	(1) MR YADAV NITINBHAI BABULAL (2) MR. JAY NARENDRABHAI HIRANI	12.06.2024 & Rs. 1440539/- as on 12.06.2024	ALL THE PIECE AND PARCEL IMMOVABLE PROPERTY BEARING PLOT NO. 349 HAVING LAND AREA ADM. 40.18 SQ. MTRS OF "RIDHI SIDDHI RESIDENCY" OF SUB PLOT NO. 2 OF REVENUE SURVEY NO. 407, 417, BLOCK NO. 389 OF MOUJE VILLAGE: KAVREJ, SUB DISTRICT: KAVREJ, DISTRICT: SURAT OWNED BY YADAV NITINBHAI BABULAL, East: ADJ. LAND, West: SOCIETY ROAD, North: ADJ. PLOT NO. 350, South: ADJ. PLOT NO. 348, WITH BUILDINGS CONSTRUCTED THEREON ALONG WITH OTHER ASSETS SUCH AS FURNITURE AND FIXTURES, EQUIPMENTS, MACHINERY - FIXED AND MOVABLE, STRUCTURE AND ANY OTHERS ASSETS SITUATED THEREON.	26/12/2024 (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 : 31.12.2024, Place : Gujarat  
Authorized Officer, Axis Bank Ltd.

**JANA SMALL FINANCE BANK** (A Scheduled Commercial Bank)  
Registered Office: The Fairway, Ground & First Floor, Survey No.10/1, 11/2 & 12/2B, Off Domlur, Koramangla Inner Ring Road, Next to EGL Business Park, Challaghatta, Bangalore-560071.

**NOTICE OF SALE THROUGH PRIVATE TREATY**

**SALE OF IMMOVABLE ASSETS CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002. (SARFAESI ACT)**

The undersigned as Authorized Officer of Jana Small Finance Bank Limited has taken over Physical Possession of the schedule property under the SARFAESI Act. The Authorized Officer of Jana Small Finance Bank Limited, had already conducted multiple public auctions for selling the property, but they turned out to be unsuccessful as no bids were received. Being informed that if the total outstanding dues in the aforesaid loan account are not paid within Fifteen (15) Days out of the date of this publication of this notice, then the Authorized officer will proceed for sale via private treaty of the property as stated below. Public at large is informed that the secured property as mentioned in the Schedule are available for sale through Private Treaty, as per the terms agreeable to the Bank for realization of Bank's dues.

- Standard terms & conditions for sale of property through Private Treaty are as under:**
1. Sale through Private Treaty will be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".
  2. The purchaser will be required to deposit 100% of the sale consideration on the expiry of publication of this notice.
  3. In case of non-acceptance of offer of purchase by the Bank, the amount if any paid along with the application will be refunded without any interest with in the stipulated time.
  4. The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer / Secured Creditor in this regard at a later date.
  5. The Bank reserves the right to reject any offer of purchase without assigning any reason.
  6. The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties, society dues in respect of purchase of the property.
  7. Sale shall be in accordance with the provisions of SARFAESI Act / Rules.

Sr. No.	Loan Account Number	Name of Borrower/ Co-Borrowers	Amount as per 13(2) Demand Notice under SARFAESI Act.	Reserve price for private treaty
1	31529420002344	1) Bhadaraka Sanjay Rambhai, 2) Bhadaraka Babubhai Rambhai	Rs.21,76,580.00 (Twenty One Lacs Seventy Six Thousand Five Hundred Eighty Rupees Only) as of 18/04/2022	Rs.1,15,000/- (Rupees One Lakh Fifteen Thousand Only)
		<b>Details of Secured Assets:</b> Immovable Property namely a residential Flat No.D (Serial No.8) (Flat No.204) admeasuring Sq.mtrs. 91.97 on 2nd Floor in "MAHESHNAGAR COMPLEX A", Constructed on land Sq.mtrs. 379.35 of Plot No.21 of S.No.118/1, 118/3, 119/2, 124/3 and kharaba-1, 2 situated on Dhandhudar Road in the City of Junagadh. Bounded by: East: Open Land of adjoining plot land, West: Property bearing Flat No.2/C, North: Common Passage Staircase Passage, South: Adjoin Vokala.		
2	31529420001420	1) Chauhan Surendrasinh Ahbaysinh, 2) Chauhan Varshiba Ahbaysinh	Rs.9,24,965.00 (Nine Lakh Twenty Four Thousand Nine Hundred Sixty Five Rupees) as of 23/02/2023	Rs.1,65,000/- (Rupees One Lakh Sixty Five Thousand Only)
		<b>Details of Secured Assets:</b> immovable Property of A Flat No.7 built up area admeasuring 57.59 Sq.mtrs. Situated on the fourth floor an apartment named "PREMAGAR APARTMENT", Constructed on the land of City Survey No.117, 118 and 119, the area of City Survey Block No.8, of Junagadh, area known as near Vanzar Chowk, Street of Laxminarayana, located within the limits of Junagadh Municipal Corporation. Boundaries: East: Common Passage then Flat No.8, West: Othes Property, North: Road, South: Othes Property.		
3	31529420002271 31529430000700	1) Chudasama Manish, 2) Chudasama Pragaben Manishbhai	Rs.8,91,627.00 (Eight Lakh Ninety One Thousand Six Hundred Twenty Seven Rupees Only) as of 04/09/2023	Rs.1,25,000/- (Rupees One Lakh Twenty Five Thousand Only)
		<b>Details of Secured Assets:</b> Immovable Property of A Flat No.304 built up area admeasuring 37-18 Sq.mtrs., situated on the Third Floor of a Residential Apartment named "KISHAN KANIYA" constructed on the land of Plot No.7 and 8 total land admeasuring 175-85 Sq.mtrs., of R.S. No.132/2/Paika land admeasuring Ac. 2-00 Guthas of Junagadh, known as "DIVYA PARK", located within the limits of Junagadh Municipal Corporation. Boundaries by: East: Adj. Flat No.303, West: Adj. Other Plot, North: Adj. Space of O.T.S. and Main Door of the Flat and Stair Passage, South: Adj. Open Space of the Building.		
4	31529420002025	1) Mr. Dabhi Manish Chandrakantbhai, 2) Mr. Chandkant Harilal Dabhi, 3) Dabhi Rekhaben Chandrakantbhai	Rs.12,57,164.00 (Twelve Lac Fifty Seven Thousand One Hundred Sixty Four Rupees) as of 07/07/2022	Rs.1,15,000/- (Rupees One Lakh Fifteen Thousand Only)
		<b>Details of Secured Assets:</b> All that piece and parcel of immovable Property bearing in Residential Flat No.401 admeasuring Sq.mtr. 44-13 on Fourth Floor in Ayodhya Apartment" Multistoried building constructed on land of city Survey Block No.15 of City Survey No.33 situated in Kadiyavadi locality in the City Junagadh. Bounded by: East: Dagbar Seri, West: This Flat Door or Common Space, North: Katiyavadi Road, South: Jannadas Devji of House.		
5	31529420001660	1) Darshikkumar Jagdishbhai Kava, 2) Kajaben Darshikkumar Kava	Rs.17,51,659.00 (Seventeen Lac Fifty One Thousand Six Hundred Fifty Nine Rupees) as of 03/07/2022	Rs.1,10,000/- (Rupees One Lakh Ten Thousand Only)
		<b>Details of Secured Assets:</b> All that constructed Immovable Residential Property being in SR.No.118/1, 118/3, 119/2 & 124/3, waste land No.1 & 2, Plot No.20/P & 21, Flat No."A" Serial No.5 (Flat No.201), area. 89.65 Sq.mts on Second Floor building named "MAHESHNAGAR COMPLEX-A" on the land of Junagadh situated within the limits of Municipal Corporation Junagadh.		
6	31529420001775	1) Davda Dharmendrabhai Kanjibhai, 2) Davda Anitaben Dharmendrabhai	Rs.14,82,860.00 (Fourteen Lac Eighty Two Thousand Eight Hundred Sixty Rupees) as of 07/07/2022	Rs.2,75,000/- (Rupees Two Lakh Seventy Five Thousand Only)
		<b>Details of Secured Assets:</b> All that piece and parcel of immovable Property bearing Flat No.A/2 in "Chandrahim Complex" Third and Fourth Floor combined City Survey Block No.13 Constructed on land area. Area 62.70 Sq.mtrs of Survey No.90 P Nagarwada Taluka, District Junagadh. Bounded by: East: Flat No.A/3 of Wall, West: Flat No.A/1 of Wall, North: Balcany, South: Common passage.		
7	31529420002498	1) Dhamecha Kuldeep Kantilalabhai, 2) Dhamecha Kiranben Kanti	Rs.13,77,474.00 (Thirteen Lac Seventy Seven Thousand Four Hundred Seventy Four Rupees Only) as of 08/11/2023	Rs.4,50,000/- (Rupees Four Lakh Fifty Thousand Only)
		<b>Details of Secured Assets:</b> All that piece and parcel of immovable Property of A Flat No.402 built up area admeasuring 55-74 Sq.mtrs., situated on the Fourth Floor of an apartment named "KRISHNA PALACE", constructed on the land of City Survey No.127 of City Survey Block No.13 of Junagadh area known as Talav Street, located within the limits of Junagadh Municipal Corporation. Boundaries of the said property area as under: Boundaries by: East: Adj. Main Door of the Flat and Common Passage, West: Adj. Road, North: Adj. Road, South: Adj. Flat No.401 and Common Wall.		
8	31529420002420	1) Ghanshyambhai Nanjibhai Ribadiya, 2) Vilashben Ghanshyambhai Ribadiya	Rs.14,03,438.00 (Fourteen Lacs Three Thousand Four Hundred Thirty Eight Rupees Only) as of 06/05/2022	Rs.1,50,000/- (Rupees One Lakh Fifty Thousand Only)
		<b>Details of Secured Assets:</b> All that piece and parcel of immovable Property bearing in "Amarjyot Complex" Fourth Floor Flat/ Block No.3 City Survey Block No.16 Constructed on land area. Area 50.16 Sq.mtrs of City Survey No.393 Nagar Road Taluka, Dist. Junagadh. Bounded by: East: Adjoining Other Property, West: Stairs Passage and Main Door, North: Adjoining Flat No.2, South: Adjoining Other Property.		
9	45189420002891	1) Manik Chand Bind, 2) Sona Devi	Rs.13,48,364.00 (Thirteen Lac Forty Eight Thousand Three Hundred Sixty Four Rupees Only) as of 18/07/2023	Rs.6,40,000/- (Rupees Six Lakh Forty Thousand Only)
		<b>Details of Secured Assets:</b> All that piece and parcel of the immovable Property bearing non agricultural Plot of land in Mouje Jitali, Bharuch lying being land bearing R.S. No.183, Old Block/ Survey No.631 known as "ALISHANI CITY", Paiki Plot No.B/293 admeasuring 60.34 Sq.mtrs., Common Plot & OSCAR ORCHARD, of land R.S.No.312, Total admeasuring 102.29 Sq.mtrs. at Registration District & Sub-District Ankleshwar, District Bharuch. Boundaries by: East: Plot No.C/310, West: Society Internal Road, North: Plot No.B/294, South: Plot No.A/292.		
10	31529420000466	1) Mesvaniya Paresb Mancharambhai, 2) Mesvaniya Shitalben Pareshbhai	Rs.5,85,145.24 (Five Lacs Eighty Five Thousand One Hundred Forty Five Rupees Twenty Four Paise) as of 07/09/2021	Rs.1,25,000/- (Rupees One Lakh Twenty Five Thousand Only)
		<b>Details of Secured Assets:</b> All that piece and parcel of immovable Property bearing Residential A Flat No.408, admeasuring 37-16 Sq.mtrs. Situated on fourth floor of a residential apartment named "Krishna Palace" Constructed on the land of Plot No.1 to 4 total land admeasuring 336.00 Sq.mtrs. of R.S. No.132/2/Paika land admeasuring AC. 2-00 Guthas of Junagadh known as "Divya Park" located within the limit of Junagadh Municipal Corporation. Bounded by: East: Common Passage or This Flat Main Door, West: Apartment Open Space, North: Flat No.401 Wall, South: Flat No.407 Wall.		
11	34269420000916 30979410000102	1) Modi Hemlata Gautambhai, 2) Modi Pareshkumar Premchandbhai	Rs.14,60,917.85 (Fourteen Lakh Sixty Thousand Nine Hundred Seventeen Rupees Eighty Five Paise) as of 10/04/2023	Rs.7,00,000/- (Rupees Seven Lakh Only)
		<b>Details of Secured Assets:</b> All that piece and parcel of immovable property bearing Flat No.C/301 of Block No.C on 3rd Floor, admeasuring about 38.70 Sq.mtrs. Constriction area and undivided share of land admeasuring about 14.468 Sq.mtrs. In the scheme known as "SAMOR RESIDENCY", situated at Mouje Vavla, Tal. Vavla, Dist. Ahmedabad on land bearing Amalgamation Survey No.411/1 (City Survey No.411/1, 412 & 413/2) of T.P. Scheme No.79 of Final Plot No.61/3 in the Registration Sub-District and District Ahmedabad-11 (Aslali).		
12	31529420002012			