

MAS RURAL HOUSING & MORTGAGE FINANCE LIMITED REGISTERED OFFICE: 4TH FLOOR, NARAYAN CHAMBERS, B/H. PATANG HOTEL, ASHRAM ROAD, AHMEDABAD - 380 009. CONTACT PERSON: MR. BHARAT J. BHATT, MOBILE NO.97141 99018.		APPENDIX - IV-A [SEE PROVISO TO RULE 8 (6)] SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
E-Auction Sale Notice of the Immovable Assets under the Securitization and Reconstruction of the Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) 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 immovable property mortgaged / charged to the secured creditor i.e. MAS Rural Housing & Mortgage Finance Ltd. The physical possession of which has been taken by the authorized officer of MAS Rural Housing & Mortgage Finance Ltd. in the all Loan Account Nos. are mention below, with a right to sale the same on "As is What is, As is Where is, and Whatever There is without any Recourse Basis" for realization of company's dues.		
1. BORROWER/S & GUARANTOR/S NAME & ADDRESS 2. TOTAL DUE + INTEREST	1. DESCRIPTION OF THE PROPERTY 2. A/C NO. FOR DEPOSITING EMD/OTHER AMOUNT	1. BORROWER/S & GUARANTOR/S NAME & ADDRESS 2. TOTAL DUE + INTEREST
Account No.: 7457 1. RAHUL NISHAD (APPLICANT) Having Address At: A-1/604, Suda Avas, Nr. Anjani Industry Estate-4/C, Gothan, Surat, Gujarat-394130	ALL THAT PIECE AND PARCEL OF PLOT NO.64, (AS PER REVENUE RECORD 7/1219/1/64) ADMEASURING 36.18 SQ. MTRS. ALONG WITH PROPORTIONATE UNDIVIDED SHARE IN ROAD & C.O.P. ADMEASURING 24.35 SQ. MTRS. TOTAL ADMEASURING 60.53 SQ. MTRS. AND CONSTRUCTION THEREON IN SCHEME KNOWN AS "SAI SHARDHA RESIDENCY" VIBHAG-1" DEVELOPED UPON LAND SITUATED AT BLOCK NO.129/1/I TO 129/1/70 ADMEASURING 6300 SQ. MTRS. RESIDENTIAL N.A. LAND PAIKEE, AT. MOUJE: KHARACH, TAL.HANSOT, IN THE REGISTRATION DISTRICT OF BHARUCH, GUJARAT. BOUNDED AS FOLLOWS: AS PER TECHNICAL EAST : SOCIETY ROAD, WEST : ROAD, NORTH : PLOT NO.65, SOUTH : PLOT NO.63.	1. BORROWER/S & GUARANTOR/S NAME & ADDRESS 2. TOTAL DUE + INTEREST
3. AMOUNT Rs.8,24,369.00/- AS PER DEMAND NOTICE DATED 09.09.2024 + INTEREST TILL THE DATE OF REALIZATION AND COST, CHARGES AND OTHER EXPENSES.	1. RESERVE PRICE 2. EMD OF THE PROPERTY	1. RESERVE PRICE 2. EMD OF THE PROPERTY
1. DATE & TIME OF E-AUCTION 2. LAST DATE OF SUBMISSION OF EMD 3. DATE & TIME OF THE PROPERTY INSPECTION	1. RESERVE PRICE (IN INR): Rs. 6,20,000/- (RUPEES SIX LAKHS TWENTY THOUSAND ONLY) 2. EMD AMOUNT (IN INR): Rs. 62,000/- (RUPEES SIXTY TWO THOUSAND ONLY)	1. DATE & TIME OF E-AUCTION 2. LAST DATE OF SUBMISSION OF EMD 3. DATE & TIME OF THE PROPERTY INSPECTION
1) E-AUCTION DATE: 05/11/2025 11:00 AM TO 01:00 PM WITH FURTHER EXTENSION OF 5 MINUTES 2) LAST DATE OF SUBMISSION OF EMD WITH KYC 04/11/2025 - TILL 05:00 PM 3) DATE OF INSPECTION: ON 03/11/2025 - BETWEEN 10:00 AM TO 05:00 PM IST	1) E-AUCTION DATE: 05/11/2025 11:00 AM TO 01:00 PM WITH FURTHER EXTENSION OF 5 MINUTES 2) LAST DATE OF SUBMISSION OF EMD WITH KYC 04/11/2025 - TILL 05:00 PM 3) DATE OF INSPECTION: ON 03/11/2025 - BETWEEN 10:00 AM TO 05:00 PM IST	1) E-AUCTION DATE: 05/11/2025 11:00 AM TO 01:00 PM WITH FURTHER EXTENSION OF 5 MINUTES 2) LAST DATE OF SUBMISSION OF EMD WITH KYC 04/11/2025 - TILL 05:00 PM 3) DATE OF INSPECTION: ON 03/11/2025 - BETWEEN 10:00 AM TO 05:00 PM IST
1. BORROWER/S & GUARANTOR/S NAME & ADDRESS 2. TOTAL DUE + INTEREST	1. DESCRIPTION OF THE PROPERTY 2. A/C NO. FOR DEPOSITING EMD/OTHER AMOUNT	1. DESCRIPTION OF THE PROPERTY 2. A/C NO. FOR DEPOSITING EMD/OTHER AMOUNT
Account No.: 4062 & 5232 1 NARESHSINGH TEJBHAUDURSINGH RAJPUT (APPLICANT) Having Address At: 00, Navanagar Avenue, Mulji Jetha Park, Jamnagar (MC), Jamnagar - 361005, Gujarat. Also At: 102/8, Vraj Vihar, Vibhavapar, Jamnagar-361001, Gujarat	ALL THAT PIECE AND PARCEL OF THE PROPERTY BEARING SUB PLOT NO.102/8 (ONSITE UNIT / HOUSE NO.102/9), ADMEASURING 45.90 SQ. MTRS. & CONSTRUCTION THEREON IN SCHEME KNOWN AS "VRAJ VIHAL" SITUATED AT REVENUE SURVEY NO.23, MAIN BLOCK NO.21, T.P.S. NO.1, FINAL PLOT NO.21, AT VIBHAPAR, TA. JAMNAGAR, IN THE REGISTRATION DISTRICT & SUB DISTRICT OF JAMNAGAR, GUJARAT. BOUNDED AS FOLLOWS: (AS PER TECHNICAL & SALE DEED): EAST : 7.50 MTR. ROAD, WEST : PLOT NO.68, NORTH : SUB PLOT NO.102/9, SOUTH : SUB PLOT NO.102/7	Account No.: 2203 1 JITENDRAKUMAR LALABHAI PATEL (APPLICANT) Having Address At: At & PO-Bhavangadh, 40 & 41, Rajkot Fali, Ta-Vadali, Dist. Sabarkantha, Gujarat-383235
2 RANGILABEN NARESHSINGH RAJPUT (CO-APPLICANT) Having Address At: 00, Navanagar Avenue, Mulji Jetha Park, Jamnagar (MC), Jamnagar - 361005, Gujarat. Also At: 102/8, Vraj Vihar, Vibhavapar, Jamnagar-361001, Gujarat	2. ACCOUNT NO.: 30807941176 BANK NAME : STATE BANK OF INDIA IFSC CODE : SBIN0006926 MICR CODE : 380002065 BRANCH NAME : COMMERCIAL BRANCH, AHMEDABAD	2. LALABHAI PUNJABHAI PATEL (CO-APPLICANT) Having Address At: At & PO-Bhavangadh, 40 & 41, Rajkot Fali, Ta-Vadali, Dist. Sabarkantha, Gujarat-383235
3. AMOUNT Rs.7,13,916.00 for Loan Account No.4062 and Rs.72,201.00 for Loan Account No.5232, as per Demand Notice Dated 12.12.2023 + Interest till the Date of Realization and Cost, Charges and Other Expenses.	3. AMOUNT Rs.7,13,916.00 for Loan Account No.4062 and Rs.72,201.00 for Loan Account No.5232, as per Demand Notice Dated 12.12.2023 + Interest till the Date of Realization and Cost, Charges and Other Expenses.	3. MAHESHBHAI LALABHAI PATEL (CO-APPLICANT) Having Address At: At & PO-Bhavangadh, 40 & 41, Rajkot Fali, Ta-Vadali, Dist. Sabarkantha, Gujarat-383235
1. DATE & TIME OF E-AUCTION 2. LAST DATE OF SUBMISSION OF EMD 3. DATE & TIME OF THE PROPERTY INSPECTION	1. RESERVE PRICE 2. EMD OF THE PROPERTY	1. RESERVE PRICE 2. EMD OF THE PROPERTY
1) E-AUCTION DATE: 05/11/2025 11:00 AM TO 01:00 PM WITH FURTHER EXTENSION OF 5 MINUTES 2) LAST DATE OF SUBMISSION OF EMD WITH KYC 04/11/2025 - TILL 05:00 PM 3) DATE OF INSPECTION: ON 03/11/2025 - BETWEEN 10:00 AM TO 05:00 PM IST	1) E-AUCTION DATE: 05/11/2025 11:00 AM TO 01:00 PM WITH FURTHER EXTENSION OF 5 MINUTES 2) LAST DATE OF SUBMISSION OF EMD WITH KYC 04/11/2025 - TILL 05:00 PM 3) DATE OF INSPECTION: ON 03/11/2025 - BETWEEN 10:00 AM TO 05:00 PM IST	1) E-AUCTION DATE: 05/11/2025 11:00 AM TO 01:00 PM WITH FURTHER EXTENSION OF 5 MINUTES 2) LAST DATE OF SUBMISSION OF EMD WITH KYC 04/11/2025 - TILL 05:00 PM 3) DATE OF INSPECTION: ON 03/11/2025 - BETWEEN 10:00 AM TO 05:00 PM IST
1. BORROWER/S & GUARANTOR/S NAME & ADDRESS 2. TOTAL DUE + INTEREST	1. DESCRIPTION OF THE PROPERTY 2. A/C NO. FOR DEPOSITING EMD/OTHER AMOUNT	1. DESCRIPTION OF THE PROPERTY 2. A/C NO. FOR DEPOSITING EMD/OTHER AMOUNT
Account No.: 2546 1 NATUBHAI KALABHAI KHANT (APPLICANT) Having Address At: At & PO, Tintoi, Ta. Modasa, Dist. Sabarkantha-383250, Gujarat	ALL THAT PIECE AND PARCEL OF THE PROPERTY BEARING TINTOI GROUP GRAM PANCHAYAT (COMMERCIAL) PROPERTY NO.3/623, ADMEASURING 55.74 SQ. MTRS. & CONSTRUCTION THEREON SITUATED ON GAMTAL LAND, AT. TINTOI, TA. MODASA, IN THE REGISTRATION DISTRICT & SUB DISTRICT OF ARVALLI, GUJARAT. BOUNDED AS FOLLOWS: EAST : SHOP THEN OPEN PLOT & PROPERTY OF SURESHBHAI ZALA, WEST : ROAD, NORTH : OPEN LAND, SOUTH : OPEN LAND THEN KALOD ROAD	1. BORROWER/S & GUARANTOR/S NAME & ADDRESS 2. TOTAL DUE + INTEREST
2 SAVVEETABEN NATUBHAI KHANT (CO-APPLICANT) Having Address At: At & PO, Tintoi, Ta. Modasa, Dist. Sabarkantha-383250, Gujarat	2. ACCOUNT NO.: 30807941176 BANK NAME : STATE BANK OF INDIA IFSC CODE : SBIN0006926 MICR CODE : 380002065 BRANCH NAME : COMMERCIAL BRANCH, AHMEDABAD	2. MADBHEN NATVARSHIN SOLANKI (CO-APPLICANT) Having Address At: 1205/1, Solanki Fali, At. Sathabha, Ta. Bayad, Dist. Sabarkantha-383340, Gujarat
3 HASMUKHBHAI DAYARAMBHAI MAKVANA (GUARANTOR) Having Address At: At & PO, Tintoi, Ta. Modasa, Dist. Sabarkantha-383250, Gujarat	3. RANSINH HEMAJI CHAUHAN (GUARANTOR) Having Address At: At. Hamiriyia, Po. Talod, Ta. Bayad, Dist. Sabarkantha-383340, Gujarat	3. RANSINH HEMAJI CHAUHAN (GUARANTOR) Having Address At: At. Hamiriyia, Po. Talod, Ta. Bayad, Dist. Sabarkantha-383340, Gujarat
3. AMOUNT Rs.2,58,848.00/- AS PER DEMAND NOTICE DATED 13.01.2022 + INTEREST TILL THE DATE OF REALIZATION AND COST, CHARGES AND OTHER EXPENSES.	3. AMOUNT Rs.2,58,848.00/- AS PER DEMAND NOTICE DATED 13.01.2022 + INTEREST TILL THE DATE OF REALIZATION AND COST, CHARGES AND OTHER EXPENSES.	4. AMOUNT Rs. 2,86,406.00/- AS PER DEMAND NOTICE DATED 18/12/2021 + INTEREST TILL THE DATE OF REALIZATION AND COST, CHARGES AND OTHER EXPENSES.
1. DATE & TIME OF E-AUCTION 2. LAST DATE OF SUBMISSION OF EMD 3. DATE & TIME OF THE PROPERTY INSPECTION	1. RESERVE PRICE 2. EMD OF THE PROPERTY	1. DATE & TIME OF E-AUCTION 2. LAST DATE OF SUBMISSION OF EMD 3. DATE & TIME OF THE PROPERTY INSPECTION
1) E-AUCTION DATE: 05/11/2025 11:00 AM TO 01:00 PM WITH FURTHER EXTENSION OF 5 MINUTES 2) LAST DATE OF SUBMISSION OF EMD WITH KYC 04/11/2025 - TILL 05:00 PM 3) DATE OF INSPECTION: ON 03/11/2025 - BETWEEN 10:00 AM TO 05:00 PM IST	1) E-AUCTION DATE: 05/11/2025 11:00 AM TO 01:00 PM WITH FURTHER EXTENSION OF 5 MINUTES 2) LAST DATE OF SUBMISSION OF EMD WITH KYC 04/11/2025 - TILL 05:00 PM 3) DATE OF INSPECTION: ON 03/11/2025 - BETWEEN 10:00 AM TO 05:00 PM IST	1) E-AUCTION DATE: 05/11/2025 11:00 AM TO 01:00 PM WITH FURTHER EXTENSION OF 5 MINUTES 2) LAST DATE OF SUBMISSION OF EMD WITH KYC 04/11/2025 - TILL 05:00 PM 3) DATE OF INSPECTION: ON 03/11/2025 - BETWEEN 10:00 AM TO 05:00 PM IST
1. BORROWER/S & GUARANTOR/S NAME & ADDRESS 2. TOTAL DUE + INTEREST	1. DESCRIPTION OF THE PROPERTY 2. A/C NO. FOR DEPOSITING EMD/OTHER AMOUNT	1. DESCRIPTION OF THE PROPERTY 2. A/C NO. FOR DEPOSITING EMD/OTHER AMOUNT
Account No.: 7979 1 BECHAN PRAJAPATI (APPLICANT) Having Address At: E-703, Akruji Angan, Narol-Aslali Highway B/h Sunrise, Vatva, Ahmedabad, Gujarat - 382440 And also at- 108, Akruji Angan, Narol-Aslali Highway, B/h Sunrise, Vatva, Ahmedabad Gujarat-382440	ALL THAT PIECE AND PARCEL FLAT NO.108, BLOCK-I, 1ST FLOOR ADMEASURING 37.63 SQ. MTRS (SUPER BUILT UP AREA), IN THE SCHEME KNOWN AS "AKRUTIANGAN", SITUATED AT SUB PLOT NO.68/3/1 & 68/3/2 ADMEASURING 8790.33 SQ.MTRS. (COMPRISING OF 8280.30 SQ.MTRS FOR RESIDENTIAL USE & 510 SQ. MTRS FOR COMMERCIAL USE) FINAL PLOT NO.68/1 & 68/2 TOTALLY ADMEASURING 23411 SQ. MTRS (ALLotted IN LIEU OF SURVEY NO.1523 ADMEASURING 39052 SQ.MTRS) OF TOWN PLANNING SCHEME NO.79 SITUATED AT VILLAGE VATVA, TALUKA AHMEDABAD CITY EAST IN THE REGISTRATION DISTRICT & SUB DISTRICT OF AHMEDABAD-11 (ASLALI), GUJARAT. BOUNDED AS FOLLOWS: AS PER TECHNICAL : EAST : OTHER BLOCK & ROAD, WEST : PASSAGAE & FLAT NO.110, NORTH : FLAT NO.107, SOUTH : FLAT NO.109.	1. BORROWER/S & GUARANTOR/S NAME & ADDRESS 2. TOTAL DUE + INTEREST
2 MEERA BECHAN (CO-APPLICANT) Having Address At: E-703, Akruji Angan, Narol-Aslali Highway B/h Sunrise, Vatva, Ahmedabad, Gujarat - 382440 And also at- 108, Akruji Angan, Narol-Aslali Highway, B/h Sunrise, Vatva, Ahmedabad Gujarat-382440	BOUNDED AS FOLLOWS: AS PER SALE DEED : EAST : BLOCK-H, WEST : FLAT NO. I/111, NORTH : FLAT NO.I/107, SOUTH : FLAT NO.I/109	2. ACCOUNT NO.: 2868 1 NARENDRAKUMAR DAHYABHAI PATEL (APPLICANT) Having Address At: 104, At & PO, Budhiya, Himatnagar, Sabarkantha, Gujarat-383410
3. AMOUNT Rs.9,49,306.00/- AS PER DEMAND NOTICE DATED 30-05-2024 + INTEREST TILL THE DATE OF REALIZATION AND COST, CHARGES AND OTHER EXPENSES.	2. ACCOUNT NO.: 30807941176 BANK NAME : STATE BANK OF INDIA IFSC CODE : SBIN0006926 MICR CODE : 380002065 BRANCH NAME : COMMERCIAL BRANCH, AHMEDABAD	2. JASHODABEN NARENDRAKUMAR PATEL (CO-APPLICANT) Having Address At: PO. Budhiya, Ta. Idar, Dist. Sabarkantha, Gujarat - 383410
1. DATE & TIME OF E-AUCTION 2. LAST DATE OF SUBMISSION OF EMD 3. DATE & TIME OF THE PROPERTY INSPECTION	1. RESERVE PRICE 2. EMD OF THE PROPERTY	3. BHARATKUMAR MANKABHAI PATEL (GUARANTOR) Having Address At: PO. Laxmipur, Ta. Idar, Dist. Sabarkantha, Gujarat - 383410
1) E-AUCTION DATE: 05/11/2025 11:00 AM TO 01:00 PM WITH FURTHER EXTENSION OF 5 MINUTES 2) LAST DATE OF SUBMISSION OF EMD WITH KYC 04/11/2025 - TILL 05:00 PM 3) DATE OF INSPECTION: ON 03/11/2025 - BETWEEN 10:00 AM TO 05:00 PM IST	1) E-AUCTION DATE: 05/11/2025 11:00 AM TO 01:00 PM WITH FURTHER EXTENSION OF 5 MINUTES 2) LAST DATE OF SUBMISSION OF EMD WITH KYC 04/11/2025 - TILL 05:00 PM 3) DATE OF INSPECTION: ON 03/11/2025 - BETWEEN 10:00 AM TO 05:00 PM IST	4. AMOUNT Rs.781,712.00/- AS PER DEMAND NOTICE DATED 14/08/2021 + INTEREST TILL THE DATE OF REALIZATION AND COST, CHARGES AND OTHER EXPENSES.
1. BORROWER/S & GUARANTOR/S NAME & ADDRESS 2. TOTAL DUE + INTEREST	1. DESCRIPTION OF THE PROPERTY 2. A/C NO. FOR DEPOSITING EMD/OTHER AMOUNT	1. DATE & TIME OF E-AUCTION 2. LAST DATE OF SUBMISSION OF EMD 3. DATE & TIME OF THE PROPERTY INSPECTION
Account No.: 7979 1 BECHAN PRAJAPATI (APPLICANT) Having Address At: E-703, Akruji Angan, Narol-Aslali Highway B/h Sunrise, Vatva, Ahmedabad, Gujarat - 382440 And also at- 108, Akruji Angan, Narol-Aslali Highway, B/h Sunrise, Vatva, Ahmedabad Gujarat-382440	ALL THAT PIECE AND PARCEL FLAT NO.108, BLOCK-I, 1ST FLOOR ADMEASURING 37.63 SQ. MTRS (SUPER BUILT UP AREA), IN THE SCHEME KNOWN AS "AKRUTIANGAN", SITUATED AT SUB PLOT NO.68/3/1 & 68/3/2 ADMEASURING 8790.33 SQ.MTRS. (COMPRISING OF 8280.30 SQ.MTRS FOR RESIDENTIAL USE & 510 SQ. MTRS FOR COMMERCIAL USE) FINAL PLOT NO.68/1 & 68/2 TOTALLY ADMEASURING 23411 SQ. MTRS (ALLotted IN LIEU OF SURVEY NO.1523 ADMEASURING 39052 SQ.MTRS) OF TOWN PLANNING SCHEME NO.79 SITUATED AT VILLAGE VATVA, TALUKA AHMEDABAD CITY EAST IN THE REGISTRATION DISTRICT & SUB DISTRICT OF AHMEDABAD-11 (ASLALI), GUJARAT. BOUNDED AS FOLLOWS: AS PER SALE DEED : EAST : OTHER BLOCK & ROAD, WEST : PASSAGAE & FLAT NO.110, NORTH : FLAT NO.107, SOUTH : FLAT NO.109.	1. RESERVE PRICE 2. EMD OF THE PROPERTY
3. AMOUNT Rs.9,49,306.00/- AS PER DEMAND NOTICE DATED 30-05-2024 + INTEREST TILL THE DATE OF REALIZATION AND COST, CHARGES AND OTHER EXPENSES.	2. ACCOUNT NO.: 30807941176 BANK NAME : STATE BANK OF INDIA IFSC CODE : SBIN0006926 MICR CODE : 380002065 BRANCH NAME : COMMERCIAL BRANCH, AHMEDABAD	1) E-AUCTION DATE: 05/11/2025 11:00 AM TO 01:00 PM WITH FURTHER EXTENSION OF 5 MINUTES 2) LAST DATE OF SUBMISSION OF EMD WITH KYC 04/11/2025 - TILL 05:00 PM 3) DATE OF INSPECTION: ON 03/11/2025 - BETWEEN 10:00 AM TO 05:00 PM IST
1. DATE & TIME OF E-AUCTION 2. LAST DATE OF SUBMISSION OF EMD 3. DATE & TIME OF THE PROPERTY INSPECTION	1. RESERVE PRICE 2. EMD OF THE PROPERTY	1. RESERVE PRICE 2. EMD OF THE PROPERTY
1) E-AUCTION DATE: 05/11/2025 11:00 AM TO 01:00 PM WITH FURTHER EXTENSION OF 5 MINUTES 2) LAST DATE OF SUBMISSION OF EMD WITH KYC 04/11/2025 - TILL 05:00 PM 3) DATE OF INSPECTION: ON 03/11/2025 - BETWEEN 10:00 AM TO 05:00 PM IST	1) E-AUCTION DATE: 05/11/2025 11:00 AM TO 01:00 PM WITH FURTHER EXTENSION OF 5 MINUTES 2) LAST DATE OF SUBMISSION OF EMD WITH KYC 04/11/2025 - TILL 05:00 PM 3) DATE OF INSPECTION: ON 03/11/2025 - BETWEEN 10:00 AM TO 05:00 PM IST	1) E-AUCTION DATE: 05/11/2025 11:00 AM TO 01:00 PM WITH FURTHER EXTENSION OF 5 MINUTES 2) LAST DATE OF SUBMISSION OF EMD WITH KYC 04/11/20