

## DEMAND NOTICE UNDER SECTION 13(2) OF SARFAESI ACT, 2002.

Whereas you the below mentioned Borrower's, Co-Borrowers, Guarantors and Mortgagors have availed loans from Jana Small Finance Bank Limited, by mortgaging your immovable properties. Consequent to default committed by you all, your loan account has been classified as Non-performing Asset, whereas Jana Small Finance Bank Limited being a secured creditor under the Act, and in exercise of the powers conferred under section 13(2) of the said Act read with rule 2 of Security Interest (Enforcement) Rules 2002, issued Demand notice calling upon the Borrower's/ Co-Borrower's/ Guarantor's/ Mortgagors as mentioned in column No.2 to repay the amount mentioned in the notices with future interest thereon within 60 days from the date of notice, but the notices could not be served on some of them for various reasons.

Sr. No.	Name of Borrower/ Co-Borrower/ Guarantor/ Mortgagor	Loan Account No. & Loan Amount	Details of the Security to be enforced	Date of NPA & Demand Notice	Amount Due in Rs. / as on
1	1) Pareskumar Bhikhahai Prajapati, 2) Mittalben Pareskumar Prajapati	Loan Account No. 31799630000941	<b>Mortgaged Immovable Property - Schedule Property:</b> N.A. Immovable Residential Property Constructed on property bearing Millat No.392 Total admeasuring around 95.29 Sq.mtrs situated at Village Kaniyol, Ta. Himmatnagar Dist. Sabarkantha. <b>Boundaries:</b> East by: Chakki is situated, West by: Fall Road, North by: Road, South by: house of Prajapati Rajendrakumar.	Date of NPA: 08/08/2025	Rs.24,89,025/- (Twenty Four Lakh Eighty Nine Thousand Twenty Five Rupees Only) as of 05/10/2025

Notice is therefore given to the Borrower/ Co-Borrower/ Guarantor & Mortgagor as mentioned in Column No.2, calling upon them to make payment of the aggregate amount as shown in Column No.6, against all the respective Borrower/ Co-Borrower within 60 days of publication of this notice as the said amount is found payable in relation to the respective loan account as on the date shown in Column No.6. It is made clear that if the aggregate amount together with future interest and other amounts which may become payable till the date of payment, is not paid, Jana Small Finance Bank Limited shall be constrained to take appropriate action for enforcement of security interest upon properties as described in Column No.4.

Please note that this publication is made without prejudice to such rights and remedies as are available to Jana Small Finance Bank Limited against the Borrower's/ Co-Borrower's/ Guarantor's/ Mortgagors of the said financials under the law, you are further requested to note that as per section 13(3) of the said act, you are restrained/ prohibited from disposing of or dealing with the above security or transferring by way of sale, lease or otherwise of the secured asset without prior consent of Secured Creditor.

Date: 09.10.2025, Place: Gujarat

Sd/- Authorised Officer, For Jana Small Finance Bank Limited

## PUBLIC NOTICE

Notice is given to all concerned that Flat No. C/604 admeasuring 1060 Sq. Ft. i.e. 98.51 sq.mts. Built up area on 6th floor of C-Building of "Vastu Puja Heights" situated at land bearing R.S.No.225, Block no.229, T.P.Scheme No.24 (Mota Varacha-Utran), Final Plot No.84 admeasuring 11775 sq.mts at village :Mota Varacha, Sub-District : City, District : Surat. said property's owner Kishorbhai Mohanbhai Gotti mortgaged the said property to Ugro Capital Limited and get loan. The said property's previous owner's original sale deed no. 17804/2023 and it's original registration receipt and Index II & sale deed no. 38767/2023's original registration receipt have been misplaced & not traceable. All person claiming interesting in the said property or any part thereof by way of sale, gift, lease, inheritance, exchange, mortgage, charge, line, trust, possession, easement, whatsoever nature or otherwise are here by requested to intimate to the undersigned in writing at the address mentioned below of any such claim accompanied with all necessary & supporting document within 7 days from the date of publication here of failing which it shall be presumed that there are no claims and that claims if any, have been waived off and under same shall proceed to mortgagee respect of the same.

Date: 09/10/2025 Suresh A. Savani (Advocate & Notary)

Office: F-27, Sargam Complex, Hirabag, Varachha Main Road, SURAT-395006.



## E-AUCTION SALE NOTICE UNDER SARFAESI ACT, 2002

HDFC BANK				HDFC Bank Ltd. 1ST FLOOR, AAKANSHA BUILDING, NEAR SURYAMUKHI HANUMAN TEMPLE, GONDAL ROAD, RAJKOT – 360002. RONAK VASANI – 9427727807 & HIREN SHUKLA – 9376981025		
Immovable Properties Taken over, under Securitization and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002, for sale on "AS IS WHERE IS & WHAT IS THERE IS BASIS".				E-AUCTION SALE NOTICE UNDER SARFAESI ACT, 2002		
SR NO	Names of the Borrowers / Guarantor and Loan Account No.	Outstanding Dues to be recovered (Secured Debt)	Location & Details of Immovable Property	Reserve Price	Date of Inspection	Date(s) of E-Auction & Timing & bid incremental values
1	Rockwood Ortho Systems (Loan No : 87203845 )	Rs. 34,77,792.78* as on 01.10.2025	Residential Property Known As "Balaji" Block No. 264 Of Gokuldharm Society, Street No. 6, Umoya Chowk, 150 Ft Ring Road, Rajkot Situated On Land Admeasuring 112-41 Sq. Mts. Of Plot No. 3-D Of Revenue Survey No. 103/1 Paiki At Area Known Gokuldharm Society At Village Mavdi & Taluka/District Rajkot.	Rs. 58,00,000/- EMD - Rs. 5, 80,000/-	28.10.2025 BETWEEN 10.00 AM To 12.00 PM	11.11.2025 At 11 AM to 12 NOON with unlimited extension of 5 Mins. & The bid incremental values for said property will be Rs. 60,00/-.
2	1) Suntel Besan Mill – Through Its Partner Late Sweetu Hasmukhrai Kathrani, Through Legal Heirs (1.1) Sheetal Kotak, (1.2) Hetal Shingala, (1.3) Charmy Gautam Chotai, 2) Late Sweetu Hasmukhrai Kathrani, Through Legal Heirs (2.1) Sheetal Kotak, (2.2) Hetal Shingala, (2.3) Charmy Gautam Chotai & 3) Late Damyanti Hasmukhrai Kathrani, Through Legal Heirs (3.1) Sheetal Kotak, (3.2) Hetal Shingala, (3.3) Charmy Gautam Chotai, (Loan No : 83158775, 83931227, 8177935 & 452590809)	Rs. 9,13,73,479.31* as on 01.10.2025	Industrial Na Land Known As "Suntel Besan Mill", Situated At Revenue Survey No 11/3 Paiki, Opp. Shivshakti Complex, Near Shivkrupa Roadways & Patidar Township, Morbi Kandla National Highway 8-A/27, Village Timbdi, In The Registration District & Sub District Morbi.	Rs. 3,60,00,000/- EMD - Rs. 36,00,000/-	14.10.2025 BETWEEN 10.00 AM to 12.00 PM	11.11.2025 At 11 AM to 12 NOON with unlimited extension of 5 Mins. & The bid incremental values for said property will be Rs. 3,60,00/-.
3	1) Allwin Overseas Private Limited, Through Its Director – Rafikbhai Rajkhai Mandaviya 2) Rafikbhai Rajakbhai Mandaviya 3) Gulabana Rafikbhai Mandaviya 4) Sarifabu Taufikbhai Mandaviya 5) Shabanabu Gafarbhai Mandaviya Loan No. 82666655	Rs. 1,60,09,586.85* as on 01.10.2025	Property 1 : Residential Property at Meman Street, Nr. Green Chowk & Shakti Chowk, situated on City Survey No.569 to 571 of Ward no 2, Sheet No.144 of Morbi. Property 2 : Residential Property at Pakhali Street, Nr. Green Chowk & Shakti Chowk, Memaranas – Talavadivas situated on City Survey No.2397, Sheet No.143, Ward No.2 of Morbi. Property 3 : Industrial shed at Plot No.198, Rafaleshwar Industrial Estate, Near Hem Industries, National Highway 8-A/27, Jambudhi Village, Morbi.	Rs. 34,00,000/- EMD - Rs. 3,40,000/-	14.10.2025 BETWEEN 03.00 PM to 05.00 PM	11.11.2025 At 11 AM to 12 NOON with unlimited extension of 5 Mins. & The bid incremental values for said property will be Rs. 35,000/-.
4	(1) Late Sweetu Hasmukhrai Kathrani Proprietor Of Shreeji Traders, Shreenath Canvassing & Commission Agent, Shreenath Corporation, Devraj Amarsinh & Sons Since Deceased, Notice To Be Served Through His Legal Heirs (1.1) Sheetal Kotak (Sister & Legal Heir Of Late Sweetu Hasmukhrai Kathrani), (1.2) Hetal Shingala (Daughter & Legal Heir Of Late Sweetu Hasmukhrai Kathrani), (1.3) Charmy Gautam Chotai ( Sister & Legal Heir Of Late Sweetu Hasmukhrai Kathrani), (2) Late Damyanti Hasmukhrai Kathrani Since Deceased, Notice To Be Served Through Her Legal Heirs (2.1) Sheetal Kotak (Daughter & Legal Heir Of Late Damyanti Hasmukhrai Kathrani), (2.2) Hetal Shingala ( Daughter & Legal Heir Of Late Damyanti Hasmukhrai Kathrani), (2.3) Charmy Gautam Chotai (Daughter & Legal Heir Of Late Damyanti Hasmukhrai Kathrani) (Loan No - Cash Credit Facilities 5020002618745 As Shreeji Traders, 50200025124082 As Shreenath Canvassing And Commission Agent, 50200026177127 As Shreenath Corporation, 50200026166734 As Devraj Amarsinh & Sons & Eeg-Wcti-Geci : 8412408)	Rs. 3,70,50,332.16* as on 26.10.2023	PROPERTY 2 – Office on first floor in Kurji Vajji Chambers being constructed on land bearing Old City Survey No 152/1/2 and bearing New City Survey No 187 in sheet no 289 located outside Nagnath Gate, Grain Market, Jamnagar 361005	Rs. 4,50,000/- EMD - Rs. 45,000/-	15.10.2025 BETWEEN 2.00 PM to 4.00 PM	PROPERTY 2 - 11.11.2025 At 11 AM to 12 NOON with unlimited extension of 5 Mins. & The bid incremental values for said property will be Rs. 5,000/-
5	1)Shri Chamunda Krupa Provis Store - through it's proprietor Lakan Limbabhai Vaktar 2) Lakan Limbabhai Vaktar 3) Meghabhai Limbabhai Vaktar 4) Khodabhai Limbabhai Vaktar (Loan No : 8357356 & 8147273 )	Rs. 52,40,523.46* as on 01.10.2025	Property : 2 - Commercial property situated at Ward No 10, TPS No 1, FP No 28 (Paiki), Shop No 29, Vambe Avas, Mayur Nagar, Jamnagar Property : 3 - Commercial property situated at TPS No 1, FP No 116, Shop No 28, Vambe Avas, Mayur Nagar, Jamnagar.	Rs. 4,50,000/- EMD - Rs. 45,000/-	15.10.2025 BETWEEN 10.00 AM to 12.00 PM	11.11.2025 At 11 AM to 12 NOON with unlimited extension of 5 Mins. & The bid incremental values for said property will be Rs. 5,000/-.
6	1) Late Kalpeshgiri S Aparmathi Through It's Legal Heirs / Representative Seena Kalpeshgiri Aparmathi (2) Seena Kalpeshgiri Aparmathi (Loan No : 82988780)	Rs. 13,32,222.13* as on 01.10.2025	Residential Property being Flat No. 404, Maruti Palace Appartment, 4th Floor, B/H Gayatri Temple, Off Kamla Nehru Park Road, Kaphat, Porbandar, in the area called Ravi Park -2, situated at Khatpat Revenue Survey No 21 (P), Taluka – District – Porbandar, 360575.	Rs. 10,00,000/- EMD - Rs. 1,00,000/-	17.10.2025 BETWEEN 09.00 AM to 11.00 AM	11.11.2025 At 11 AM to 12 NOON with unlimited extension of 5 Mins. & The bid incremental values for said property will be Rs. 10,000/-.
7	1) Shailesh Meraman Karavatra & 2) Sushma Shailesh Karavatra (Loan No : 83097617)	Rs. 14,02,205.34* as on 01.10.2025	Commercial Property Being Shop No 15, Ground Floor, Jaynath Market, Opposite Vegetable Market, Limda Chowk, Bhadrakali Road, Porbandar – 360575 & Constructed On Land Of Plot 15 With One Shop Thereon At Ground Floor City Survey No 3438 Paiki Of City Survey Ward No 2 Of Porbandar.	Rs. 7,00,000/- EMD - Rs. 70,000/-	17.10.2025 BETWEEN 09.00 AM to 11.00 AM	11.11.2025 At 11 AM to 12 NOON with unlimited extension of 5 Mins. & The bid incremental values for said property will be Rs. 10,000/-.
8	1) Hiren Ramesh Dave 2) Aarti Hiren Dave 3) Ramesh Samjibhai Dave (Loan No : 62993961)	Rs. 17,98,340.13* as on 01.10.2025	Residential Property Known As "Chamunda Krupa", Plot No 81, Mill Para, Street No 4, Near Vachhraj Dada Temple, Mill Para Main Road, Porbandar East Side Of Plot No 81 In Area Called Khadi Katha, Situated At Porbandar Ward No 2, City Survey No 5201, At Porbandar – 360575.	Rs. 15,00,000/- EMD - Rs. 1,50,000/-	17.10.2025 BETWEEN 09.00 AM to 11.00 AM	11.11.2025 At 11 AM to 12 NOON with unlimited extension of 5 Mins. & The bid incremental values for said property will be Rs. 15,000/-.
9	1) Gopal Harjibhai Masani 2) Ashaben Gopalbhai Masani (Loan No : 81439146)	Rs. 13,04,761.61* as on 01.10.2025	Residential Property Being Quarter No E 82, In Gujarat Housing Board Colony, (Maruti Nandan Housing Board Colony), Kadiya Plot, Porbandar – 360575 And Situated At Kadiya Plot Area In Porbandar City Survey Ward No 2, Survey No 6012 Block No 82 Admeasuring 37.10 Sq Mts At Porbandar.	Rs. 7,20,000/- EMD - Rs. 72,000/-	17.10.2025 BETWEEN 11.00 AM to 01.00 PM	11.11.2025 At 11 AM to 12 NOON with unlimited extension of 5 Mins. & The bid incremental values for said property will be Rs. 10,000/-.
10	1) Tulsi Zerox A Proprietorship Firm Through It's Proprietor Limesh Maganjal Vadhher 2) Limesh Maganjal Vadhher 3) Dharmesh Maganjal Vadhher (Loan No : 81548661)	Rs. 34,49,379.23* as on 01.10.2025	Residential House Constructed On Plot No 22 Property Is Situated On The Land Of Part A Of Plot No 22 Paikaa Of City Survey No 1453 Paikaa And On Land Admeasuring 46-20 Sqmts Of Part B Of Plot No 22 Paikaa Of City Survey No 1453 Paikaa Of Village Chhaya, District -Porbandar.	Rs. 14,00,000/- EMD - Rs. 1,40,000/-	17.10.2025 BETWEEN 11.00 AM to 01.00 PM	11.11.2025 At 11 AM to 12 NOON with unlimited extension of 5 Mins. & The bid incremental values for said property will be Rs. 15,000/-.
11	1) Niles Kanji Postaria 2) Late Kanjibhai Ramjibhai Postaria Since Deceased, Notice To Be Served Through His Legal Heir & Representative 2.1) Niles Kanji Postaria 2.2) Rajesh Kanjibhai Postaria 2.3) Other Legal Heirs Of Late Kanjibhai Ramjibhai Postaria (Loan No : 81029979)	Rs. 16,10,038.67* as on 01.10.2025	Residential Property Known As "Om", Bhatiya Bazar, Kharwawad, Porbandar – 360575, Situated On The Land Admeasuring 126-62-72 Sq Mts. In The Area Known As Bhatiya Bazar, City Survey Ward No 1, City Survey No 2530 Of Porbandar.	Rs. 28,00,000/- EMD - Rs. 2,80,000/-	17.10.2025 BETWEEN 11.00 AM to 01.00 PM	11.11.2025 At 11 AM to 12 NOON with unlimited extension of 5 Mins. & The bid incremental values for said property will be Rs. 30,000/-.
12	(1) JAYESH HEMRAJ SAVJANI, (2) KUNDAN JAYESH SAVJANI (Loan No : 83189737, 84053356 & 8751904)	Rs. 75,57,567.98* as on 01.10.2025	Property-3 COMMERCIAL SHOP BEING SHOP NO S-4, SECOND FLOOR, KUBER LANDMARK COMPLEX, OPPOSITE SADHNA STUDIO, S.V.P ROAD, PORBANDAR. Property-5 UNDER CONSTRUCTION RESIDENTIAL PROPERTY BEING BLOCK NO 2, SECOND FLOOR, KAILASH APPARTMENT, VANIYA WAD, NEAR MANEKBAI PRIMARY SCHOOL, PORBANDAR. Property-7 COMMERCIAL SHOP BEING SHOP NO 009-B, GROUND FLOOR, SILVER SHOPPING CENTER, NEAR EVERGREEN STREET, OFF S T ROAD, B/H DREAMLAND CINEMA, PORBANDAR.	Rs. 11,00,000/- EMD - Rs. 1,10,000/- Rs. 19,00,000/- EMD - Rs. 1,90,000/- Rs. 5,00,000/- EMD - Rs. 50,000/-	17.10.2025 BETWEEN 02.00 PM to 04.00 PM 17.10.2025 BETWEEN 02.00 PM to 04.00 PM 17.10.2025 BETWEEN 02.00 PM to 04.00 PM	11.11.2025 At 11 AM to 12 NOON with unlimited extension of 5 Mins & The