

	<h1 style="margin: 0;">MS FINCAP PVT. LTD.</h1> <p style="margin: 0;">CIN: U7120RJ2016PTC055220</p> <p style="margin: 0;">C-81B, Chaitanya Marg, C-Scheme, Jaipur, RAJ-302001,</p> <p style="margin: 0;">Ph.: 0141 30436554. e-mail: info@msfincap.com</p>
APPENDIX IV [SEE RULE 8(1)] POSSESSION NOTICE (for Immovable Property)	
<p>Whereas, The undersigned being the Authorised officer of the MS FINCAP PRIVATE LIMITED, under the securitization 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 13/11/2025 calling upon the Borrowers/ Guarantor /Mortgagor of loan A/c No. MSLPSTU000007, MSLPSTU000008, Denish Rajeshkumar Khadawala (Borrower), Zarna Denish Khadawala (Co- Borrower), to repay the amount mentioned of account in the notice being Rs.1,04,94,864/- (Rupees One Crore Four Lacs Ninety-Four Thousand Eight Hundred Sixty-Four Only) of loan as on 13/11/2025 with future interest until payment in full within 60 days from the date of notice/date of receipt of the said notice.</p> <p>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 described herein below in exercise of powers conferred on him/her under Section 13(4) of the said act read with Rule 8 of the said Rules on this 28th day of January of the year 2026.</p> <p>The Borrower/Mortgagor 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 MS FINCAP PRIVATE LIMITED for an amount of Rs. 1,04,94,864/- (Rupees One Crore Four Lacs Ninety-Four Thousand Eight Hundred Sixty-Four Only) of account as on 13/11/2025 and interest & expenses thereon until full payment. 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 the secured assets.</p>	
Description of immovable properties	
<p>(Property 1) All The Part And Parcel Of Shop No. 219, 220 & 221 (as Per Approved Plan Shop No. 19,208.21, Second Floor, Omkar Plaza, Opp. Priyanka Green Park, Beside Sai Plaza Situated At Gram Bhestan- Jlav Road, Sub Dist.- Udhana (Majura), Dist.- Surat, Gujarat Admeasuring Area 75.53sq. Mtr Belonging To Denish Rajeshkumar Khadawala having four boundaries- East: Passage, West: Open Space + Road, North: Shop No. 216, 217 & 218, South: Passage</p> <p>(Property 2) All The Part And Parcel Of Shop No. 226 (as Per Approved Plan Shop No. 26), Second Floor, Omkar Plaza, Opp. Priyanka Green Park, Beside Sai Plaza Situated At Gram Bhestan- Jlav Road, Sub Dist.- Udhana (Majura), Dist.- Surat, Gujarat Admeasuring Area 37.61 Sq. Mtr East: Passage + Shop No. 225, West: Open Space + Road, North: OTS, South: Open Space</p>	
<p>Date : 28-Jan-26Authorised Officer</p> <p>Place : Surat, GujaratMS FINCAP PRIVATE LIMITED</p>	

<h1 style="text-align: center;">DEUTSCHE BANK AG</h1> <h2 style="text-align: center;">APPENDIX-IV [SEE RULE 8(1)] POSSESSION NOTICE</h2>	
<p>Whereas, the undersigned being the authorized officer of the Deutsche Bank A.G., India ("Bank") 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 07th November 2025 calling upon the borrowers M/S GAYATRI SALES (Borrower), MR. HANDRAESHKUMAR AMRUTLAL MODI (Co-Borrower) and MRS. ANISHA CHANDRESHKUMAR MODI (Co-Borrower) to repay the outstanding amount as mentioned in the notice being Rs. 91,42,449.00/-Rupees Ninety-One Lakhs Forty-Two Thousand Four Hundred Fouty-Nine Only within 60 days from the date of receipt of the said notice, the Borrower having failed to repay the amount, notice is hereby given to the Borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of the powers conferred on it under Section 13(4) of the said act read with rule 8 of the said act on 15th 28th January 2026.</p> <p>The Borrower 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 Bank for an amount of Rs. 91,42,449.00/- (Rupees Ninety-One Lakhs Forty-Two Thousand Four Hundred Fouty-Nine Only) and interest thereon.</p> <p>The Borrowers' attention is invited to provisions of Sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.</p>	
<p style="text-align: center;">Description of the Immovable Property</p> <p>Property : In respect of Plot / Bungalow No. D/92, Andm. 140 Sq. Mtrs. Land Area & Adm. 60 Sq. Mtrs. Internal Road, Common Plot & Undivided Land Share (As per Sale Deed No. 5124/2005) in the Scheme Known as Shivanand Jagadishwari, Situated At - Survey No. 127, FP No. 95 of TP No. 01 Of Mouje : Khodasar, Taluka: Maninagar and District: Ahmedabad</p>	
<p style="text-align: right;">For Deutsche Bank AG Authorised Officer (Dipesh Mukherjee)</p>	
<p>Date: 28-01-2026 Place: Ahmedabad</p>	

Sr. No.	Branch Name / Name and address of Borrowers / Guarantors	Total dues for Recovery of which properties are being sold (Rs.) As per 13-2 notice Possession Type	Details of the Secured Assets Put for Auction / Sale & Type of Possession with the Bank & Encumbrances, Bank Property ID	Reserve Price EMD Amt. Bid Increase Amt.
7	Branch : Asset Recovery Branch Mr. Ashutosh Rajan, Chief Manager Mob. No.: 8989080944 Borrower/Director : M/s. Bhavaprita Traders Pvt. Ltd., Mr. Bharatbhai Shankarlal Patel, Mr. Akshit Bharatbhai Patel Guarantor : Mr. Bharatbhai Shankarlal Patel, Mr. Akshit Bharatbhai Patel	Ledger Balance Rs. 1,90,00,000/- plus Unapplied interest plus penal interest and other charges thereon from 15.09.2022 (less recovery made thereafter) Physical Possession	Lot No. 8) All those pieces & parcel of Plant & Machinery installed at Industrial premises situated at furnishing G-5, MIDC, A/P, Kothada, Taluka navapur Dist. Nandurbar, Maharashtra. (Side changedat F-3, MIDC, Kothada, Taluka navapur Dist. Nandurbar, Maharashtra) Property ID : MAHBARBBHAVPRITAMACHINE	Rs. 12,40,000/- _____ Rs. 1,24,000/- _____ Rs. 10,000/- _____
8	Branch : Asset Recovery Branch Mr. Ashutosh Ranjan, Chief Manager, Mo.: 8989080944 Borrower: M/s Laxmi Telecom, Mr. Maheshkumar Laxmidas Vasant (Proprietor & Mortgagor of M/s Laxmi Telecom)	Total Dues as on 13.08.2024 is Rs. 31,97,654/- plus Unapplied interest plus penal interest and other charges from 14.08.2024 (Less recovery made thereafter) Physical Possession	Lot No. 9) All those pieces & Parcel of property with construction & fixture there being & lying at Rajkot Survey No 20 paiki, Plot No 11, Residential Flat No. A 404 on Fourth Floor, Miracle Flats - 1, Situated Opp BSC Boys Hostel, Off FCI Godwon Road - Jamnagar Road, Ghanteshwar Taluka Rajkot, Dist Rajkot Gujarat- 360006 Property ID: MAHB LAXMITELCOM	Rs. 14,94,000/- _____ Rs. 1,49,400/- _____ Rs. 10,000/- _____
9	Branch : Asset Recovery Branch Mr. Ashutosh Ranjan, Chief Manager, Mo.: 8989080944 Borrower: Mr. Akshayrajsinh Pradyumansinh Vaghela, Mrs. Vidhyaba Akshayrajsinh Vaghela	Total Dues as on 13.08.2024 is Rs. 25,00,148/- plus Unapplied interest plus penal interest and other charges from 14.08.2024 (Less recovery made thereafter) Physical Possession	Lot No. 10) All those pieces & parcel of property with construction & fixture there being & lying at Revenue Survey No 248 Paiki 10 Paiki, Plot No. 25 to 34, Sub Plot No. 25 to 34/1, East Side, Residential Flat No. B/1304 on 13th Floor in Wing yellow "Apple Elegence" with Built up area 71.38 sq. mtr. Situated in Vraj bhumi -2, Near Taxshila College, Off. Kalawad Road, Village - Ishwariya, Tal- Paddhari, Dist- Rajkot - 360110 (Gujarat) Property ID : MAHBAKSHAYRAJ	Rs. 13,28,000/- _____ Rs. 1,32,800/- _____ Rs. 10,000/- _____
10	Branch : Asset Recovery Branch Mr. Ashutosh Ranjan, Chief Manager, Mo.: 8989080944 Borrower : Mr. Dilipbhai Mohanbhai Parmar	Total Dues as on 13.08.2024 is Rs. 25,19,454/- plus Unapplied interest plus penal interest and other charges from 14.08.2024 (Less recovery made thereafter) Physical Possession	Lot No. 11) All those pieces & parcel of property with construction & fixture there being & lying at Revenue Survey No. - 248 Paiki 10 Paiki, Plot No. 25 to 34, Sub Plot No. 25 to 34/1, Residential Flat No. 1303 on the 13th floor in wing Green "Apple Elegance" situated in Vraj Bhumi - 2, Near Taxshila College, Off. Kalawad Road, Village Ishwariya, Tal- Paddhari Dist.-Rajkot- 360110 (Gujarat) Property ID : MAHBDILIPBHAI	Rs. 13,28,000/- _____ Rs. 1,32,800/- _____ Rs. 10,000/- _____
11	Branch : Asset Recovery Branch Mr. Ashutosh Rajan, Chief Manager Mob. No.: 8989080944 Borrower : M/s. Krishna Agri Export Mr. Hareshkumar Ukabhai Vaishnav (Partner, Guarantor & Mortgager), Mr. Mehulkumar Popat Kanpuriya (Partner, Guarantor & Mortgager), Mr. Shamjibhai Kachhadiya (Guarantor & Mortgager)	Ledger Balance Rs. 3,35,39,383.83/- plus Unapplied interest plus Penal interest and other charges thereon from 08.11.2023 (less recovery made thereafter) Physical Possession	Lot No. 12) All those pieces & parcel of property with construction & fixture there being & lying at Registered Mortgage of All that piece and parcel of property situated lying and being at Industrial open plot situated B/h. Krishna Agri Export, Jamnavad Road, Off. GJ State Highway 109, Vill-Jamnavad, Tal-Dhoraji, Dist.Rajkot 360410.Plot No./ Survey No.: R.S. No. 36, Plot No. 1 to 6. Bank Property ID : MAHBKRISHNAINDPLOTDHORAJI Lot No. 13) All those pieces & parcel of property with construction & fixture there being & lying at Registered Mortgage of All that piece and parcel of property situated lying and being at Residential open plot situated in Rakholiyawadi Area, Street No. 3, Off. Old Upleta Road, Vill-Dhoraji, Tal- Dhoraji, Dist. Rajkot, Gujarat 360410. Plot No./ Survey No.: R.S. No. 548/2 Paiki, Plot No.6 Paiki Bank Property ID : MAHBKRISHNA6DHORAJI Lot No. 14) All those pieces & parcel of property with construction & fixture there being & lying at Industrial unit namely "Krishna Agri Export" situated B/h. Payal Packaging, Jamnavad Road, off. GJ State Highway 109, Vill-Jamnavad, Tal-Dhoraji, Dist.-Rajkot-360410. Plot No./ Survey No. : R.S. No. 47/1 Paiki & 48 Paiki, Plot No. 20 along with plant and Machinery Bank Property ID : MAHBKRISHNADHORAJI Lot No. 15) All plant and machinery at Industrial unit namely "Krishna Agri Export" situated B/h. Payal Packaging, Jamnavad Road, off. GJ State Highway 109, Vill-Jamnavad, Tal-Dhoraji, Dist- Rajkot-360410. Plot No./ Survey No.: R.S. No. 47/1 Paiki & 48 Paiki, Plot No. 20 Bank Property ID : MAHBKRISHNAMACHINE	Rs. 49,77,000/- _____ Rs. 4,97,700/- _____ Rs. 10,000/- _____ Rs. 4,82,000/- _____ Rs. 48,200/- _____ Rs. 10,000/- _____ Rs. 70,16,000/- _____ Rs. 7,01,600/- _____ Rs. 10,000/- _____ Rs. 18,64,000/- _____ Rs. 1,86,400/- _____ Rs. 10,000/- _____
12	Branch : Asset Recovery Branch Mr. Ashutosh Rajan, Chief Manager Mob No. 8989080944 Borrower : Mr. Jitendrabhai Parmar & Mrs. Ushaben Parmar	Ledger Balance Rs. 28,88,909/- plus Unapplied interest plus Penal interest and other charges from 11.09.2023 (Less recovery made thereafter) Physical Possession	LOT No. 16) All those pieces & parcel of property with construction & fixture there being & lying at flat n-202, 2nd floor, Sankalp Apartment admeasuring 115.90 Sq. mt. CTS Survey No. 1393 TPS No. 63, FP No. 8/2, R.S. No. 785 at village-Gotri, Dist-Vadodara. Together with all the fixtures, furniture Bank Property ID : MAHB JITENDRABHAI	Rs. 17,95,000/- _____ Rs. 1,79,500/- _____ Rs. 10,000/- _____

STATUTORY -15- DAYS SALE NOTICE RESPECTIVELY UNDER SARFAESI ACT, 2002

1. The auction sale for all properties will be online through website <https://baanknet.com/eauction-psb> [Contact No. 8291220220, Email : support.BAANKNET@psballiance.com] on 17.02.2026 (For Sr. No. 1 to 12 i.e From Lot No. 1 to 16) from 01:00 PM to 05:00 PM (IST) with unlimited extensions of 5 minutes duration each. Last date of submission of bid/tender with EMD is 16.02.2026 upto 06:00 PM. The intending purchasers can inspect the property/ies with prior appointment at his/her expenses from 10.02.2026 to 12.02.2026 between 12:00 PM to 04:00 PM. For Prior appointment, please contact to the Concerned Branch. Bidders shall improve their offers as mentioned above during online bidding for Property/ies.

2. For Detailed terms and conditions of the sale, please refer to the link "http://bankofmaharashtra.in/properties_for_sale" provided in the Bank's website & on Baanknet Portal (<https://baanknet.com/eauction-psb>).