



Axis Bank Ltd. (CIN: L65110GJ1993PLC020769)
 Branch Office : Axis Bank Limited, Collection Center, First Floor, Unit No.101 & 102 (Part) Balleswar Avenue S G Highway Opp. Rajpath
 Club Bodakdev Ahmedabad Gujarat - 380054.
 Corporate Office : Axis Bank Ltd., 3rd Floor, Gigaplex, NPC - 1, TTC Industrial Area, Mugalasan Road, Airoli, Navi Mumbai - 400708.

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(12) 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 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 having failed 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, notice 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) 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 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 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

Description of the Properties**SCHEDULE OF IMMOVABLE PROPERTY**

Date & Type of Possession

Sr. No	Name of Borrower/ Guarantor/ Co-Borrower	Demand Notice Date & Amount Rs. (Interest + Charges - Recovery)	Property Description	Date & Type of Possession
1	(1) M/S SHILPKALA BUILDCON (2) ASHISH DHIRBHAI DESAI (3) SURESH BHAI B. MANGUKIYA	29-08-2024 & Rs. 3,53,31,366.45/- as on 30-05-2023	Property 1: The Properly Bearing Hall No. 401 On The 4th Floor Adm. 2983.45 Sq. Fts. Having Super Built Up Area Adm. 173.36 Sq. Mts. And Built Up Area Adm. 1790.07 Sq. Fts. I.E., 166.36 Sq. Mts. Carpet Area Along With Undivided Share In The Land Of "Sai Patlina" Situate At Rsn 211 Of Block No. 292 Adm. 28632.00 Sq. Mts. Tps No. 58 (Bamrol), F. P. No. 135/A & 135/B Paki F. P. No. 135/B Paki Of Sub Plot No. 2(135/8-2) As Per Revenue Record Adm. 2058.01 Sq Mts. Final Plot Adm. 1650.61 Sq. Mts. Of Village Barnolt Of City Surat Owned By Ashish Dhirbhais Desai. Property 2: The Property Bearing Hall No. 402 On Th 4th Floor Adm. 2292.60 Sq. Fts. Having Super Built Up Area Adm. 131.52 Sq. Mts. And Built Up Area Adm. 1375.57 Sq. Fts. I.E., 127.79 Sq. Mts. Carpet Area Along With Undivided Share In The Land Of "Sai Patlina" Situate At Rsn 211 Of Block No. 292 Adm. 28632.00 Sq. Mts. Tps No. 58 (Bamrol), F. P. No. 135/A & 135/B Paki F. P. No. 135/B Paki Of Sub Plot No. 2(135/8-2) As Per Revenue Record Adm. 2058.01 Sq Mts. Final Plot Adm. 1650.61 Sq. Mts. Of Village Barnolt Of City Surat Owned By Ashish Dhirbhais Desai. Property 3: The Properly Bearing Hall No. 403 On Th 4th Floor Adm. 2253.68 Sq. Fts. Having Super Built Up Area Adm. 129.29 Sq. Mts. And Built Up Area Adm. 1352.21 Sq. Fts. I.E., 125.62 Sq. Mts. Carpet Area Along With Undivided Share In The Land Of "Sai Patlina" Situate At Rsn 211 Of Block No. 292 Adm. 28632.00 Sq. Mts. Tps No. 58 (Bamrol), F. P. No. 135/A & 135/B Paki F. P. No. 135/B Paki Of Sub Plot No. 2(135/8-2) As Per Revenue Record Adm. 2058.01 Sq Mts. Final Plot Adm. 1650.61 Sq. Mts. Of Village Barnolt Of City Surat Owned By Sureshbhai Batukbhai Mangukiya. Property 4: The Properly Bearing Hall No 404 On The 4th Floor Adm 2983.45 Sq. Fts. Having Super Built Up Area Adm. 173.36 Sq. Mts. And Built Up Area Adm. 1790.07 Sq. Fts. I.E., 166.36 Sq. Mts. Carpet Area Along With Undivided Share In The Land Of "Sai Patlina" Situate At Rsn 211 Of Block No. 292 Adm. 28632.00 Sq. Mts. Tps No. 58 (Bamrol), F. P. No. 135/A & 135/B Paki F. P. No. 135/B Paki Of Sub Plot No. 2(135/8-2) As Per Revenue Record Adm. 2058.01 Sq Mts. Final Plot Adm. 1650.61 Sq. Mts. Of Village Barnolt Of City Surat Owned By Sureshbhai Batukbhai Mangukiya. Property 5: The Properly Bearing Plot No. 46 Adm. 131.83 Sq. Mts. I.e. 157.67 Sq. Yards And 78.41 Sq. Mts. On Ground Floor Construction In "Aman Nagar" Situate At Rsn 49/1. Tps No. 15 Of Fp. No. 45 And Survey No. 49/2. Scheme No. 15. Final Plot No. 32 And Survey No. 50/3. Tps No. 15. Fn No. 32 And Survey No. 54/1 Tps No. 15. Ip No. 41 & 96 Of Villaga Fulpada Of City Surat Situated At Rsn 338/P. 342/P & 392/P Of Village Sachin Of Subs. D. Choryas Of Dis. Surat Owned By Ashish Dhirbhais Desai & Sureshbhai Batukbhai Mangukiya.	17.12.2025 (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 : 24.12.2025, Place : Gujarat

Authorised Officer, Axis Bank Ltd.



Patherkova Branch: Business Centre building,
 Relief Road, Patherkova, Ahmedabad,
 Gujarat-380001, Phone : 9427314771
 Email: cb17005@canarabank.com

POSSESSION NOTICE

(For Immovable Property)

Whereas, The undersigned being the Authorised Officer of Canara Bank Patherkova Branch, Ahmedabad under the Securitisation and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 (Act 54 of 2002) (herein after referred to as "Act") and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated 13.10.2025 calling upon the Borrower M/s. Rahul Apparels, through its Partners Mr. Mukesh Prataprai Rangwani (Borrower/Partner/ Mortgagor / Guarantor) and Mr. Sunilbhai Prataprai Rangwani (Borrower/Partner/ Mortgagor / Guarantor), and Mrs. Neelam Sunikumar Rangwani (Mortgagor / Guarantor) to repay the amount mentioned in the notice as on 12.10.2025, an amount of Rs. 1,25,67,152.48 (Rupees One Crore Twenty Five Lakh Sixty Seven Thousand One Hundred Fifty Two and Paise Forty Eight Only) + further Interest and charges from 13.10.2025 in your term loan account together with further interest and incidental expenses and costs within 60 days from the date of notice.

The Borrower/ Guarantor/ Mortgagor having failed to repay the amount, notice is hereby given to the Borrower/ Guarantor/ Mortgagor and the public in general that the undersigned has taken Symbolic Possession of the property being described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with Rule 8 & 9 of the Security Interest Enforcement Rules of the said Act on this 13.10.2025.

The Borrower/ Guarantor/ Mortgagor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with property will be subject to the charge of the Canara Bank for an amount of as on 12.10.2025, an amount of Rs. 1,25,67,152.48 (Rupees One Crore Twenty Five Lakh Sixty Seven Thousand One Hundred Fifty Two and Paise Forty Eight Only) + further Interest and charges from 13.10.2025 in your term loan account and further interest thereon together with incidental charges.

The borrower's attention is invited to the provisions of sub- section (8) of section 13 of the SARFAESI Act, in respect of time available, to redeem the secured assets

DESCRIPTION OF IMMOVABLE PROPERTY

All that piece and parcel of immovable property bearing Shop No. 612 on 6th Floor construction area admeasuring 335 sq.feet in the scheme known as "Mahalaxmi Complex" of "Ramya Market Owner's Association" constructed on land bearing City Survey No. 1574/C Paki 3154 of Sharupur Ward-2 Taluka : City District : Ahmedabad and Registration Sub-District: Ahmedabad-01 (City). **Boundaries :** East : Shop No. 613, West : Shop No. 611, North : Road, South : Passage

CERSAII Security Interest Id : 400066178889

Date : 20.12.2025

Place : Ahmedabad

Sd/- Authorized Officer

Canara Bank



Patherkova Branch: Business Centre building,
 Relief Road, Patherkova, Ahmedabad,
 Gujarat-380001, Phone : 9427314771
 Email: cb17005@canarabank.com

POSSESSION NOTICE

(For Immovable Property)

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The Borrower/ Guarantor/ Mortgagor having failed to repay the amount, notice is hereby given to the Borrower/ Guarantor/ Mortgagor and the public in general that the undersigned has taken Symbolic Possession of the property being described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with Rule 8 & 9 of the Security Interest Enforcement Rules of the said Act on this 13.10.2025.

The Borrower/ Guarantor/ Mortgagor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with property will be subject to the charge of the Canara Bank for an amount of as on 12.10.2025, an amount of Rs. 1,25,67,152.48 (Rupees One Crore Twenty Five Lakh Sixty Seven Thousand One Hundred Fifty Two and Paise Forty Eight Only) + further Interest and charges from 13.10.2025 in your term loan account and further interest thereon together with incidental charges.

The borrower's attention is invited to the provisions of sub- section (8) of section 13 of the SARFAESI Act, in respect of time available, to redeem the secured assets

DESCRIPTION OF IMMOVABLE PROPERTY

All that piece and parcel of immovable property bearing Flat No. 302 On 3rd Floor construction area admeasuring 44.86 sq.mtrs. in the scheme known as "Shiv Residency" constructed on land bearing City Survey No. 7512 & 7513 of Village/Mouza : Sardamgar, Taluka : City District: Ahmedabad and Registration Sub-District: Ahmedabad-06 (Naroda). **Boundaries :** East : City Survey No. 7611, West : Flat No. 301, North : City Survey No. 7474 & 7475, South : Road

CERSAII Security Interest Id : 400066652562

Date : 20.12.2025

Place : Ahmedabad

Sd/- Authorized Officer

Canara Bank

**AU SMALL FINANCE BANK LIMITED (A SCHEDULED COMMERCIAL BANK)**

Regd. Office: 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001, Rajasthan, (India). (CIN:L36911RJ1996PLC011381)

APPENDIX-IV-A- [See proviso to rule 8(6)] Sale notice for sale of immovable properties

E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s)/ Co-Borrower(s)/Mortgagor(s) and Guarantor(s) that the below described immovable properties mortgaged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorised Officer of AU Small Finance Bank Limited (A Scheduled Commercial Bank), the same shall be referred herein after as AUSFB. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis through E-Auction for recovery of amount mentioned in the table below along with further interest, cost, charges and expenses being due to AUSFB viz. Secured Creditor.

It is hereby informed you that we are going to conduct public E-Auction through website <https://sarfaesi.auctontiger.net>

Loan A/C No./ Name of Borrowers/Co-Borrowers/ Mortgagors/Guarantor	Date & Amount of 13(2) Demand Notice	Date Of Possession	Description of Property	Reserve Price For Property	Earnest Money For Property	Date & Time of E-Auction	Date of Bid Submission	Contact Person and Property Visit Date	Loan A/c No./ Name of Borrowers/Co-Borrowers/ Mortgagors/Guarantor	Date & Amount of 13(2) Demand Notice	Date Of Possession	Description of Property	Reserve Price For Property	Earnest Money For Property	Date & Time of E-Auction	Date of Bid Submission	Contact Person and Property Visit Date
(Loan A/C No.) L900106011442668 & L9001060141329276, Gupta Vijay Gopinath S/O Gopinath (Borrower), Smt. Anju Devi Vijaykumar W/O Vijaykumar (Co-Borrower) Lucky Green Star Omlet Center (Borrower)	09-Sep-24 Rs. 2,11,63/- Rs. Two Lac Eleven Thousand Six Hundred Thirty-Three Only As On 07-Sep-24 & 26-Sep-24 Rs. 5,49,10/- Rs. Five Lac Forty-Nine Thousand One Hundred Nine Only As On 26-Sep-24	10-Sep-25	Property Located At - Shop No. 02, Ground Floor, Building- A, Gelukrupa Residency, Plot No. 139 To 142, Shree Laxminarayan Society, R S No. 132/24, Block No. 116, Vill - Kadodara, Th- Palasana, Dist- Surat, Gujarat Admeasuring 307 Sqft Sbu	Rs. 10,35,000/- Rs. One Ten Lakhs Thirty-Five Thousand Only.	Rs. 1,03,500/- Rs. One Lakh Three Thousand Five Hundred Only.	29-Jan-26 02:00 PM to 4:00 PM with unlimited extension of 5 minutes	27-Jan-26	AU Small Finance Bank Ltd., Branch Address : 1112, 2nd Floor, Jh Centre, Opp New Income Tax Office, Nr. Star Bazar Adajan, Gujarat-395009	(Loan A/C No.) L9001060123956342, Solanki Bhaveshkumar S/O Khodabhai (Borrower), Smt. Kalaisabha Solanki W/O Khodabhai (Co-Borrower)	12-Jul-24 Rs. 4,42,199/- Rs. Four Lac Forty-Two Thousand One Hundred Ninety-Nine Only As On 11-Jul-24	28-Oct-25	Property Located At Tuva Property .No. 40771 , Tuva Gram Panchayat Tuva , Godhra , Dist-Panchmahal Gujarat Admeasuring 836 Sq.Ft	Rs. 5,60,000/- Rs. Sixty Lakh Sixty Thousand Only.	Rs. 5,60,000/- Rs. Five			