



**VASTU HOUSING FINANCE CORPORATION LTD**  
Unit 203 & 204, 2nd Floor, "A" Wing, Navbharat Estate, Zakaria Bunder Road, Sewri (West), Mumbai  
400015. Maharashtra. CIN No.: U65922MH2005PLC272501

**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 / Co-Borrower/ Mortgagee (s) that the below described immovable properties mortgaged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Vastu Housing Finance Corporation Limited. The same shall be referred herein after as Vastu Housing Finance Corporation Limited. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis through E-Auction.

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

S/N	Account No. and Name of borrower, co-borrower, Mortgagees	Date & Amount as per Demand Notice U/s 13(2) & Date of Physical Possession	Descriptions of the property/Properties	Reserve Price, Earnest Money Deposit (In Rs.)	E-Auction Date and Time, EMD Submission Last Date, Inspection Date
1	LP0000000010943 Rakeshkumar H Patel (Borrower), Sandhyaben Rakeshbhai patel (Co-Borrower)	Demand Notice Date 16-Apr-21 & Amt Rs. 758083 as on 31-Mar-21 + Interest Cost etc. & 21-May-21	Milkat No 185 patel Vas Near Water tank At Shobhasan near water tank vadnagar Mehsana Gujarat 384336	Rs.350000/- Rs.35000/-	31-08-2025 Timings 11:00 AM to 4:00 PM 29-08-2025 up to 5:00 PM., 22-08-2025
2	HL0000000001623 Anil Sureshbhai Thakur (Borrower), Karanil Anilbhai Thakur (Co-Borrower), Prakashbhai Uttambhai Bawiskar (Guarantor)	Demand Notice Date 15-Oct-19 & Amt Rs. 486757 as on 30-Sep-19 + Interest Cost etc. & 21-Dec-19	Flat no 303 3rd floor Sarathi residency Soni park Housing Society Palsana 394327 admeasuring about 32.06 sq.mt	Rs.150000/- Rs.15000/-	31-08-2025 Timings 11:00 AM to 4:00 PM 29-08-2025 up to 5:00 PM., 22-08-2025
3	HL0000000016839 Vipul Ramjiibhai Gaghadara (Borrower), Jayaben Ramjiibhai Gaghadara (Co-Borrower)	Demand Notice Date 20-Dec-21 & Amt Rs. 371253 as on 13-Nov-21 + Interest Cost etc. & 24-Sep-22	Flat no 501 5th floor .bhaktidhara residency opp platinum bunglows sayan gothan road ,moje sayan tal opad dist surat sayan gujarat 394130admeasuring about 50.65 sq. mt. super built up and 34.04 sq.mt. built up together	Rs.200000/- Rs.20000/-	31-08-2025 Timings 11:00 AM to 4:00 PM 29-08-2025 up to 5:00 PM., 22-08-2025
4	HL0000000000129 Ashokkumar C Punjara (Borrower), Ushaben Ashokkumar Punjara (Co-Borrower)	Demand Notice Date 15-Dec-22 & Amt Rs. 242185 as on 4-Dec-22 + Interest Cost etc. & 29-Jul-23	605 Siddhivinayak Residency Station raod Nandej Daskori 382435	Rs.150000/- Rs.15000/-	31-08-2025 Timings 11:00 AM to 4:00 PM 29-08-2025 up to 5:00 PM., 22-08-2025
5	HL0000000000412 Rajeshkumar Narayan Yadav (Borrower), Renu Devi (Co-Borrower)	Demand Notice Date 18-Dec-23 & Amt Rs. 309077 as on 13-Dec-23 + Interest Cost etc. & 8-Jun-24	301, Siddhivinayak Residency, Station Road, Near Dena Bank, Nandol, Ahmedabad, Gujarat- 382435, admeasuring 13.40. Sq.mt.	Rs.150000/- Rs.15000/-	31-08-2025 Timings 11:00 AM to 4:00 PM 29-08-2025 up to 5:00 PM., 22-08-2025
6	HL00000000115261 Champa Lal (Borrower), Jethi Devi (Co-Borrower), Harkaram Kishanramji Jatachudhar (Guarantor)	Demand Notice Date 18-Dec-23 & Amt Rs. 794612 as on 13-Dec-23 + Interest Cost etc. & 21-Aug-24	Land admeasuring 954-35 Sq.mtr., S. No. 13 P2, Plot No. 14, Palidar Township, Shyam Palace Tower-A, Flat No. 703, 7th Floor, Al. Timbdi, Morbi, Gujarat, 363642, total built up area 60-91 Sq. mtr.	Rs.700000/- Rs.70000/-	31-08-2025 Timings 11:00 AM to 4:00 PM 29-08-2025 up to 5:00 PM., 22-08-2025
7	HL00000000008934 Mahendra Bharam Dayal (Borrower), Rakhi Suresh pal (Co-Borrower)	Demand Notice Date 15-Dec-19 & Amt Rs. 468813 as on 30-Nov-19 + Interest Cost etc. & 30-Dec-19	Flat no 401, 4th Floor of K-2 Building Bhaktidhara residency R.s No 56.57,58 Paikae Block no 130 Moje Sayan Tal Opad Surat 394130 admeasuring about 50.65 sq. mt. super built up and 34.04 sq. mt. built up together	Rs.200000/- Rs.20000/-	31-08-2025 Timings 11:00 AM to 4:00 PM 29-08-2025 up to 5:00 PM., 22-08-2025
8	LP00000000007804 & HL000000000007855 Dilip D Patil (Borrower), Usha Dilip Patil (Co-Borrower), Janglu Dhomnabai Chauhan (Guarantor)	Demand Notice Date 18-Sep-23 & Amt Rs. 294151 & Rs.296347 as on 14-Sep-23 + Interest Cost etc. & 5-May-24	Flat No 104 1st Floor Krishna Flats, Plot No 158, 159 And 160. Opp Bank Of India , Nr Vijaya Nagar Opp Bank Of India, Laxmi Nagar Moje Chalthan Tahpalsana Dist Surat Palsana Gujarat 394327 48 sq. yards i.e 40.16sq. mts, 131.55 sq.mts	Rs.300000/- Rs.30000/-	31-08-2025 Timings 11:00 AM to 4:00 PM 29-08-2025 up to 5:00 PM., 22-08-2025
9	HL0000000010278 Brajnath Nayak (Borrower), Sasmita Brijnath Nayak (Co-Borrower)	Demand Notice Date 31-May-22 & Amt Rs. 543274 as on 13-Nov-21 + Interest Cost etc. & 8-Jan-23	Flat no 302 3rd floor nilkanth residency Plot no 84/a 85/a 85/a-b, shri krushna nagar behind cong pump nr nilam hotel canal road moje kododara tal palsana dist surat chonyasi gujarat -394510 admeasuring 324.50 sq. feet i.e. 30.15 sq. mts. Carpet area, & 389.4 sq. feet i.e. 36.20 sq. mts. Built up area	Rs.150000/- Rs.15000/-	31-08-2025 Timings 11:00 AM to 4:00 PM 29-08-2025 up to 5:00 PM., 22-08-2025
10	LP00000000016059 Maheshbhai Govindbhai Laskari (Borrower), Bhavanaben Maheshbhai Lashkari (Co-Borrower), Mehlul Maheshbhai Lashkari (Co-Borrower)	Demand Notice Date 17-Aug-21 & Amt Rs. 534644 as on 31-Jul-21 + Interest Cost etc. & 25-Sep-22	Shop No-106, 1st Floor, Sajan Arcade, Plot No No.136 To 140, Nr Mamadev Chowk, Canal Road, Moje-nandsad, Nr Mamadev Chowk, Tal-kamrej, Surat Kamrej Gujarat 394180 admeasuring 215 sq. ft. Super Built up area & 118 sq. ft. S. i.e. 10.96 sq. mts. Built up area.	Rs.170000/- Rs.17000/-	31-08-2025 Timings 11:00 AM to 4:00 PM 29-08-2025 up to 5:00 PM., 22-08-2025
11	HL00000000001610 Durgashanker Dubey (Borrower), Savita Durgashanker Dubey (Co-Borrower)	Demand Notice Date 15-May-19 & Amt Rs. 488838 as on 30-Apr-19 + Interest Cost etc. & 29-Jun-19	Flat no 201 2nd Floor Sarathi residency Plot no 250 and 251 Soni Park Housing Soc-2 B/h Tantihiaya Gam Palsana Gujarat admeasuring about 32.34 sq.mt	Rs.150000/- Rs.15000/-	31-08-2025 Timings 11:00 AM to 4:00 PM 29-08-2025 up to 5:00 PM., 22-08-2025
12	LP00000000006266 Brijesh (Borrower), Sadhnadevi (Co-Borrower), Rajesh (Guarantor)	Demand Notice Date 28-Aug-23 & Amt Rs. 514195 as on 31-Mar-21 + Interest Cost etc. & 22-Dec-23	Shop no 2 Dmeasuring About 12.13 sq.mtrs , Built up situated on the G Floor of Vinayak Residency Constructed on land total admeasuring about 348.50 Sq mt of Sony Park housing Society 2 Palsana Gujarat 394305	Rs.150000/- Rs.15000/-	31-08-2025 Timings 11:00 AM to 4:00 PM 29-08-2025 up to 5:00 PM., 22-08-2025
13	LP00000000016059 Maheshbhai Govindbhai Laskari (Borrower), Bhavanaben Maheshbhai Lashkari				

<div> <div>  <div> <div>Axis Bank Ltd. (CIN: L65110GJ1993PLC020769)</div> <div> Branch Office: Axis Bank Limited, Collection Center, First Floor, Unit No.101 &amp; 102 (Part) Baleshwar Avenue S G Highway Opp. Rajpath Club Bodakdev Ahmedabad Gujarat - 380054. Corporate Office : Axis Bank Ltd., 3rd Floor, Gigaplex, NPC – 1, TTC Industrial Area, Mughals Road, Airoli, Navi Mumbai – 400 708. </div> </div> </div> </div>				
<div> <div>Possession Notice APPENDIX –IV [Rule 8(1)]</div> </div>				
<div> <p>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 table calling upon the Borrower/Co-Borrower/Mortgagor/Guarantor, mentioned herein below table 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 table 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 table) 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.</p> <p>Borrower/Co-Borrower/Mortgagor/Guarantor mentioned herein below table 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 table 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.</p> <p>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</p> </div>				
Description of the Properties				
Sr. No	Name of Borrower/ Guarantor/ Co-Borrower	Demand Notice Date & o/s. Amount Rs (Interest + Charges-Recovery)	SCHEDULE OF IMMOVABLE PROPERTY	Date & Type of Possession
1	(1) AJIT NANDLAL PANDYA (2) BHAVNABEN NANDLAL PANDYA (3) NANDLAL SHANTILAL PANDYA	28/04/2025 & Rs. 14,74,724/- as on 25/04/2025	ALLTHAT PIECESAND PARCELSOF IMMOVABL PROPERTY BEARING PLOT NO. 11 ADM. 55-81 SQ. MTRS. OF FINAL PLOT NO. 15/5, ORIGINAL PLOT NO. 15, T.P. SCHEME NO. 19 OF REVENUE SURVEY NO. 598 P, CSW NO. 18, CITY SURVEY NO. 1881/33 OF RAJKOT. EAST: 7.5 MTR WIDE ROAD, WEST: ADJ. PLOT NO. 26, NORTH: ADJ. PLOT NO. 32, SOUTH: ADJ. PLOT NO. 31, WITH BUILDINGS CONSTRUCTED THEREON ALONG WITH OTHER ASSETS SUCH AS FURNITURE AND FIXTURES, EQUIPMENTS, MACHINERY –FIXED AND MOVABLE, STRUCTURE AND ANY OTHERS ASSETS SITUATED THEREON.	12/08/2025 (Symbolic)
2	(1) AMBALIYA ARVINDBHAI KHIMJI BHAI (2) AMBALIYA RASILABEN ARVINDBHAI	06/03/2025 & Rs. 18,04,307/- as on 03/03/2025	ALLTHAT PIECESAND PARCELSOF IMMOVABLE RESIDENTIAL PROPERTY BEARING FLAT NO. A-1001 ON 10 <sup>TH</sup> FLOOR OF TOWER-A OF "REAL HEIGHTS" LAYING AND BEING ON TOTAL LAND AREA, 11,424-48 SQ. MTRS. OF PLOT NO. 1 OF COMMON PLOT OF METODA REVENUE SURVEY NO. 59(P) 1 TAL: LODHIKA DIST: RAJKOT. (BUILT UP AREA 64-93 SQ. MTRS) EAST: PARKING AND BUILDING-B, WEST: PASSAGE, LIFT AND FLAT NO. 1002, NORTH: LAL, SOUTH: PARKING AND KALAWAD ROAD, WITH BUILDINGS CONSTRUCTED THEREON ALONG WITH OTHER ASSETS SUCH AS FURNITURE AND FIXTURES, EQUIPMENTS, MACHINERY –FIXED AND MOVABLE, STRUCTURE AND ANY OTHERS ASSETS SITUATED THEREON.	12/08/2025 (Symbolic)
3	(1) CHAUHAN JITESHBHAI (2) RAJNITIBHAI (3) RAJIBHAI (4) POOLABEN JITESHBHAI	12/03/2025 & Rs. 12,37,973/- as on 10/03/2025	ALLTHAT PIECES AND PARCELSOF IMMOVABLE PROPERTY BEARING SUB PLOT NO. 50 TO 53/4 ADM. 64-60 SQ. MTRS. OF PLOT NO. 50,51,52,53 KNOWN AS "BHARAT PARK" OF REVENUE SURVEY NO. 197 VILLAGE: RATANPAR TALUKA: RAJKOT DISTRICT: RAJKOT. EAST: HOUSE ON SUB PLOT NO. 50 TO 53/5, WEST: HOUSE ON SUB PLOT NO. 50 TO 53/3, NORTH: COMMON PLOT SURVEY NO. 55 PAKI 1 HAVING CITY SURVEY NO. N455P/11/15 & N 55P/11/16 OF CITY SURVEY SHEET NO. N499 OF JASDAN CITY-TALUKA OF RAJKOT DISTRICT. EAST: ROAD, WEST: PASSAGE & LIFT, NORTH: MARGIN THEN ROAD, WITH BUILDINGS CONSTRUCTED THEREON ALONG WITH OTHER ASSETS SUCH AS FURNITURE AND FIXTURES, EQUIPMENTS, MACHINERY –FIXED AND MOVABLE, STRUCTURE AND ANY OTHERS ASSETS SITUATED THEREON.	12/08/2025 (Symbolic)
4	(1) GOURANGO TARUN DAS (2) MOU DHIREN GHOSH	27/02/2025 & Rs. 10,63,510/- as on 21/02/2025	ALL THE PIECE AND PARCEL OF IMMOVABLE CONSTRUCTED RESIDENTIAL PROPERTY MEASURING BUILT UP AREA 31.10 SQ. MTRS. SITUATED AT REVENUE SURVEY NO. 6/P6, TPS NO. 31, F.P. 2/1, CITY SURVEY ROAD NO. 13/2, CITY SURVEY NO. 3866/2-1 ON LAND AREA 725-42 SQ. MTRS. OF PLOT NO. 2 TO 4 P AMRUT VILLAGE, APARTMENT-2 WINDAP FLAT NO. A/1 ON 1 <sup>ST</sup> FLOOR AT RAJKOT. EAST: OPEN PASSAGE THEN ROAD, WEST: PASSAGE & LIFT, NORTH: MARGIN THEN ROAD, WITH BUILDINGS CONSTRUCTED THEREON ALONG WITH OTHER ASSETS SUCH AS FURNITURE AND FIXTURES, EQUIPMENTS, MACHINERY –FIXED AND MOVABLE, STRUCTURE AND ANY OTHERS ASSETS SITUATED THEREON.	12/08/2025 (Symbolic)
5	(1) JOSHI DHAVAL PRAFULBHAI (2) JOSHI GAYATRI DHAVALBHAI	03/04/2025 & Rs. 12,47,935/- as on 20/03/2025	ALLTHAT PIECESAND PARCELSOF IMMOVABL PROPERTY COMPRISING OF RESIDENTIAL TENEMENT BEARING BLOCK NO. B-5 CONSTRUCTED ON SOUTHERN SIDE N.A. LAND ADM. 19-53 SQ. MTRS. OF PLOT NO. 15 PAKI & SOUTHERN SIDE N.A. LAND BEARING 39-52 SQ. MTRS. OF PLOT NO. 116 PAKI COLLECTIVELY ADM. 59-95 SQ. MTRS. LYING AND SITUATED AT REVENUE SURVEY NO. 55 PAKI 1 HAVING CITY SURVEY NO. N455P/11/15 & N 55P/11/16 OF CITY SURVEY SHEET NO. N499 OF JASDAN CITY-TALUKA OF RAJKOT DISTRICT. EAST: ROAD, WEST: ROAD, BLOCK B-28, NORTH: BLOCK NO. B-4, SOUTH: BLOCK NO. B-6, WITH BUILDINGS CONSTRUCTED THEREON ALONG WITH OTHER ASSETS SUCH AS FURNITURE AND FIXTURES, EQUIPMENTS, MACHINERY –FIXED AND MOVABLE, STRUCTURE AND ANY OTHERS ASSETS SITUATED THEREON.	12/08/2025 (Symbolic)
6	(1) PRANLAL BHAGVANBHAI MAHETA (2) SANTOKBEN BHAGVANBHAI MAHETA (3) KIRTI BHAI BHAGVANBHAI MAHETA	17/07/2023 & Rs 1980850.29/- as on 20/05/2023	ALL THE PIECES AND PARCEL OF IMMOVABLE PROPERTY BEING RESIDENTIAL HOUSE CONSTRUCTED ON THE PLOT NO. 8 LAND ADMEASURING 114.75 SQ. MTR. SITUATED ON THE LAND OF R.S.NO. 532P-1 HE 0.9106 SQ. MTR. KNOWN AS "VRAJBIHARI PARK" OF VISAVADAR, SUB DIS. VISAVADAR SITUATED WITHIN LIMITS OF VISAVADAR MUNICIPALITY OWNED BY MRS. SANTOKBEN BHAGVANBHAI MAHETA, THE BOUNDARIES OF THE PROPERTY AREA AS UNDER, NORTH: ADJ. PLOT NO. 7, SOUTH: ADJ. PLOT NO. 9, EAST: 6.20 MTR. ROAD, WEST: ADJ. PLOT NO. 3, WITH BUILDINGS CONSTRUCTED THEREON ALONG WITH OTHER ASSETS SUCH AS FURNITURE AND FIXTURES, EQUIPMENTS, MACHINERY –FIXED AND MOVABLE, STRUCTURE AND ANY OTHERS ASSETS SITUATED THEREON	13/08/2025 (Symbolic)
7	1) M/S N H FRUIT CO. 2) NASIRBHAI HUSENBHAI MANKAD	09-04-2025 & Rs. 8135087.95/- as on 31/12/2024	ALL THE PIECE AND PARCEL IMMOVABLE PROPERTY OF MR. NASIBHAI HUSENBHAI MANKAD OF RSN 971 PAKI EASTERN SIDE PART OF PLOT NO. 41 ADM. 102.05 SQ. MTS. (ACTUAL AREA ADM. 88.37 SQ. MTS. ONLY) WESTERN SIDE PART OF PLOT NO. 40 ADM. 180.47 SQ. MTS. (ACTUAL AREA ADM. 155.10 SQ. MTS. ONLY) TOTAL ADM. 282.52 SQ. MTS. AT SUB DIS. & DIS. BOTAD HAVING BOUNDARIES AS UNDER, EASTERN SIDE OF PLOT NO. 41 EAST: 1.30 MTR. ROAD, WEST: REST PART OF SAID PLOT, NORTH: REST PART OF SAID PLOT, SOUTH: ROAD, EASTERN SIDE OF PLOT NO. 40 EAST: REST PART OF SAID PLOT, WEST: PLOT NO. 41, NORTH: REST PART OF SAID PLOT, SOUTH: ROAD, WITH BUILDINGS CONSTRUCTED THEREON ALONG WITH OTHER ASSETS SUCH AS FURNITURE AND FIXTURES, EQUIPMENTS, MACHINERY –FIXED AND MOVABLE, STRUCTURE AND ANY OTHERS ASSETS SITUATED THEREON.	11-08-2025 (Symbolic)
8	(1) RANGPARA BHARATBHAI LALJI BHAI (2) RANGPARA BHARTIBHEN BHARATBHAI	28/04/2025 & Rs. 4,75,454/- as on 20/04/2025	ALLTHAT PIECESAND PARCELSOF IMMOVABLE PROPERTY COMPRISING OF RESIDENTIAL TENEMENT CONSTRUCTED ON N.A. LAND ADMEASURING 62-73 SQ. MT. OF SUB-PLOT NO. 7/3 OF PLOT NO. 7 OF THE AREA KNOWN AS "JAYSAN PARK" LYING & SITUATED AT REVENUE SURVEY NO. 56 PAKI 2, 56 PAKI 3, 56 PAKI 5 & 56 PAKI 6 OF RAJKOT WHICH IS MORE IDENTIFY AS F.P. NO. 21/1/3, 21/1/4 & 21/1/6 OF T.P SCHEME NO. 17 (DRAFT) HAVING CITY SURVEY NO. 3573/2/73 IN CITY SURVEY ROAD NO. 13/2 OF RAJKOT CITY. EAST: PROPERTY OF PLOT NO. 6, WEST: ROAD, NORTH: SUB PLOT NO. 7/4, SOUTH: SUB PLOT NO. 7/2, WITH BUILDINGS CONSTRUCTED THEREON ALONG WITH OTHER ASSETS SUCH AS FURNITURE AND FIXTURES, EQUIPMENTS, MACH	