DCB Bank Limited Ground Floor, Pariseema Complex, Bodyline Cross Road, C. G. Road, Ahmedabad-380006.

SANDPORE TALUKA & DISTRICT VALSAD

DCB BANK

## E AUCTION SALE NOTICE

## (Under Rule 9 (1) of the Security Interest (Enforcement) Rules 2002)

E-Auction sale notice for sale of immovable Assets under the securitization and Reconstruction of Financial Assets and Enforcement Of Security Interest Act, 2002 read with provision to Rule 8(6) of the Security Interest (Enforcement) Rule, 2002.

Notice is hereby given to the public in general and in particular to the borrower(s), cc-borrowers and the guarantors in particular, by the Authorized Officer, that the under mentioned property is mortgaged to DCB BANK LTD., The Authorized Officer of the Bank has taken the physical possession under the provision of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The property will be sold by tender cum public E-auction as mentioned below for recovery of under mentioned dues and further interest, charges and cost etc. as per the below details: - The property will be sold "as is where is", "as is what is", "as is how is", " whatever there is "& on a "No Recourse" basis without any kind of warranties & indemnities.

Sr. No.	Name of Borrower(S) and (Co-borrower(S)	Reserve Price (Rs.)	EMD (Rs.)	Date of E-Auction/ Last date of EMD	Type of Possession
-40	DILIP GUPTA AND	Rs.4,62,000/-	Rs.46.000/-	29.09.2025 (11.00A.M1.00P.M.)/	Physical
~1# <sub></sub>	RUPA DILIP GUPTA	NS.4,02,000(-	RS.40,000/-	27.09.2025 before up to 05:00 pm	Physical

Description Of The Immovable Property: IMMOVABLE PROPERTY BEARING FLAT NO.401, ADMEASURING 63.63 SQ MTRS, 4TH FLOOR, "SHAGUN APPARTMENT", SURVEY NO.250/3, PAIKI ADMEASURING 32882.00 SQ.MTRS, PAIKI PLOT NO.89, 90, TOTALLY ADMEASURING 351.69SQ.MTRS SITUATED AT CHHIRI, TA, VAPI, DIST, VALSAD.

29.09.2025 (11.00A.M.-1.00P.M.)/ GITABEN UTAMBHAI PATEL & Rs.3,65,000/-Physical 27.09.2025 before up to 05:00 pm UTAMBHAI MOHANBHAI PATEL Description Of The Immovable Property: IMMOVABLE PROPERTY BEARING FLAT NO.301 ADMEASURING ABOUT 655 SQ.FTS I.E.61.80 SQ.MTRS SUPER BUILD UP AREA, SITUATED ON 3RD FLOOR OF THE "B WING" BUILDING KNOW AS " SAIRAM COMPLEX CONSTRUCTED ON N.A LAND BEARING SURVEY NO.95 PAIKEE PLOT NO.76, 77A,77B,78A,78B SITUATED AT VILLAGE PARDI

THANARAM M MEGHWAL AND 29.09.2025 (11.00A.M.-1.00P.M.)/ Rs.5.40,000/-Rs.54,000/-Physical KAILAS DEVI THANARAM 27.09.2025 before up to 05:00 pm Description Of The Immovable Property: IMMOVABLE PROPERTY BEARING FLAT NO.101 ADMEASURING ABOUT 750 SQ.FTS I.E.69.67 SQ.MTRS SUPER BUILD UP AREA, ALONG WITH UNDIVIDED SHARE IN THE LAND ADMEASURING ABOUT 10 SQ.MTRS LYING AND LOCATED ON THE FIRST FLOOR OF THE A BUILDING KNOWN AS NILKANTH APARTMENT, CONSTRUCTED ON THE N.A.

SQ,M	TRS AND HAVING ITS COMPUTERIZED SUR	VEYNO.44/5 SITU	ATED AT VILLA	GERATA TA VAPI DISTRICT VALSAD	
4.	LALJI BABUBHAI JOSHI & VIRAL KISHOGIRI GOSWAMI & BAUBHAI GAURISHANKAR JOSHI & MAHESH PRABHATBHAI CHAVADIYA	Rs.6,00,000/-	Rs.60,000/-	29.09.2025 (11.00A.M1.00P.M.)/ 27.09.2025 before up to 05:00 pm	Physical

LAND BEARING SURVEY NO.44 ADMEASURING ABOUT 5868 SQ.MTRS PAIKEE PLOT NO.05 ADMEASURING ABOUT 1000.79

Description Of The Immovable Property: IMMOVABLE PROPERTY BEARING FLAT NO.303, ADMEASURING 31.84 SQ.MTRS, 3RD FLOOR, BUILDING KNOWN AS "OM APARTMENT", CITY SURVEY NO. 186 PAIKI OF CITY SURVEY WARD NO. 10, KEVADAWADI, STREET NO.1, KENAL ROAD, TA. & DIST.-RAJKOT.

5.	RAKESHKUMAR RISIPAL & KELA RISHIPAL & RISHIPAL FATEHSINGH	Rs.6,85,000/-	Rs.69,000/-	29.09.2025 (11.00A.M1.00P.M.)/ 27.09.2025 before up to 05:00 pm	Physical
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Description Of The Immovable Property: IMMOVABLE PROPERTY BEARING FLAT NO.H-204, 2ND FLOOR, "DEV AADI BLOSSOMS BLOCK NO.713 & 714, 38.48 SQ.MTR., OPP.DEVELITE, KHEDA MATAR ROAD, AT. SOKHADA, DIST.AHMEDABAD. 29.09.2025 (11.00A.M.-1.00P.M.)/ BRIJESHKUMAR DEVRAJ YADAV & Rs.5,60,000/-Rs.56.000/-Physical 27.09.2025 before up to 05:00 pm PUSHPA BRIJESHKUMAR YADAV

Description Of The Immovable Property: IMMOVABLE PROPERTY BEARING FLAT NO G-1, ADMEASURING 75.71 SQ MTRS GROUND FLOOR, "MAHAVIR DARSHAN", SURVEY NO 246/PAIKI, PLOT NO 31/8, 32/A, TOTAL ADMEASURING 334, 16 SQ.MTRS, AT CHHIRI, TA, VAPI, DIST, VALSAD

7.	RATAN GOPAL THAKUR & INDUDEVI RATAN THAKUR	Rs.5,24,000/-	Rs.53,000/-	29.09.2025 (11.00A.M1.00P.M.)/ 27.09.2025 before up to 05:00 pm	Physical
2NDFLO	tion <b>Of The Immovable Property</b> : IMP OR, A-BUILDING, "EKTA PARK",N.A.LA GAON, DIST. VALSAD				ADMINISTRATION OF THE PARTY OF

29.09.2025 (11.00A.M.-1.00P.M.)/ RAJKUMAR JHA & Rs.45,000/-Physical 27.09.2025 before up to 05:00 pm RANJU DEVI SAHSHIDHAR JHA Description Of The Immovable Property: IMMOVABLE PROPERTY BEARING FLAT NO T/4, ADMEASURING 38.57 SQ MTRS, 3rd

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9.	YASHWANT SINGH NAGENDRA SINGH & SARITA SINGH YASHWANT SINGH	Rs.5,55,000/-	Rs.56,000/-	29.09.2025 (11.00A.M1.00P.M.)/ 27.09.2025 before up to 05:00 pm	Physical

FLOOR, "SHRADHHA RESIDENCY", SURVRY NO.136/1+2/PAIKI, NEW SURVEY NO.617,(OLD SURVEY NO.136/1+2/PAIKI, PLOT NO.20,21), TOTALLY ADMEASURING ABOUT 399.90 SQ.MTRS, MOUJE.CHHIRI, TA.VAPI, DIST. VALSAD 29.09.2025 (11.00A.M.-1.00P.M.)/ YAJUSHI HARDIK DODIYA AND Rs.26,60,000/-Rs.2,66,000/-27.09.2025 before up to 05:00 pm HARDIK MAHENDRASINH DODIA

Description Of The Immovable Property: IMMOVABLE PROPERTY BEARING FLAT NO.11, POOJA COURT, R.S.NO.114 PAIKI, SHREE NAGAR CO. OP. HOUSING SOCIETY LTD., PLOT NO.37/A, T.P. SCHEME NO.1, FINAL PLOT NO.423 CITY SURVEY NO.1480, SQ.MTRS

92.105	i, URMI CHAR RASTA, AT. JETALPUR, DIST.\	/ADODARA-39002	50		
11.	AKHILESH GANGARAM SHARMA AND SUNDARI SHARMA	Rs.5,90,000/-	Rs.59,000/-	29.09.2025 (11.00A.M1.00P.M.)/ 27.09.2025 before up to 05:00 pm	Physical
50003886	iption Of The Immovable Property: IMMOV. TED ON THE 3RD FLOOR OF THE BUILDING			시민의 경기에 살아왔다면 얼마나 있었다면 하게 되었다면 살아 있다.	

PAIKI 6 PAIKI 2 AND NEW SURVEY NO.688, TOTALLY ADMEASURING ABOUT 479.34 SQ.MTRS, RAMZANVADI, AT.CHHARWADA, TA. VAPI, DIST. VALSAD MAHAMADIDRIS ZAKIRHUSHEN CHAUHAN

Descr	iption Of The Immovable Property : ALL THA	T PIECE AND PA	RCEL OF AN IM	MOVABLE PROPERTY OF RESIDEN	TIAL HOUSE
	& HAFIJA ZAKIRHUSENBHAI CHAUHAN & TOFIK JAKIRBHAI CHAUHAN	Rs.9,70,000/-	Rs 9/ ()()()/-	29.09.2025 (11.00A.M1.00P.M.)/ 27.09.2025 before up to 05:00 pm	Physical

HAVING A LAND AREA 62-70 SQ. MT. I.E. 75-0-0 SQ. YARDS (CONSTRUCTION 95-18 SQ. MTS.), TOWARDS THE WESTERN SIDE SITUATED "OM KAR" AT GAYAKVADI PLOT STREET NO. 1/3 . RAJKOT CITY SURVEY WARD NO. 18, CITY SURVEY NO. 949 IN SUB DIST. & REGI, DIST. RAJKOT, GUJARAT.

13.	DINANATH SHAMDULAR YADAV & KRISHNA DEVI YADAV	Rs.2,70,000/-	Rs.27,000/-	29.09.2025 (11.00A.M1.00P.M.)/ 27.09.2025 before up to 05:00 pm	Physical
23027-20	iption Of The Immovable Property : IMMOV K NO.751, KHATA NO.1117 AS PER 7/1:				

DIST.SURAT-394327. VAIBHAV CHAMPAKLAL MAKHYAVIYA & 29.09.2025 (11.00A.M.-1.00P.M.)/ Rs.4,00,000/-Rs.40,000/-VAISHALI VAIBHAV MAKHYAVIYA 27.09.2025 before up to 05:00 pm Description Of The Immovable Property: IMMOVABLE PROPERTY BEARING FLAT NO 301, ADMESURING 20.75SQ MTS. SITUATED

ON 3RD FLOOR, OF BUILDING KNOWN AS "KHODITYAR FLAT" CONSTRUCTED ON LAND COMPRISING IN PLOT NO 4-5A FORMING PART OF REVENUE SURVEY NO 333/1, OF WORD NO 1, CITY SURVEY SHEET NO. 164, CITY SURVEY NO. 4626, SITUATED AT NIRMAL NAGAR, VADVA, BHAVNAGAR

15.	MANORANJAN BISHNU SINHA & RINABEN MANORANJANBHAI SINHA	Rs.16,25,000/-	Rs.1,63,000/-	29.09.2025 (11.00A.M1.00P.M.)/ 27.09.2025 before up to 05:00 pm	Physical
A 2223	ption Of The Immovable Property : ALL				
I VADS/	AR, VADODARA LYING BEING LAND BEARI	NG R. S. NO. 746/1	ADMEASURING	5 7689 SQ. MTRS KNOWN AS 'CASA I	RESIDENCY:

TOWER E, FOURTH FLOOR, FLAT NO.403 ADMEASURING 59.94 SQ. MTRS., TERRACE ADMEASURING 45.11 SQ. MTRS. AT REGISTRATION DISTRICT VADODARA & SUB-DISTRICT VADODARA

	16.	AJAYKUMAR GAUTAM & SHANTI DEVI	Rs.13,00,000/-	Rs.1,30,000/-	29.09.2025 (11.00A.M1.00P.M.)/ 27.09.2025 before up to 05:00 pm	Physical
-1	2772522	ion Of The Immovable Property : ALL P			물레이트 경험을 보았다면 하면 중에 보면 없는 것이 되었다.	

NOS.2+3+4/1+5) & BLOCK NO.6 (OLD SURVEY NO.4/1 +4/2+7/1)) OF MOUJE GAMDI, OO TALUKA : DASKROI, AND DISTRICT

AHMEDABAD

PAPPU SINGH & 29.09.2025 (11.00A.M.-1.00P.M.)/ Rs.14,00,000/-Rs.1,40,000/-Physical 27.09.2025 before up to 05:00 pm JASHODA KANWAR Description Of The Immovable Property: ALLTHAT PIECE AND PARCEL OF PREMISES BEING FLAT NO.505 ON FIFTH FLOOR. ADMEASURING 32.65 SQUARE METER CARPET AREA IN THE SCHEME KNOWN AS RAVIDEEP APARTMENT SITUATED ON THE LAND BEARING SURVEY 0.295 PAIKI, FINAL PLOT NO.968 PAIKI OF TOWN PLANNING SCHEME NO.25 AT & IN MOUJE KHOKHRA

Ш	NAR	IDABAD, TALUKA MANINAGAR, IN THE RE DL) WITHIN THE STATE OF GUJARAT		STRICT OF AHI	MEDABAD AND SUB DISTRICT AF	MEDABAD-5
	18.	SOLANKI HIRALAL & SOLANKI AMRUTABEN & SOLANKI BHIMABHAI	Rs.13,00,000/-		29.09.2025 (11.00A.M1.00P.M.)/ 27.09.2025 before up to 05:00 pm	

Description Of The Immovable Property: ALL PIECE AND PARCEL OF IMMOVABLE PROPERTY BEARING FLAT NO. A/17 ON 2ND FLOOR, IN THE SCHEME KNOWN AS "RAMKRISHNA APARTMENT", SAHJANAND (RANIP) CO. OP. HOUSING SOCIETY LTD. SITUATED AT TOWN PLANNING SCHEME NO. 01, FINAL PLOT NO. 136, MOUJE RANIP, TALUKA SABARMATI, DIST & SUBDISTRICT AHMEDABAD.

19.	VISHAL AGENCY THROUGH PROPRIETOR VISHAL SURESHBHAI AILANI & PIYU VISHAL AILANI	Rs.22,95,000/-	Rs.2,30,000/-	29.09.2025 (11.00A.M1.00P.M.)/ 27.09.2025 before up to 05:00 pm	Physical
250500	ription Of The Immovable Property : ALL THA NESS PARK - 4, TOTAL BUILT UP AREA 425			[마시 11] ' [마시 12] [마시	

AHMEDABAD. BHARATJI AMARAJI THAKOR & 29.09.2025 (11.00A.M.-1.00P.M.)/ Rs.6.00,000/-Rs.60,000/-Physical 20. 27.09.2025 before up to 05:00 pm SAROJBEN BHARATBHAI MAKVANA

CHAM	UNDA MATA TEMPLE, AT GANGLASAN, TA	SIDHPUR, DIST.P	A1AN-384151.		
21.	ZALABHAI BABABHAI BHAMMAR & RUDIBEN ZALABHAI BHAMMAR	Rs.9,75,000/-	Rs.98,000/-	29.09.2025 (11.00A.M1.00P.M.)/ 27.09.2025 before up to 05:00 pm	Physical

ı	Description Of The Immovable Property: ALL PIECE AND PARCEL OF PROPERTY BEARING FLAT NO.D-104, ADM.65.52 SQ.MTRS
-	FIRST FLOOR, WING "D" OF LEASE HOLD PLOT NO.2532, CTS WARD NO.6, SHEET NO.368, SURVEY NO.4578 KNOWN AS "RUDRA
-	
ı	RESIDENCY" SITUATED AT SARDARNAGAR AREA, BHAVNAGAR.

GOHIL GHANSHYAMBHAI KALUBHAI &

Rs.5.60,000/-Rs.56,000/-Physical 27.09.2025 before up to 05:00 pm GOHIL BHAVNABEN GHANSHYAMBHAI Description Of The Immovable Property: ALL THE PIECE & PARCEL OF FLAT NO 302 ADMEASURING 20.91 MTRS IN PROJECT KNOWN AS ASHAPURA RESIDENCY BEING CONSTRUCTED ON SURVEY NO 11 TP SCHEME NO 2/A (AHIRI) OP NO 6 FP NO 20 OF PLOT NO 41/A SITUATED AT VILL: FULSAR TAL & DIST: BHAVNAGAR

29.09.2025 (11.00A.M.-1.00P.M.)/

23.	TURI GUDAN & TURI SARJU & SUMITRA DEVI	Rs.11,08,000/-	RS 2.13 (HE)/-	29.09.2025 (11.00A.M1.00P.M.)/ 27.09.2025 before up to 05:00 pm	Physical
57500	iption Of The Immovable Property : ALL PI TRS., ALONG WITH 36.98 SQ.MTRS.UNDI	사이트리네 이번에 1951년대	[1912] [18 시시 [2] [19 [2] [2]	김희님들은 이 집에도 되면 있는데 보고 있다면 없다.	

REVENUE SURVEY NO.71, BLOCK NO.93 ADMEASURING 39837 SQ.MTRS. MOJE VILLAGE JOLWA, TAL. PALSANA, DIST. SURAT.

24.	PREMSINGH NARAYANSINGH & NEERAJ PREM SINGH	Rs.8,48,000/-	Rs:85,000/-	29.09.2025 (11.00A.M1.00P.M.)/ 27.09.2025 before up to 05:00 pm	Physical
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SQ.MTRS UNDIVIDED SHARE IN THE LAND OF ROAD & COP IN GARDEN VALLEY, SITUATED AT REVENUE SURVEY NO.71, BLOCK NO.93 ADMEASURING 39837 SQ.MTRS MOJE VILLAGE JOLWA TA PALSANA DISTRICT SURAT. MANOJ KUMAR DADUN RAM & 29.09.2025 (11.00A.M.-1.00P.M.)/

Rs.8,83,000/-Rs.89,000/-Physical 27.09.2025 before up to 05:00 pm SARASWATI DEVI MANOJ RAM

Description Of The Immovable Property: IMMOVABLE PROPERTY BEARING PLOT NO. 105, ADMEASURING 40. 18 SQ.MTRS, ALONG WITH 24.65 SQ MTRS, GARDEN VALLY, SITUATE AT REVENUE SURVEY NO.71, BLOCK NO 93, ADMEASURING 39837 SQ MTRS MOUJE VILLAGE JOLWA, TA, PALSANA, DIST, SURAT,

VIJAYPRASAD RAMSINGAR GUPTA & 29.09.2025 (11.00A.M.-1.00P.M.)/ Rs.7,54,000/-Rs.76,000/-Physical 27.09.2025 before up to 05:00 pm POOJADEVI VIJAYPRASAD GUPTA Description Of The Immovable Property: IMMOVABLE PROPERTY BEARING PLOT NO.168, GARDEN VALLEY, BLOCK NO.93,

R.S.NO.71, ADMEASURING 24.65 SQ.MTRS, AT.JOLWA, TA.PALSANA, DIST.SURAT-392130. SUNANDABEN MARUBHAI PATIL & 29.09.2025 (11.00A.M.-1.00P.M.)/

Rs.9,95,000/-

MARUBHAI DAGA BHAI PATIL 27.09.2025 before up to 05:00 pm Description Of The Immovable Property: IMMOVABLE PROPERTY BEARING PLOT NO.224, ADMEASURING 60:28 SQ MTRS, ALONG WITH 36.98 SQ.MTRS, UNDIVIDED SHARE IN THA LAND OF ROAD & COP IN "GARDEN VALLY", SITUATE AT REVENUE SURVEY NO.71, BLOCK NO.93, MOUJE VILLAGE JOLWA, TA, PALSANA, DIST, SURAT,

Rs.1,00,000/-

Rs.85,000/-

PAPPUKUMAR ASHOKPRASAD GUPTA 29.09.2025 (11.00A.M.-1.00P.M.)/ Physical & LALITADEVI ASHOK SHAH Rs.8,68,000/-Rs.87,000/-27.09.2025 before up to 05:00 pm & DEEPAK ASHOK SHAH

Description Of The Immovable Property: ALL PIECE AND PARCEL OF THE PROPERTY BEARING PLOT NO. 238 ADMEASURING 61.43 SQ.MTRS, ALONG WITH 37.68SQ.MTRS, UNDIVIDED SHARE I N THE LAND OF ROAD & C.O.P. IN GARDEN VALLEY SI TUATE AT REVENUE SURVEY NO.71, BLOCK NO.93 ADMEASURING 39837 SQ.MTRS. M OJE VILLAGE JOLWA, TAL. PALSANA, DIST, SURAT, THAKUR PRADIPSINGH UMASHANKAR & 29.09.2025 (11.00A.M.-1.00P.M.)/

RAJPUT AJITKUMAR Description Of The Immovable Property: IMMOVABLE PROPERTY BEARING PLOT NO 312, ADMEASURING 60,28 SQ MTRS GARDEN VALLEY, SITUATE AT REVENUE SUEVEY NO 71, BLOCK NO 93, MOUJE VILLAGE JOLWA, TA. PALSANA, DIST.SURAT

Rs.8,50,000/-

ANJUBEN PRADIPSINGH THAKUR &

BHAGWAT SURESH DEVARE &

SUNIL SURESH DEVARE &

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00%	/ PV		7.5	Vi)	G
30.	SANDIP KUMAR GOPINATH PANDEY & SONU DEVI GOPINATH PANDEY & ANUPKUMAR PANDEY & NAGESH KUMAR PANDEY & AMIT RAMESHBHAI VAGHASIYA (GUARANTOR)	Rs.6,86,000/-	Rs.69,000/-	29.09.2025 (11.00A.M1.00P.M.)/ 27.09.2025 before up to 05:00 pm	Physical

Description Of The Immovable Property: IMMOVABLE PROPERTY BEARING PLOT NO 293, ARADHNA LAKE TOWN VIBHAG-2, R. S. NO 6/2, OLD BLOCK NO.3,4,5,6,7,8,9,10,12,19,362 & NEW BLOCK NO.3, B/H SAHIBA MILL, OPP JOLWA GRAM PANCHAYAT, JOLW/ VILLAGE ROAD, JOLWA, TA PALSANA, DIST, SURAT,

31. RA	WAJIBHAI LAKHMANBHAI RATHOD & MANJUBEN R RATHOD & PARASOTTAMBHAI D TANK	Rs.7,79,000/-	Rs.78,000/-	29.09.2025 (11.00A.M1,00P.M.)/ 27.09.2025 before up to 05:00 pm	Physical
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Description Of The Immovable Property: ALL PIECE AND PARCEL OF THE PROPERTY BEARING PLOT NO.300 AD MEASURING 46.66 SQ YRD (AS PER K.J.P BLOCK NO 3/300 ADMEASURING 39.01 SQ.MTRS )ALONG WITH 25.68 SQ.MTRS UNDIVIDED SHARE IN LAND OF ROAD AND C.O.P IN ARADHNA LAKE TOWN PART 2 SITUATED AT REVENUE SURVEY NO.6/2 BLOCK NO 3,4, 5,6,7,8,9,10, 2.19.362 AND NEW BLOCK NO 3 ADM E A SURING 53988 SQMTRS OF MOJE JOLWA TA, PALSANA DIST, SURAT

SUNITA BHAGWAT DEVARE Description Of The Immovable Property: ALL PIECE AND PARCEL OF PROPERTY BEARING PLOT NO.447 ADM EASURING 46.66 SQ YARDS AS PER K J P BLOCK NO 3/447 ADM EASURING 39.01 SQ MTR ALONG WITH 25.68 SQ MTR UNDIVIDED SHARE IN THE LAND OF ROAD & C O P IN ARADHANA LAKE TOWN PART 2 SITUATED AT BLOCK NO.3,4,5,6,7,8,9,10,12,19,362 & NEW BLOCK NO.3

Rs.68,000/-

Rs.6,80,000/-

	THEE TOOSSO OR HITTON INCOSESOES	THE PRESENTATION	1 991911		
ĭ.	RAHUL DILIP BAVISKAR & PRAMILA DEVI BAVISKAR & DILIP BA JIRAO BAVISKAR	Rs.6,08,000/-	Rs.61,000/-	29.09.2025 (11.00A.M1.00P.M.)/ 27.09.2025 before up to 05:00 pm	Physical

Description Of The Immovable Property: IMMOVABLE PROPERTY BEARING PLOT NO 63, ADMEASURING 48 SQ YARDS AND AS PER K J P BLOCK NO. 121/63. ADMEASURING 40.18 SQ MTRS. ALONG WITH 22.55 SQ MTRS, "ARADHNA FLORA," SITUATE AT BLOCK NO. 121, TOTALLY ADMEASURING HE 1-66 AARE 48 SQ MTRS, OF MOUJE VILLAGE JOLWA, TA, PALSANA, DIST, SURAT,

34.	DIPAK MAHESHCHANDRA JAIN & DIPIKA DIPAK JAIN	Rs.7,48,000/-	Rs.75,000/-	29.09.2025 (11.00A.M1.00P.M.)/ 27.09.2025 before up to 05:00 pm	Physical
Descrip	otion Of The Immovable Property : IMMOV	ALBLE PROPERTY	BEING RENEVE	ENUE SURVEY NO. 1788, CITY SURV	EY NO. 4235.

AD-MEASURING 62:60 SQ, MTR, BEING FLAT NO. 13, 3RD FLOOR, SILVER FLAT, OPP DOCTOR HOUSE, NR SHREYAS SOCIETY, NR

VIJAY NAGAR SOCIETY, NR DAYARAM SOCIETY, NR JAIL ROAD, TAL & DIST MEHSANA - 384002 RAMESHKUMAR MIRCHUMAL SINDHI & 29.09.2025 (11.00A.M.-1.00P.M.)/ Rs.8,58,000/-Rs.86,000/-Physical 27.09.2025 before up to 05:00 pm BHARTIBEN RAMESHKUMAR SINDHI

Description Of The Immovable Property: ALL THE PIECE AND PARCEL OF IMMOVALBLE PROPERTY BEING A RESIDENTIAL FLAT NO F-7/2 AS PER BOOKING FLAT NO B/14 ON 1ST FLOOR IN WING B HAVING ADMEASURING 62:732 SQ MTRS IN SCHEME KNOWN AS RIDDHI SIDDHI APARTMENT CONSTRUCTED ON LAND BEARING SURVEY NO 1133 CITY SURVEY NO. 4795 SHEET NO 62 CHALTA NO 15 MUNI: CENS NO. 1/12/133/42/93 AT MOUJE MEHSANA TALUKA & DIST: MEHSANA

Date and time of submission of EMD on as per the above details & with request letter of participation KYC, Pan Card , Proof of EMD at email in jitendra.patel@dcbbank.com/satish.trapasiya@dcbbank.com/'akash.christi@dcbbank.com' The intending purchasers/bidders are required to deposit EMD amount through Demand Draft/ Pay order in the name of the beneficiary, DCB

Bank LTD. Inspection Date and Time: - 18/09/2025; Between 11:00am to 04:00pm; Contact Mr. Satish Trapasiya on +919726992491 & Mr. Jitendra Patel

on +919974848487 & Mr. Akash Christi on +918000056517 & Mr. Mahesh Gohili on +919574533777 between 11:00am to 04:00pm

# TERMS AND CONDITIONS OF THE E-AUCTION

Place: Gujarat

1) The properties are being sold on an "as is where is", "as is what is", "as is how is" & on a "No Recourse" basis without any kind of warranties &

2) All Statutory Dues/Attendant Charges/ Other Dues including registration charges, stamp duty, taxes, etc. shall have to be borne by the purchaser and the Authorizes Officer or the bank shall not be responsible for any charges, lien in encumbrances or any other dues to the government or anyone else in respect of the e-auctioned property not known to the bank, the Bidder is advised to make their own independent enquiries regarding the encumbrances on the property including Statutory Liabilities, Arears of Property Tax, Electricity Dues etc.

 (Contact Nitesh D Pawar, Mob. No: 8142000725 : Back End Office : 040 23736405, 8142000062/66, Office mail Id : info@bankauctions.in & Mail Id: nitesh@bankauctions.in at their web portal https://bankauctions.in/ on the dates as mentioned in the table above with Unlimited Extension of 5 Minutes. Bidders are advised to detailed terms and conditions of auction sale before submitting their bids refer to the link https://www.dcbbank.com/cms/showpage/page/customer-comer,

4) The interested bidders are required to register themselves with the portal and obtain login ID and Password well in advance, which is mandatory for e-bidding, from auction service provider (4closure.com.), Mob. No: 8142000725, Back End Office: 040 23736405, 8142000062/66 Prospective bidders may avail online training on e-auction from their registered mobile number only. 5) Online E-auction participation is mandatory in the auction process by making application in prescribed format which is available along-with the

offer/tender document on the website.

#### 6) The Sale shall be subject to the outcome of any pending litigation before court/DRT, if any. STATUTORY SALE NOTICE UNDER THE SARFAESI ACT, 2002

The borrower/guarantors are hereby notified to pay sum as mentioned in the demand notice along with up to date interest and ancillary expense

before the date of e-auction, falling which the property will be auctioned/sold and balance dues. If any, will be recovered with interest and cost Date: 10-09-2025 Sd/- Authorized Officer

# **Public Notice For E-Auction Cum Sale**

Sale of Immovable property mortgaged to IIFL Home Finance Limited (IIFL HFL) Corporate Office at Plot No.98, Udyog Vihar, Phase-IV, Gurgaon-122015 Haryana) and Branch Office at: - 1st Floor, Shop No-13, Shalibhadra Complex near Nawanagar Co-Operative Bank Jamnagar Gujarat-361001 under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act"). Whereas the Authorized Officer ("AO") of IIFL-HFL had taken the possession of the following property/les pursuant to the notice issued U/S 13(2) of the Act in the following loan spectings, with a right to sell the same on "AS IS WHERE IS BASIS. AS IS WHAT IS BASIS AND WITHOUT RECOURSE BASIS" for realization

Borrower(s)/ Co-Borrower(s)/	Demand Notice Date and Amount	Description of the Immovable property/ Secured Asset	Date of Physical Possession	Reserve Price	Date of Inspection of property
Guarantor(s)	19/10/2022	All that part and parcel of the	29/06/2025	Rs.856000.0/-(Rupees	13/10/2025
Mr. Abhesang		property bearing: R S No 99/Paiki 1, Admesasurirno, Land Area, 923	Total Outstanding As On	Eight Lakh Fifty Six Thousand Only)	11:00 hrs-14:00 hrs
Mr. Abhesang Jadeja Mrs. Kiranba Abhesang Jadeja	Twelve Lakh Three Thousand Six Hundred	A R. A	Date 29/08/2025		EMD Last Date 15/10/2025 till 5 pm.
	and Sixty Seven Only)	Ft., Built Up Area 609 Sq. Ft., Plot	Rs. 1827269.36/-(Rupees Eighteen Lakh Twenty	(EMD) Rs.85600.00/-	
110000 CT	Bid Increase Amount Rs.20000.00/-(Rupees Twenty Thousand Only)	No 14, Mira Residensy 1, Sikka, Jamnagar, Gujarat, India, 361140	Seven Thousand Two Hundred Sixty Nine and Thirty Six Paise Only)	(Rupees Eighty Five Thousand Six Hundred Only)	Date/Time of E Auction 17/10/2025 at 11:00 hrs13:00 hrs

Mode Of Payment:- EMD payments are to be made vide online mode only. To make payments you have to visit https://www.iiflonehome.com and pay through link available for the property/ Secured Asset only. Note: Payment link for each property/ Secured Asset is different. Ensure you are using link of the property/ Secured Asset you intend to buy vide public auction. For Balance Payment - Login https://www.iiflonehome.com>Select "My Bid" > Click on Pay Balance Amount

# Terms and Conditions:-

For participating in e-auction, Intending bidders required to register their details with the Service Provider. https://www. ifflonehome.com , well in advance and has to create the login account, login ID and password. Intending bidders have to submit / send their "Tender FORM" along with the

payment details towards EMD, copy of the KYC and PAN card at the above mentioned Branch Office. The bidders shall improve their offer in multiple of amount mentioned under the column "Bid Increase Amount". In case bid is placed in the last 5 minutes

of the closing time of the auction, the closing time will automatically get extended for 5 minutes.

The successful bidder should deposit 25% of the bid amount (after adjusting EMD) within 24 hours of the acceptance of bid price by the AO and the balance 75% of the bid amount within 15 days from the date of confirmation of sale by the secured creditor. All deposit and payment shall be in the prescribed mode of payment.

The purchaser has to bear the cess, applicable stamp duty, fees, and any other statutory dues or other dues like municipal tax, electricity charges, land and all other incidental costs, charges including all taxes and rates outgoings relating to the property.

The purchaser has to pay TDS application to the transaction/payment of sale amount and submit the TDS certificate with IIFL HFL. Bidders are advised to go through the website https://www.iiflonehome.com\_and.https://www.iifl.com/home-loans/properties-for-auction for detailed

terms and conditions of auction sale & auction application form before submitting their Bids for taking part in the e-auction sale proceedings. For details, help procedure and online training on e-auction prospective bidders may contact the service provider E mail ID:- auction.hl@iff.com.

For any query related to Property details, Inspection of Property and Online bid etc. call IFL HFL toll free no.1800 2672 499 from 09:30 hrs to 18:00 hrs between Monday to Friday or write to email:-care@iffonehome.com

Notice is hereby given to above said borrowers to collect the household articles, which were lying in the secured asset at the time of taking physical

possession within 7 days, otherwise IIFL-HFL shall not be responsible for any loss of property under the circumstances. Further the notice is hereby given to the Borrower's, that in case they fall to collect the above said articles same shall be sold in accordance with Law.

1. In case of default in payment at any stage by the successful bidder / auction purchaser within the above stipulated time, the sale will be cancelled and the amount already paid will be forfeited (including EMD) and the property will be again put to sale.

AO reserves the rights to postpone/cancel or vary the terms and condition of tender/auction without assigning any reason thereof. In case of any dispute in tender/Auction, the decision of AO of IIFL-HFL will be final.

# STATUTARY 30 DAYS SALE NOTICE UNDER RULE 8 (6) OF THE SARFAESI ACT, 2002

The Borrower are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of fender/Auction, failing which the property will be auctioned/sold and balance dues if any will be recovered with interest and cost. Sd/-: Authorised Officer, For IIFL Home Finance Ltd. Place : Jamnagar | Date : 10-09-2025

## PUBLIC NOTICE

Under the Instructions provided by my client I by way of this public notice inviting all kinds of objections whatsoever within period of 7 days from the publication of this notice in writing supported by evidence with in respect to the immovable property bearing Flat No. B-502 on 5th Floor having area admeasuring about 127 sq. yards i.e. 106.08 sq.mtrs. Super Built up area togetherwith undivided proportionate share in land in the scheme Sagar (Vastrapur) Non-Trading Association known as "Kalyan Tower" constructed on Non-Agriculture land bearing City Survey No. 197 (Old Survey Nos. 142+143/1) included in TPS No. 1 allotted Final Plot No. 275 situated, lying and being at Mouje: Vastrapur, Taluka: Vejalpur in the Registration District Ahmedabad & Sub District Ahmedabad-03 (Memnagar) belonging to Kinjal Hardik Gopani and Pragna Bharat Gopani, Allotment Letter dated 16.11.2000 is misplaced and not traceable, and therefore society has issued Duplicate Allotment Letter. Therefore if any persons, party or institution., having interest, right, lien charges etc., of whatsoever nature in the said property then produced Written and Certified proof. Any Failure therefore has objection on giving the title opinion on the above property shall be issued and any objection whatsoever shall not be entertained after 7 days.

Communication Address:Office No: 812, Sukhasagar Complex, Nr, Hotel Fortune

Advocate

(Priyavart Singh Charan)

Landmark, Usmanpura, Ashram Road Ahmedabad- 380013 (M) 7600007858

kotak

Place: Ahmedabad.

Physical

Physical

Physical

DCB Bank Limited.

27.09.2025 before up to 05:00 pm

29.09.2025 (11.00A.M.-1.00P.M.)/

27.09.2025 before up to 05:00 pm

Regional Office: Kotak Mahindra Bank Ltd. 9th Floor, B-Wing, Vivaan Square, Jodhpur Cross Road, Satellite, Ahmedabad, Gujarat – 380015, **Contact No** : +91 9429919818,

#### Email ID: punit.makhecha@kotak.com **POSSESSION NOTICE** (For immovable property) (As per Appendix IV read with Rule 8 (1) of the

WHEREAS Security Interest (Enforcement) Rules, 2002) The undersigned being the Authorized Officer of KOTAK MAHINDRA BANK LIMITED, a banking company within the meaning of the Banking Regulation Act, 1949 having it's Registered Office at 27BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai – 400 051 and branch office situated at Baroda, under the Securitization 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 9 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 01.07.2025 calling upon the Borrower 1) Mr. Janardan P Belsare (Borrower/Mortgagor) Mrs. Rekha J Belsare (Co Borrower) to repay the amount mentioned in the notice being aggregating Rs. 10,44,936.17/- (Rupees Ten Lakh Forty Four Thousand Nine Hundred Thirty Six and Seventeen Paisa only) as on 28-06-2025 within 60 days

from the date of receipt of the said notice. The Borrowers having failed to repay the amount, notice is hereby given to the Borrowers and the public in general that the undersigned has taken Symbolic Possession of the property described herein below in exercise of powers conferred on him under Section 13 (4) of the said Act read with Rule 9 of the said rules on this 09.09.2025.

The Borrowers mentioned hereinabove in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the KOTAK MAHINDRA BANK LIMITED, for an amount of aggregating Rs. 10,44,936.17/- (Rupees Ten Lakh Forty Four Thousand Nine Hundred Thirty Six and Seventeen Paisa only) as on 28-06-2025, along with future interest at the contractual rate and substitute interest, incidental expenses, costs and charges etc. due from 29.06.2025 till the date of full repayment and/or realization. Further the borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem

# Mortgage over following properties: All that the piece or parcel of property being Sub Plot

**DESCRIPTION OF THE IMMOVABLE PROPERTY** 

No.28, having admeasuring 86.20 Sq. Mtrs & undivided common plot & road admeasuring 42.70 Sq. Mtrs total 128.90 Sq. Mtrs, land bearing R.S No.704, Block No. 514/A/1, 514/B/1 total admeasuring 8616 Sq. Mtrs paiki Block No. 514/B/1 on that Scheme Namely "GREEN YARD TENAMENT" situated at registration District Vadodara, Sub District Vadodara, Mouje-Bil. and **bounded as under**: North: Plot No.35, South: Society Road, East: Plot No.29, West: Plot No.27.

Date: 09.09.2025, Sd/- Authorised Officer, **Kotak Mahindra Bank Limited** Place : Baroda

### HERO HOUSING FINANCE Regd. Office: 09, Community Centre, Basant Lok, Vasant Vihar, New Delhi - 110057 hone: 011 49267000, Toll Free Number: 1800 212 8800, Email: customer.care@herohfl.com

Website: www.herohousingfinance.com | CIN: U65192DL2016PLC30148 Contact Address: A-6, Third Floor, Sector-4, Noida - 201301. DEMAND NOTICE Under Section 13 (2) of the Securitisation and Reconstruction of Financial Assets and

Enforcement of Security Interest Act, 2002 ("Act") read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("Rules"). Whereas the undersigned being the Authorised Officer of Hero Housing Finance Limited (HHFL) under the Act and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Rules already issued detailed Demand Notices dated below under Section 13(2) of the Act, calling upon the Borrower(s)/Co-Borrower(s)/Guarantor(s) (all singularly or together referred to "Obligors")/Legal Heir(s)/Legal Representative(s) listed hereunder, to pay the amounts mentioned in the respective

Demand Notice/s, within 60 days from the date of the respective Notice/s, as per details given below.

Copies of the said Notices are served by Registered Post A.D. and are available with the

undersigned, and the said Obligor(s)/Legal Heir(s)/Legal Representative(s), may, if they so desire, collect the respective copy from the undersigned on any working day during normal office hours. In connection with the above, Notice is hereby given, once again, to the said Obligor(s) /Legal Heir(s)/Legal Representative(s) to pay to HHFL, within 60 days from the date of the respective Notice/s, the amounts indicated herein below against their respective names, together with further interest as detailed below from the respective dates mentioned below in column (d) till the date of payment and / or realisation, read with the loan agreement and other documents/writings, if any, executed by the said Obligor(s). As security for due repayment of the loan, the following Secured

Asset(s) have	been mortgaged to FHFL by the said Obligor(s) res	spectively.	
Loan Account		Total Outstanding Dues (Rs.) as on	Date of Demand Notice
No.		below date*	Date of NPA
	Jitendrkumar Milk Co, Chenva Jitendrkumar		
00001011915	Kalabhai, Chandrikaben Jitendrakumar Chenva	on 21.08.2025	02- lidu-2025

Description of the Secured Assets/Immovable properties/ mortgaged properties: All The Piece And Parcel Of Immovable Gaamtal Property Being Vaktapur Property No. 1220 Situated At. Vaktapur Within The Limits Of Vaktapur Gram Panchayat, Ta. Himatnagar Dist. Sabarkantha (area Approx: 15 X 39 Sq. Ftrs) Within The State Of Gujarat Bounded By: East-Road , West-Road , North-House Of Parmar Dineshbhai Hirabhai , South-House Of Bhangi Amaratbhai Dalabhai

with further interest, additional Interest at the rate as more particularly stated in respective Demand Notice date mentioned above, incidental expenses, costs, charges etc incurred till the date of payment and/or realization: If the said Obligor(s) shall fall to make payment to HHFL as aforesaid, then HHFL shall proceed against the above Secured Asset(s)/Immovable Property(ies) under Section 13(4) of the said Act and the applicable Rules entirely at the risk of the said Obligor(s)/Legal Hein's M.egal Representative(s) as to the costs and consequences. The said Obligor(s)/Legal Heir(s)/Legal Representative(s) are prohibited under the said Act to

transfer the aforesaid Secured Asset(s)/Immovable Property, whether by way of sale, lease or otherwise without the prior written consent of HHFL. Any person who contravenes or abets contravention of the provisions of the Act or Rules made thereunder shall be liable for imprisonment and/or penalty as provided under the Act.

Date: 10.09.2025 Place: Himamtnagar Sd'- Authorised Officer, For Hero Housing Finance Limited

### HERO HOUSING FINANCE LIMITED Registered Office: 09. Community Centre, Basant Lok, Vasant Vihar, New Delhi-110057

C Duft Road, Alkapuri, Baroda. Pin- 390007. PUBLIC NOTICE (E- AUCTION FOR SALE OF IMMOVABLE PROPERTY) JUNDER RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 20021 NOTICE FOR SALE OF IMMOVABLE PROPERTY MORTGAGED WITH HERO HOUSING FINANCE

Branch Office: Hero Housing Finance Ltd Office No. 408, Siddharth Complex, Near Express Hotel, R

LIMITED (SECURED CREDITOR) UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002. Notice is hereby given to the public in general and in particular to the borrower(s) and guarantor(s) or their egal heirs/ representatives that the below described immovable properties mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of Hero Housing Finance Limited (secured creditor), will be sold on 14-October-2025 (E-Auction Date) on "AS IS WHERE S", "AS IS WHAT IS" and "WHATEVER THERE IS" basis for recovery of outstanding dues from below nentioned Borrowers, Co-Borrowers or Guarantors. The Reserve Price and the Earnest Money Deposit

s mentioned below. The EMD should be made through Demand Draft/RTGS/NEFT for participating

in the Public E-Auction along with the Bid Form which shall be submitted to the Authorised Officer

of the Hero Housing Finance Ltd On or before 13-October-2025 till 5 PM at Branch Office: Hero

Loan	Name of Borrower(s)/	Date of	Type of Possession	Reserve	
Account	Co-Borrower(s)/	Demand Notice	(Under	Price	
No.	Guarantor(s)/ Legal	Amount as	Constructive/	Earnest	
	Heir(s)/ Legal Rep.	on date	Physical)	Money	
HHFVADHOU2400004 5263//HHFVADIPL240		06/02/2025, Rs.59.85,795.24/-	Physical	Rs. 56,80,000/	

00045267//HHFVADL

5.68,000/-AP24000046510 Description of property: All that piece and parcel of Residential Flat No. 201, on 2nd Floor, construction area adm. 129.65 sq. mtrs. i.e. 1395 sq. fts., in the building known as "Dweep Flats" situated Revenue Survey No 193 Paiki Plot No 13 area knows as J. P. Nagar, City Survey No. 2736 and T.P.S No. 15, F.P.No. Plot No. 13 in Sub. situated at Moje Village-Akota, Dist. & Reg. Dist. Vadodara state of the Gujarat common amenities written in the Title Document. Property Bounded By: East : By Flat No 202, West : By

as on 08/09/2025

Mangaldeep Society, North: By Common Passage, South: By Plot No.10 Ferms and condition: The E-auction will take place through portal https://bankeauctions.com on 14-October-2025 (E-Auction Date) After 11:00 AM onwards with limited extension of 10 minutes each. The Intending Purchasers / Bidders are required to deposit EMD amount either through RTGS / NEFT or by way of Demand Draft/RTGS/NEFT favouring the "HERO HOUSING FINANCE LTD." The EMD amount will be return to the unsuccessful bidders after conclusion of the E-auction.

Terms and Conditions of the E-Auction: 1.E-Auction is being held on "As is where is Basis" & "As is what is Basis" & "whatever there is Basis" & "Without recourse Basis" and will be conducted "online". 2. Bid increment amount shall be Rs. 15,000/- (Rupees Fifteen Thousand Only). 3. The E-Auction will be conducted through M/s. C-1 India Pvt Ltd through Mr. Dharani Krishna- 9948182222 (Helpline No(s): Support Landline no+91 124 4302020 (2021/2022/2023/2024 | Support Mobile Nos.: +917291981124 /25 /26 and E-mail on support@bankeauctions.com /andhra@c1india.com ) at their web portal https://bankeauctions.com. 4.There is no encumbrance on the property which is in the knowledge of Secured Creditors. However, the intending bidders should make their own independent enquires regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bids. In this regard, the E-Auction advertisement does not constitute and will not be deemed to constitute ant commitment or any representation of Hero Housing Finance Limited. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims. rights/ dues. The sale shall be subject to rules/ conditions/ prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The other terms and conditions of the E-Auction are published in the following website; www.herohousingfinance.com 6.F o r property details and visit to property contact / Mr. Hari Rajawat /9828677772 / hari.rajawat@herohfl.com / and Shekhar Singh/9711522275/ shekhar singh@herohft.com . 7. The prospective bidders can inspect

#### the property on 07-October-2025 between 11.00 A.M to 2.00 P.M with prior appointment. 30 DAYS SALE NOTICE TO THE BORROWER/GUARANTOR/MORTGAGOR

Secured Creditor's) website i.e., www.herohousingfinance.com

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

Place: Vadodara/Gujarat For Hero Housing Finance Ltd., Authorised officer, Date: 10/09/2025 Mr. Hari Rajawat, Mob 9828677772, Email ID: hari.rajawat@herohfl.com Place: Vadodara/Gujarat

For detailed terms and conditions of the sale, please refer to the link provided in https://uat.herohomefinance.in/hero\_housing/other-notice on Hero Housing Finance Limited (

