



Regional Office: Netaji Marg, Nr. Mithakhali Six Roads, Ellisbridge, Ahmedabad-6. Phone: +91-79-26421671-75

PHYSICAL POSSESSION NOTICE

NOTICE is hereby given under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in the exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, the Authorized Officer issued demand notice to the borrower(s) on the date mentioned against the account stated herein after calling upon them to repay the amount within 60 days from the date of receipt of said notice. The borrower(s), having failed to repay the amount notice is hereby given to the public in general and particular to the borrower(s) that the undersigned has taken physical possession of the property described herein below in exercise of the powers conferred on him under section 13(4) of the said Act read with Rule 8 of the said Rules on the date mentioned against the loan account. The borrower(s) in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of the Bank for the amounts, interest, costs and charges thereon. The borrowers'/mortgagors' attention is invited to the provisions of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured asset.

Name of borrower(s), & Loan Account No.	Description of the property mortgaged (Secured Asset)	Date of Demand Notice	Date of Physical Possession Notice	Outstanding Amt. as on Date of Demand Notice
Mr. Babubhai Mansukhbhai Pithadiya	All Piece And Parcel Of Immovable Property Admeasuring About 40.10 Sq.Mtr. Revenue Survey No. 34, Block No. 25, Plot No. 52, D-Type, Hari Dashed Residency, Shekhpur Saya Road, Moje: Shekhpur, Kamrej, Surat, Gujarat, 394107. And Same Bounded As Under: North: Plot No. D-39, East: Plot No. D-53, West: Plot No. D-51, South: Society's Road	April 05, 2025	February 01, 2026	Rs.4,67,555.79 (As on April 05, 2025)
Mrs. Rupalben Babubhai Pithadiya				
Mr. Mukeshhai Champakbhai Gondalai				
20003030018017				
Kamale Nishant	All Piece And Parcel Of Residential Flat No. 610, Area Admeasuring Built Up Area 140.540 Sq.Mtrs, City Survey No. 972, Parishram Heights, 6th Floor, Moje: Vyara, Taluka : Vyara, District : Tapi, Gujarat, And Same Bounded As Under: North: Road, East: Flat No. 609, West: Building - A, South: Common Passage	May 05, 2025	February 01, 2026	Rs.40,07,385.43 (As on April 21, 2025)
Mr. Narendra Shantaram Kamle				
90001078562315				
Place: Surat-Tapi Date: February 06, 2026				Authorised Officer: Bandhan Bank Limited

यूनियन बँक Union Bank of India

Kalnadhala, Opp: Police station
Vasad, Station road, Vasad
Ta & Dist: Anand 388306, Gujarat

Rule 8(1) POSSESSION NOTICE (For Immovable property)

Whereas, The undersigned being the authorised officer of Union Bank of India, Vasad Branch under the Securitisation and Reconstruction of Financial Assets and Enforcement Security Interest (Second) Act, 2002 (Act No. 54 of 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 29.08.2025 calling upon the borrower Mr. Gangasinh Gendalsinh Kushav (Borrower) & Mrs. Kushav Nilamdevi Gangasinh (Co-Borrower) to repay the amount mentioned in the notice being Rs. 14,98,261.18 (Rupees Fourteen Lakhs Ninety Eight Thousand Two Hundred Sixty One and Paisa Eighteen 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 powers conferred on him/her under Section 13(4) of the said Act read with rule 8 of the Security Interest (Enforcement) 2002 on this the 4th day of February of the year 2026.

The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of the union bank of India, Vasad branch for an amount Rs. 14,98,261.18 and interest thereon.

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

Description of the Immovable Property

All the piece and parcel of Residential Property situated at Plot No. B/ 11 Ad measuring area 88.34 Sq. Mt., construction area 28.99 Sq. Mt., C. S. No. 2096 Situated in N.A. Land of & quot;Asupari Society;& quot; of R. S. No. 881+1+H2.0-78-91, Village Vasad, Ta. & amp; Dist: Anand.

Property Bounded By: East: Sub Plot No. B-10, West: After Margin, Sub Plot No. B/12, North: After Margin, Society Road, South: 0.00 Mt Wide Road

Sd/- Date: 04.02.2026 Place: Vasad Authorised Officer, Union Bank of India

Shop No. 2, 4, 5, 6, Matrix Plaza,
Opp. Ramvadi Kanta,
Vatva GIDC, Jashodanagar,
Hathinji Road, Vatva, Ahmedabad-382445

APPENDIX-IV [SEE RULE 8(1)]

POSSESSION NOTICE (for immovable property)

WHEREAS, The undersigned being the authorized officer of the Indian Bank 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 9 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 17.11.2025 calling upon the borrower/Guarantor/Mortgagor, Mr. Kaushikbhai Maheshbhai Panchal (Borrower & Mortgagor) & Mrs. Jalpani Kaushik Panchal (Guarantor) with our Vatva Branch to repay the amount mentioned in the notice being Rs. 39,21,966.00 (Rupees Thirty Nine Lakh Twenty One Lakh Nine Hundred Sixty Six Only) as on 16.11.2025 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 powers conferred on him/her under sub-section (4) of section 13 of Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 and in compliance of under Section 14 of the said Act on this the 02th Day of FEB of the year 2026.

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 Vatva Branch, Dist. Ahmedabad, for an amount of being Rs. 39,21,966.00 (Rupees Thirty Nine Lakh Twenty One Lakh Nine Hundred Sixty Six Only) as on 16.11.2025 and Interest & Expenses thereon with less recovery.

The borrower's attention is invited to the provisions 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 House No. 30 Admeasuring about 65.396 sq.mtr and Land Area Admeasuring About 43.80 sq.mtr including Road and Common plot Total Admeasuring About 109.76 sq.mtr and the area herein above construction thereon Admeasuring about 163.00 sq.mtr. 2-BHK with construction including Ground Floor First Floor in the Scheme known as Rajdhani Residency and cabin construction on Non Agriculture land bearing Khata No. 60, Block/Survey No. 60/1 admeasuring 6576 sq.mtr situated lying and being at Village, Manipura, Taluka - Nadia, within District of Kheda and Registration Sub District of Nadia within the state of Gujarat. The boundaries of the above-mentioned property are as follows : East : Open Space, West : Society Common Road, North : House No. 29, South : House No. 30/1 Date : 02.02.2026 Chief Manager & Authorized Officer Indian Bank

Branch Office : YES BANK Limited, Retail Legal (RL) WS No. 0155 to 0157, Second Floor, Unit No. G-3, 102-103, C.G.Centre, C.G.Road, Ahmedabad - 380 009
Branch Office : Ground Floor, Corner Square Building, Near Iron Multiex, Race Course Circle, Borsad - 390007
Branch Office : Yes Bank Limited, 1st Floor, Orbit Tower, Opp. Krushi Bazar Sahera Darwaja, Ring Road, Surat - 395003.
Branch Office : Yes Bank Limited, 3rd Floor, Nath Edifice, Jilla Panchayat Chowk, Race Course, Rajkot
Registered & Corporate Office : Yes Bank Limited, Yes House, Off Western Express Highway, Santacruz East, Mumbai - 400055.
CIN : L65190MH2023PLC143249, Email : communications@yesbank.in, Website : www.yesbank.in

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 Borrowers, Co-Borrowers, Guarantor and Mortgagors that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Yes Bank Ltd. i.e. Secured Creditor, will be sold on "As is where is", "As is what is" and "Whatever there is" on 11.03.2026 for recovery of below mentioned dues subject to further interest and charges at contracted rate, due to the Secured Creditor from below mentioned Borrowers, Co-Borrowers, Guarantor and Mortgagors.

Sr. No.	Names of the Borrower / Co-Borrower / Guarantor	Demand Notice Amount	Reserve Price & EMD (in Rs.) & Possession Date	A.O. Name & No.
1	Vikesh Ram Khelvan Mishra as the "Borrower & Mortgagor" & Roshni Vinish Mishra as the "Co-Borrower & Mortgagor"	Rs.139559.87/- as on 21-02-2025	Rs.12,76,000/- Rs.1,27,600/- 07.12.2025	
2	Girish Bhanwarlal Banjara as the "Borrower & Mortgagor" & Banjara Shekar as the "Co-Borrower"	Rs.2391051.7/- as on 21-02-2025	Rs.21,06,000/- Rs.2,10,600/- 07.12.2025	
3	M/S Vian Capital Through its Partner Vipul N Chariolya (Borrower and Mortgagor), 2, M/S Vian Buildcone Through its Partner Vipul N Chariolya (Co-Applicant and Partner), 3, Vipul Nagarbhai Chariolya (Co-Applicant and Partner), 4, Harshadhai Nagarbhai Chariolya (Co-Applicant and Partner), 5, Vaishali Jitendra Pratapji (Co-Applicant and Partner), 6, Roshani Jignesh Doshi (Co-Applicant and Partner), 7, Sonal Rakeshkumar Mod (Co-Applicant and Partner)	Rs.3,53,95,825.13/- as on 18-Feb-25	Rs.4,76,49,000/- Rs.47,64,900/- 30.11.2025	
4	Property 1: All that pieces and parcels of immovable property comprising of Commercial Shop No. A/16 on Ground Floor Block No. A, admeasuring 311.72 Sq. Ft. i.e. 28.95 sq.mtrs. (Built up area) and 291.70 Sq. Ft. i.e. 27.09 sq.mtrs. (Carpet area) Undivided share in the land of road and COP measuring 14.74 sq.mtrs. in the Scheme known as "VANARAY CRYSTAL" situated at Revenue Survey No. 1071/3/1 Khata No. 1884 (Old Revenue Survey No. 1071/3 & Old Khata No. 1433) sorthan admeasuring 1035.59 sq.mtrs. Draft T.P. scheme no. 86, Final Plot no. 33/3/1 admeasuring 4566 sq.mtrs. in the sim of Village: Vatva Registration District and Sub-District of Ahmedabad; and bounded as under: East: Flat no. F/504, West: Flat no. F/506, North: Passage, South: Margin Space.			
5	Property 2: All that pieces and parcels of immovable property comprising being Flat No. C-502 in Block "C" on 5th Floor Admeasuring 53.68 Sq.mtr carpet area 1.57 sq.mtrs. area along with an undivided proportionate share in the said land for Road and COP admeasuring 26.82 sq.mtrs. in the Scheme Known As "Shreenath Residency" Situated Revenue Survey No. 940/pai1k admeasuring 3845 sq.mtrs. and Final Plot No. 391 admeasuring 2288 sq.mtrs. of Town Planning Scheme No. 1 (No. 1) of Mouje: Vatva of Taluka: Khata of Dredha. Khetad and bounded as under: East: Open, West: Flat no. C/504, North: Flat no. C/502, South: Block: no. B.			
6	M/S Vian Capital Through its Partner Vipul N Chariolya (Borrower and Mortgagor) & Roshni Vinish Mishra as the "Co-Borrower & Mortgagor"	Rs.44,33,047.19/- as on 24-10-2024	Rs.48,18,000/- Rs.4,81,800/- 08.11.2025	
7	All The Piece And Parcel of Residential Flat No. A-301 admeasuring 153 sq.mtrs. Super built up area undivided share in the land of Road & COP in "BALAJI GREENS" situated at Revenue Survey No. 414/1 admeasuring 2934 sq.mtrs. Moje village : Chhatri Registration Sub District; and District Vadodara, and bounded as under: East: Road: West: Flat no. A/304, North: Part of Common Garden, South: Flat no. A/302.			
8	Firoz Mohiddin Khan as Borrower & Mortgagor", & Soni Firoz Khan as the "Co-Borrower & Mortgagor"	Rs.130852.14/- as on 28-01-2025	Rs.14,44,000/- Rs.1,44,400/- 27.09.2025	
9	All that piece & parcels in the land bearing property of Flat No: 202 on the 2nd Floor of the Wing No: A/3 of the A Type Building, admeasuring about 633.29 Square Feet i.e. 58.86 Square Meters (Built up Area), 579 Square Feet i.e. 53.81 Square Meter (Carpet Area) along with undivided proportionate share in land for Road and COP admeasuring about 23.04 Square Meter (Carpet Area) and Palim Zumas "Residency" situated at: Laipor bearing Revenue Survey No: 318/1, 331/2, 332/1 and 332/2 (After Consolidation) Block Nos. 338/1+2+383+384+366) admeasuring about 25449 Square Meter paik 15629 Square Meter paik Sub-Division No.1 admeasuring about 43.75 Square Meter of Moje Village: Laipor, Taluka: Chorwai, District: Surat.			
10	Hitesh Rameshbhai Satani as Borrower & Mortgagor" & Shailesh Rameshbhai Satani as the "Co-Borrower & Mortgagor"	Rs.1842013.83/- as on 10-09-2024	Rs.13,62,000/- Rs.1,36,200/- 28.09.2025	
11	All that piece and parcel of the Plot No. 27 of the Vibhag- 2 of the Society Known as "Opera Homes" of which the area of admeasuring as per revenue record about 44.61 sq.mts. and Part in the Undivided land of the Society admeasuring to 20.85 sq.mts. & COP admeasuring to 7.14 sq.mts. Constituting of the N.A. Land bearing Revenue Block no. 384/2/27 (Block no. 384, Survey No. 394), Sub Plot no. 2 Paiki, Situated in Moje Village: Kamrej, Taluka: Kamrej, Sub-District: Kamrej, District: Surat.			
12	Rana Manojkumar Arvindilal as Borrower & Mortgagor", & Rana Nishanesh Manojkumar as the "Co-Borrower & Mortgagor"	Rs.295487.00/- as on 29-11-2024	Rs.27,25,000/- Rs.2,72,500/- 28.09.2025	
13	1. M/s Kali Mandir Sarees Collection Through Its Proprietor Amitkumar Bhagachand Jain (Borrower), 2. Mr. Amitkumar Bhagachand Jain (Co-borrower & Mortgagor), 3. Mrs. Naina Jain (Co Borrower), 4. Mrs. Hiradev Bhagachand Jain (Co Borrower)	Rs.4,78,37,280.03/- as on 21-01-2025	Rs.4,80,42,000/- Rs.48,04,200/- 05.10.2025	
14	Property 1: All The Piece And Parcel of Property bearing Shop No. 18 & 19 on the upper ground floor admeasuring 212.14 sq.ft & 210.43 sq.ft respectively & Shop No. 20 on the upper ground floor admeasuring 167.61 sq.ft i.e. 14.08 sq.mtrs & Shop No. 21 on the upper ground floor admeasuring 167.61 sq.ft i.e. 14.08 sq.mtrs along with undivided share in the land of Abhinandan A.C. Market of Vishal Rohini Co-op Ho. Soc. Ltd. Situated at revenue survey no. 77 T.P Scheme no.5 Final Plot no.293-A & 294/B paiki city survey ward athwa noddh no.2383 of moje Athwa City of Surat Owned by Amit Bhagachand Jain.			
15	Property 2: All The Piece And Parcel of Property bearing Shop No. 22 on the upper ground floor admeasuring 164.19 sq.ft i.e. 15.25 sq.mtrs & Shop No.23 on the upper ground floor admeasuring 122.58 sq.ft i.e. 11.39 sq.mtrs along with undivided share in the land of "Abhinandan A.C. Market of Vishal Rohini Co-op Ho. Soc. Ltd" Situated at revenue survey no.77 T.P Scheme no.5 Final Plot no.293-A & 294/B paiki city survey ward athwa noddh no.2383 of moje Athwa City of Surat Owned by Amit Bhagachand Jain.			
16	Property 3: All The Piece And Parcel of Property bearing Stall No.10 on the upper ground floor admeasuring 41.66 sq.ft i.e. 3.87 sq.mtrs carpet area 8 & 50 sq.ft i.e. 4.65 sq.mtrs build up area & Stall No.13 on the			