



AU SMALL FINANCE BANK
A SCHEDULED COMMERCIAL BANK

AU SMALL FINANCE BANK LIMITED (A Scheduled Commercial Bank)

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

APPENDIX IV [SEE RULE 8(I)] POSSESSION NOTICE

Whereas, The undersigned being the Authorized Officer of the **AU Small Finance Bank Limited (A Scheduled Commercial Bank)** under the "Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest [Act, 2002 (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 demand notice on the date as mentioned below calling upon the borrowers to repay the amount mentioned in the said notice within 60 days from the date of receipt of the said notice as per the details given in below table:-

Name of Borrower/Co-Borrower/ Mortgagor/Guarantor/Loan A/c No.	13(2) Notice Date & Amount	Description of Mortgaged Property	Date of Possession Taken
(Loan A/C No.) L9001060713459269, Hansrajibhai Mohanbhai Suthar (Borrower), Smt. Nancanben Suthar (Co-Borrower), Jitendrabhai Suthar (Co-Borrower)	9-Oct-23 ₹ 7,95,517/- Rs. Seven Lac Ninety-Five Thousand Five Hundred Seventeen Only as on 7-Oct-23	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At- Plot No- B-4, Shiv Shakti Residency, Tehsil & Dist-Anand, Gujarat Admeasuring 49.72 Sq.Mtr	11-Jan-24
(Loan A/C No.) L9001060700115470, Prabhathbhai Solanki (Borrower), Ramsinh Solanki (Co-Borrower), Smt. Bhikhiben Solanki (Co-Borrower)	9-Oct-23 ₹ 7,74,891/- Rs. Seven Lac Seventy- Four Thousand Eight Hundred Ninety-One Only as on 7-Oct-23	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At 151/1, 192, Chimankana Na Valu Faliyu ,At Rayka , Tehsil & Dist. - Vadodara , Gujarat. Admeasuring 58.43 Sq.Mtr. East - Property Of Mohan Bhai, West - Property Of Bhag Bhai, North Road, South - Road	12-Jan-24
(Loan A/C No.) L9001070131180430, Sadama Ji (Borrower), Smt. Pramila Devi (Co-Borrower)	13-Oct-23 ₹ 8,89,927/- Rs. Eight Lac Eighty-Nine Thousand Nine Hundred Twenty-Seven Only as on 10-Oct-23	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At- 205, 2 Floor, Wing-B Gayatri Apartment, Near J Nanji Industrial Park, Ranchhod Nagar, Chhiri Valsad, Vapi, Dist- Valsad, Gujarat Admeasuring 675 Sqft	10-Jan-24
(Loan A/C No.) L9001060100256582, Pravinsang Divansang Thakor (Borrower), Divansang Sadaji Thakor (Co-Borrower), Smt. Parvaben Divansang Thakor (Co-Borrower)	11-Aug-23 ₹ 5,43,837/- Rs. Five Lac Forty-Three Thousand Eight Hundred Thirty-Seven Only as on 10-Aug-23	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At Commercial Plot No-B/2 B/3,Survey No-2871/4, Shiv Complex, Bechar, Dist-Mehsana , Gujarat. Admeasuring 25.42 Sq. Mtr. East - Shop No B/4 , West - Shop No B/2 , North - Public Road , South - 1.52 Mtr Land Of Road	12-Jan-24
(Loan A/C No.) L9001060700280092, Pravinsang Divansang Thakor (Borrower), Smt. Parvaben Divansang Thakor (Co-Borrower), Divansang Sudugi Thakor (Co- Borrower)	11-Aug-23 ₹ 6,86,958/- Rs. Six Lac Eighty-Six Thousand Nine Hundred Fifty-Eight Only as on 10-Aug-23	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At Plot No. 9/74/2, Becharaji, Dist.-Mehsana, Gujarat. Admeasuring 56.28 Sq. Mtr. East - Open Land , West - Open Chowk , North Bld Of Divansang Sadaji , South - Building Of Babuji Punjaji Thakor	12-Jan-24

sd/-
Authorised Officer AU Small Finance Bank Limited

<div>  <div> E-Auction SALE NOTICE OF IMMOVABLE PROPERTY (IES) 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(i) of the Security Interest (Enforcement) Rules, 2002 </div> </div>		APPENDIX - IV-A									
Registered Office: 9th Floor, Antriksh Bhawan, 22 Kusthub Gandhi Marg, New Delhi-110001, Phones-011-23357171, 23357172, 23705414, Web - www.pnbhousing.com Rajkot Branch: PNB Housing Finance Limited, 404-406, Fourth Floor, Kings Plaza, Astron Chowk, Rajkot-360001, Surat-Vesu Branch-UG-4, Mesele Milagro, Nr. Someshwar Temple, Udhva Road, Udhva Circle, Vadodra Branch-101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 8											

Date : 16th January 2024
Place: Ahmedabad

Zafarvadiya			Hansar							
HOUI/AHM/0917429254 & HOUI/AHM/0917429693, B.O. Ahmed Rameshchandra Shah/Chirag R Shah	Rs. 2372855.74 as on 09-01-2020	Physical Possession	501 Rajvi Residency, Near Cadila Bridge, Maninagar, Ahmedabad, Gujarat-380008, India.	Rs. 18,59,000/- Rupees One Lakh Fifty Nine Thousand	Rs. 18,59,000/- Rupees One Lakh Fifty Nine Thousand Nine Hundred	30-01-2024 Before 04:00pm	Rs. 10,00,00/-	16-01-2024 Between 12:00 pm to 04:00pm	31-01-2024 Between 01:30 pm to 03:00pm	Nil / Not Known
HOUI/AHM/071839890, B.O. Surat, Rajesh Sukhdev Ashokbhai Patel/Deepika Sukhdev	Rs. 1869931.42 as on 15-06-2019	Physical Possession	Plot No 431, (As Per Sanction Plan Plot No A 253), Royal Road 1, B/S Shiv Shakti Estate, Opposite Sayan Road, Oldad, Surat, Gujarat, India, 392450	Rs. 9,24,000/- Rupees Nine Lakh Twenty Four Thousand	Rs. 9,24,000/- Rupees Ninety Two Thousand Four Hundred	30-01-2024 Before 04:00pm	Rs. 10,00,00/-	24-01-2024 Between 12:00pm to 04:00pm	31-01-2024 Between 01:30 pm to 03:00pm	Nil / Not Known
HOUI/AHM/0718479988, B.O. Surat, Yagesh Kumar H Makwana/ Ashokbhai Hanimbhai Makwana /Ratanben Makwana	Rs. 1502707.1 as on 21-02-2019	Physical Possession	Plot No 320 As Per, Plan Plot No 321, Pakee And 322 Pakee, Sundarvan Residency, Nansad Kamrej, Nr. Gokulham Society, Nansad Gam Road, Surat, Surat, Gujarat, India, 394180	Rs. 10,55,000/- Rupees Ten Lakh Fifty Five Thousand	Rs. 1,05,500/- Rupees One Lakh Fifty Thousand Five Hundred	30-01-2024 Before 04:00pm	Rs. 10,00,00/-	24-01-2024 Between 12:00pm to 04:00pm	31-01-2024 Between 01:30 pm to 03:00pm	Nil / Not Known
HOUI/RJKT/0618454326, B.O. Rajkot, Dipesh V Vaghela/Anita Lalitbhai Solanki	Rs. 1033862.95 as on 01-02-2019	Physical Possession	Off 47 Pusthak Park 3 Nr Trupati Temple, Off Dhichda Road, Dhichda, Jamnagar, Jamnagar, Gujarat, India, 361001	Rs. 11,31,000/- Rupees Eleven Lakh Thirty One Thousand	Rs. 1,13,100/- Rupees One Lakh Thirteen Thousand One Hundred	30-01-2024 Before 04:00pm	Rs. 10,00,00/-	23-01-2024 Between 12:00pm to 04:00pm	31-01-2024 Between 01:30 pm to 03:00pm	Nil / Not Known
HOUI/AHM/0714373224, B.O. Ahmedabad, Hitesh Valodara Lavaginben Valodara Jayesh Hirabhai Valodara	Rs. 859402.19 as on 13-01-2022	Physical Possession	Flat No C1 51.5th Floor C. Omshantnagar 2, Phase 2 Nr Lambha Training Centre, On Vaiva Nard Astal Highway,Nard,Ahmedabad, Gujarat- 382405,Ahmedabad, India.	Rs. 11,78,000/- Rupees Eleven Lakh Seventy Eight Thousand	Rs. 1,17,800/- Rupees One Lakh Seventeen Thousand Eight Hundred	30-01-2024 Before 04:00pm	Rs. 10,00,00/-	24-01-2024 Between 12:00pm to 04:00pm	31-01-2024 Between 01:30 pm to 03:00pm	Nil / Not Known

* Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred up to the date of payment and/or realization therefor. ** To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/ claims in respect of above mentioned immovable/ secured assets except what is disclosed in the column no.8. Further such encumbrances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser/s/bidders are requested to independently ascertain the validity of the mentioned encumbrances.

1. As on date, there is no order restraining and/or court injunction PNBHFL the authorized Officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties/ secured assets.

2. The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/orders passed etc. if any, stated in column no.8. Including but not limited to the title of the documents of the title pertaining there available with the PNBHFL and satisfy themselves in all respects prior to submitting tender/bid application form or making Offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form.

3. Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder/s if the purchaser is legally bound to deposit 25% of the amount of sale price, (inclusive of earnest money, if any, deposited) on the same day or not later than next working day. The sale may be confirmed in favour of bidder(s) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the sale consideration amount has to be deposited by the purchaser within 15 days from the date of acknowledgement of sale confirmation letter and in default of such deposit, the property/ secured asset shall be resold.

12. **INDIA PRIVATE LIMITED** would be assisting the Authorized Officer in conducting sale through an e-auction having its corporate office at Plot No 68, 3rd Floor, Sector 44, Gurgaon, Haryana 122001 India. For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate with **Abhijit Gaidwal / Manoj Kumar Solanki** Contact Number: 98102 120 8800, is authorised person of PNBHFL or refer to www.pnbhousing.com

Place : Gurjat, Date : 16-01-2024

Authorized Officer, M/s PNB Housing Finance Limited