

Charging Ahead: The Rapid Rise of Electric Scooters in India



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India's electric two-wheeler market is experiencing significant growth, driven by government incentives, technological advancements, and increasing consumer demand for eco-friendly and cost-effective transportation solutions. Electric 2-wheelers are witnessing a growth in popularity in India. The Indian two-wheeler market is undergoing a transformation like never before, and at the centre of this change is the rise of electric scooters.

The Indian e-scooter market is buzzing with innovation as manufacturers roll out 15-20 new models catering to both budget-conscious and premium-segment buyers. Mainline brands like Honda are also entering the fray with their much-anticipated electric Activa, featuring swappable battery technology to address charging and downtime concerns. Electric scooters are gaining popularity in India as a sustainable and cost-effective mode of transportation. With rising fuel prices and increasing environmental concerns, more people are turning to electric scooters as a cleaner alternative to traditional petrol-powered vehicles. Electric two-wheeler sales have surged, with over 93,872 units sold in June 2025, representing a 35% year-on-year growth. In May 2025, sales reached 1,00,266 units, up 30% year-on-year. The rise of electric scooters in India isn't just a trend-it's a revolution in how the country moves. The history of electric scooters in India reveals a significant shift in recent years. Today's electric scooters feature sleek, aerodynamic designs with an emphasis on comfort and style. The adoption rate of electric 2-wheelers is increasing in India, with more people making the switch to electric vehicles. This is due to the benefits of electric 2-wheelers, that are mentioned above. As more people adopt electric 2-wheelers, the infrastructure for electric mobility will improve, making it even more convenient for consumers. Manufacturers are using premium materials and offering vibrant color choices, making electric scooters not just a mode of transport but also a fashion statement. This evolution in design reflects changing consumer

preferences, as more people seek stylish and eco-friendly transportation options. Innovation is a key driver in the Evolution of Electric Scooters in India, especially in battery technology. Modern electric scooters come with improved batteries that address range concerns, allowing longer trips on a single charge. Advancements in charging infrastructure and faster charging technology enhance convenience and address user concerns about battery life. Many electric scooters now support fast-charging capabilities, allowing users to charge their vehicles quickly and conveniently at home or public charging stations. The government's push towards electric mobility and the availability of subsidies and incentives have further fueled this trend. Electric scooters offer a convenient and eco-friendly way to commute, especially in

congested urban areas. Modern electric scooters come equipped with smart displays that provide real-time information about battery life, range, and performance metrics, allowing users to monitor their ride more efficiently. The electric scooter market in India is expected to continue growing rapidly, driven by increasing consumer awareness and government support. Future electric scooters are likely to feature advancements such as longer battery life, faster charging, and improved performance, making them more attractive to consumers. Continued government incentives and regulations favouring electric vehicles are expected to further boost the adoption of electric scooters. The electric scooter market in India is witnessing significant growth, with several key players driving innovation and competition. Some of the

major companies manufacturing electric scooters in India include Ola Electric, TVS Motor, and Ather Energy who are among the top players in the market. Ola Electric dominates the market with a 34.2% share, followed by TVS Motor with an 18.4% share. The rise of electric scooters in India represents a significant shift towards sustainable and eco-friendly transportation solutions. With increasing government support, technological advancements, and changing consumer preferences, electric scooters are becoming a popular choice among commuters. Overall, India's electric two-wheeler market is poised for significant growth, driven by a combination of government support, technological advancements, and increasing consumer demand. **(B-15 Jyoti-Kalash Society, Jodhpur Tekra, Satellite, Ahmedabad - 380 015)**

**Equitas Small Finance Bank Ltd**
Registered Office : No.769, Spencer Plaza, 4th Floor, Phase-II, Anna Salai, Chennai - 600002, Regional Office : 305-306, 3rd Floor, Abhishek Adroit, Near Sunrise Mall, Mansi Circle, Judges Bungalow Road, Bodakdev, Ahmedabad-380015

(FORMERLY KNOWN AS EQUITAS FINANCE LTD)

E-AUCTION SALE NOTICE FOR THE SALE OF IMMOVABLE PROPERTY

Under SARFAESI act, 2002, r/w rule 8(6) & 9 of Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrowers, Co borrowers, Guarantors AND Mortgagee that the below described immovable property mortgaged to the Secured creditor. The physical possession of the properties has been taken by the Authorised Officer of Equitas Small Finance Bank Ltd. Will be sold on **"AS IS WHERE IS" "AS IS WHAT IS" and "WHATEVER THERE IS"** for recovery of below mentioned amount due to Equitas Small Finance Bank Ltd. from the following Borrowers.

Sr	Borrower/s & Guarantor/s Name & Address Total Due + Interest from	SCHEDULE OF THE SECURITY (S)								
1	1.Mr. Shaikh Mohamedfaruk M S/o Shaikh Mohammedmia (Applicant / Borrower & Mortgagee) 2.Mrs. Shaikh Mohsinabanu W/o Shaikh Mohammad Faruk (Co-Applicant / Co-Borrower & Mortgagee) Both Having address at : Block No.2, Room No.21, BSUP Aavas, Opp. Kanha Heights, Kapurdi Road, Soma Talav, Vadodara, Gujarat-390025. Also At : Block No.4, 10, BSUP Aavas, Opp. Kanha Heights, Kapurdi Road, Soma Talav, Vadodara, Gujarat-390025. Also At : Flat No. E-304, Aamena Heights, Nr. Chemie Tech Company, Opp. Al Muqaam Residency, Nr. 24 mtr High Tension, Vadodara, Gujarat, India-390012. Amount Due :- Rs. 17,34,536.00/- (Rupees Seventeen Lakh Thirty Four Thousand Five Hundred Thirty Six Only) due as on 24.09.2025. With further interest from 25.09.2025.	IMMOVABLE PROPERTY OWNED BY MR. SHAIKH MOHAMMEDFARUK M S/O SHAIKH MOHAMMEDMIA AND MRS. SHAIKH MOHSINABANU W/O SHAIKH MOHAMMAD FARUK Property Being Flat No.304, Adim.45.89 Sq. Mtr Built Up Area On 3rd Floor Of Tower-E,"Aamena Heights" Situated In Land Bearing R. S. No.238/2, T.P.No.27.F.P.No.63.C.S.No.138 & 140 Of Village: Tandajla, Taluka & District: Vadodara. Boundaries Of Captioned Property: Four corners of said property. - North: Flat No.303 of Tower-E, South: Flat No.305 of Tower-F.East: 18.00 Mtr Road & West: Flat No. 301 of Tower-E.								
	<table><thead><tr><th>Reserve Price</th><th>Earnest Money Deposit</th><th>Date & Time of E-Auction Sale</th><th>Possession Status</th></tr></thead><tbody><tr><td>Rs. 15,00,000/- (Rupees Fifteen Lakh Only).</td><td>Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand Only).</td><td>10/12/2025- 01.00 PM to 02.00 PM</td><td>Physical Possession</td></tr></tbody></table>	Reserve Price	Earnest Money Deposit	Date & Time of E-Auction Sale	Possession Status	Rs. 15,00,000/- (Rupees Fifteen Lakh Only).	Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand Only).	10/12/2025- 01.00 PM to 02.00 PM	Physical Possession	
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2.	1.Mr. Parmar Dharmdas S/o Mr. Parshottam (Applicant / Borrower & Mortgagee) 2. Mrs. Parmar Rashmikaben W/o Mr. Dharmdasbhai (Co-Applicant / Co-Borrower & Mortgagee) Both Having address at : 2-39, Ambekar Faliya, Gundicha, Chhotadapur, Gujarat- 391145. And : Plot No. 16, Ans Residency, Nr. Sun Residency, Nr. Waghodia New Seva Sadan, Opp. Gail Station, Tavra Village Road, Waghodia, Vadodara- 391760. Sr. No. 1 also at :- D-212, J Greens, Timbdi, Waghodia Road, Vadodara, Gujarat- 391760. Sr. No. 2 also at :- Block No.2, Room No.21, BSUP Having Address At: D-212, J Greens, Timbdi, Waghodia Road, Vadodara, Gujarat- 391760. Amount Due :- Rs. 12,93,819.00/- (Rupees Twelve Lakh Ninety-Three Thousand Eight Hundred Ninety Nine Only) due as on 30.10.2025. With further interest from 31.10.2025.	IMMOVABLE PROPERTY OWNED BY MR. PARMAR DHARMIDAS S/O MR. PARSHOTTAM & MRS. PARMAR RASHMIKABEN W/O MR. DHARMDASBHA All That Pieces And Parcels Of Property Bearing Plot No.16, Plot Area Adm. 410.85 Sq. Fts., Built Up Area Adm. 340.83 Sq. Fts., Carpet Area Adm. 299.36 Sq. Fts., Alongwith Undivided Share Of Road And Common Plot Area Adm. 123.26 Sq. Fts. In The Scheme Known As "ANS Residency" Situated At Revenue Survey/Block No.587/2, City Survey No. Na 587/2, Area Adm. 2328.00 Sq. Mtrs., Of Moje: Waghodia, Registration Sub District & Taluka: Waghodia, District: Vadodara And Bounded By: Four Corners Of The Said Property: North : 7.50 Mtr Society Road, South : Society Common Plot, East : House No.17 & West : House No. 15								
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3.	1.Mrs. Shaikh Nasrinabanu Ayub W/o Ayub (Co-Applicant / Borrower & Mortgagee) 2. Mr. Shaikh Mohammad Ayub S/o Yusufmiya (Co-Applicant / Co-Borrower & Mortgagee) Both Having address at : Opp. Mufid Kitab Ghar, Mughalwadi Wadi, S. N. Road, Vadodara-390017. Also At :- Bage, Bage Chishitya, Opp. Bus Depo, Near Navi Nagari, Waghodia, Vadodara, Gujarat-391760. Amount Due :- Rs. 17,48,15.00/- (Rupees Seventeen Lakh Forty-Eight Thousand One Hundred Fifteen Only) due as on 28.10.2025. With further interest from 29.10.2025.	IMMOVABLE PROPERTY OWNED BY MR. SHAIKH MOHAMMAD AYUBMIYA, YUSUFMIYA S/O SHAIKH MOHAMMAD AYUB AND MRS. SHAIKH NASRINABANU AYUB W/O SHAIKH AYUB All That Pieces And Parcels Of Property Bearing Plot No- B/63, Having Plot Area Adm. 30.47 Sq Mtrs., Undivided Share Of Common Road And Common Plot Area Adm. 7.22 Sq.Mtrs., Open Land Area Adm. 9.49 Sq.Mtrs., Total Area Adm. 47.18 Sq.Mtrs., Project Of "Baug E Chishitya" Situated In Land Bearing R.S. No. 583/1 Of Total Land Area Adm. 3016.53 Sq.Mtrs., Of Village Waghodia Ta Waghodia And Dist.Vadodara. Four Corners Of Said Property: North: Adjust Plot, South : Adjust Plot, East: Adjust Plot & West: Society Road								
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4	1.Mr. Hitesh Sureshbhai Parmar S/o Mr. Sureshbhai (Applicant/Borrower & Mortgagee) 2. Mrs. Parmar Sharda ben Sureshbhai W/o Mr. Sureshbhai (Co-Applicant / Co-Borrower & Mortgagee) Both Having address at : Top Floor, Room No.12, Makan No.1025, Aahir Faliya, Mota Varachha, Surat- 394101. Also at :- Flat No.106, First Floor, Building No. B, Shree Raj Mandir Residency, Near Mahaduti Residency, Sayan, Kim Road, Olpad, Gujarat-394130. Sr. No. 1 also at :- 87, Ground Floor, Krushna Nagar, Simadagam, Surat-395006. Sr. No. 2 also at :- Bharat Nagar, Mandavdhar Road, Gadhadra, Bhavanagar, Gujarat - 394101. Amount Due :- Rs. 5,38,385.00/- (Rupees Five Lakh Thirty-Eight Thousand Three Hundred Eighty Five Only) due as on 28.10.2025. With further interest from 29.10.2025.	IMMOVABLE PROPERTY OWNED BY MRS. SHARDABEN SURESHBHAI PARMAR & MR. HITESH SURESHBHAI PARMAR All That Right And Interest Of Property Bearing Flat No. 106, Admeasuring Super Built-Up Area 638.00 Sq.Fts I.E 59.29 Sq.Mtrs And Built-Up Area 383.00 Sq.Fts I.E. 35-59 Sq.Mtrs On 1st Floor With Undivided Share In Land Underneath Said Building Known And Named As "SHREE RAJAMANDIR RESENCY", In Building No. B On Plot No. 153, 154, 155, 156 Total Admeasuring Area As Per Site 435.60 Sq.Yards I.E 364.22 Sq.Mtrs And As Per Approved Plan Total Admeasuring Area 617.49 Sq.Yards I.E 516.30 Sq.Mtrs, Non Agriculture Land Situated Land Bearing Block No. 111 (Aggregation Of Block No. 111, 112, 113) As Per KJP Block No. 111/153, 111/154, 111/155, 111/156 Admeasuring Area Hec. 1-88-18-55a Mtrs. Of Village: SVADOLA, Sub-District(Taluka): Olpad, District: Surat. Four Corners of the Said Property : North: Adj. Road, South: Adj. Plot No. 157, East: Adj. Road & West: Adj. Road.								
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5	1.Mr. Vishvadeep Jethva S/o Mr. Paragbhai (Applicant /Borrower) 2. Mrs. Geetaben Paragbhai Jethva W/o Mr. Paragbhai (Co-Applicant/Co-Borrower) Both Having address at : 25/304, Suda Avas LIG, Vesu Road, Vesu Gam, Majura Zone, Surat-395007. Also at - Flat No-108, Dekri Residency, In Labdhi Bungalows, Nr. Shiv Shakti Township, Shyam Bungalow & Pacific College, Sanki Canal Road, Sanki, Palsana, Surat- 394227. Sr. No. 1 also at :- Flat-302, 3rd Floor, Soham Park, Shashwat Nagar Society, Piplod, Surat- 395007. And : Parag Tailor, G/31 Central Bazar Vesu, Surat- 395007. Sr. No. 2 also at :- Nava Bazar, Panchayat Quarters, Okhamandal, Devbhomi Dawarka, Okha, Gujarat- 361350. Amount Due :- Rs. 5,65,719.00/- (Rupees Five Lakh Sixty-Five Thousand Seven Hundred Nineteen Only) due as on 28.10.2025. With further interest from 29.10.2025	IMMOVABLE PROPERTY OWNED BY MRS. GEETABEN PARAGBHAI JETHVA & MR. VISHVADEEP PARAGBHAI JETHVA All That Right And Interest Of Property Bearing Flat No. 108, On 1st Floor, admeasuring Super Built Up Area 743.30 Sq. Fts I.E. 69.08 Sq. Mtrs And Builtup Area 409.20 Sq. Fts I.E. 38.03 Sq. Mtrs With Undivided Share In Land Underneath Said Building Known And Named As "DEVKI RESIDENCY", On Sub Plot No.30, Plot No.189, 190, 191 Total Admeasuring Area 756.11 Sq. Yards I.E. 632.20 Sq. Mtrs In Society Known As "LABDHI BUNGLOWS" Admeasuring Area 3-16-94 Sq. Mtrs, Non Agriculture Land Situated Land Bearing Revenue Survey No. 34, 35, Block No.97 Palikee 2 (As Per KJP Block No. 97/A/189, 97/A/190 And 97/A/191) Of Village : Sanki , Sub District (Taluka) : Palsana, District : Surat. Four Corners Of Said Property: North: Adj. Plot No.188,East : Adj. Road, South: Adj. Plot No.192 & West: Adj. Road.								
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6	1.Mr. Mashiyava Parth Ashokbhai S/o Mr. Ashokbhai (Applicant/Borrower & Mortgagee) 2. Mrs. Mashiyava Durgaben Ashokbhai W/o Mr. Ashokbhai (Co-Applicant / Co-Borrower & Mortgagee) Both Having address at : Having address at: 779/5551, Govt. GEB Colony, Nr. Gayatri Mandir, Bapunagar, Ahmedabad-380024. Also at - Flat No. B-106, Vrundavan Residency, Nr. Hathinjan Circle, Hathinjan, Ahmedabad-382445. Sr. No. 1 also at :- Highly Electrical Appliances India Pvt. Ltd. Survey No.456, 457, Nr. Intas Pharmaceutical, Bavla, Ahmedabad-380002. Amount Due :- Rs. 19,66,383.00/- (Rupees Nineteen Lakh Sixty-Six Thousand Three Hundred Eighty-Three Only) due as on 28.10.2025. With further interest from 29.10.2025.	IMMOVABLE PROPERTY OWNED BY MASHIYAVA PARTH ASHOKBHAI & MASHIYAVA DURGABEN ASHOKBHAI All That Pieces And Parcels Of Immovable Property Being Flat No. B/106, Of Block No. B, 1st Floor, Having Carpet Area Adm. About 34.81 Sq. Mtrs. And Wash Area Adm. 2.61 Sq. Mtrs. Alongwith 14.69 Sq. Mtrs. Of Undivided Land Share In Building Known As "VRUNDAVAN RESIDENCY" Land Adm. About 1240 Sq. Mtrs. Of Final Plat No.23/1 Of T. P. Scheme No.78 (Land Of Old Block No.202) Situate, Lying And Being At Mouje : Hathinjan, Ta. Vatva In The Registration District Of Ahmedabad And Sub-District Of Ahmedabad-11 (Aslali) And Bounded By:Four Corners Of Said Property:- North : Stairs, South : Flat No. B/105, East : Foyer & West : Compound Wall & Margin Space.								
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Multiplier Amount : Rs. 10,000/- (to improve the bid offer).

Date & Time of Inspection : 17/11/2025 to 24/11/2025- 10.00 AM to 04.00 PM. (Contact Nos: Mr. Rajjan Sharma-[+91] 9979378887)

Last Date & Time for Submission of EMD along with requisite documents : 09/12/2025 – 1 PM

Communication Address : Equitas Small Finance Bank Ltd., 305-306, 3rd Floor, Abhishek Adroit, Near Sunrise Mall, Mansi Circle, Judges Bungalow Road, Bodakdev, Ahmedabad-380015. Contact Person: Mr. Mahipalsinh Sisodia – 9979880888, Mr. Jayesh Desai – 9917898904.

TERMS & CONDITIONS : 1. The interested buyers are advised to go through bank's website www.equitasbank.com for detailed terms and conditions. The present notice is also uploaded on the Bank's official website at <https://www.equitasbank.com/> **Important notices-** 2. The auction sale will be "On line E-Auction" Bidding through website <https://BidDeal.in>.
Date - 08.11.2025, Place - Gujarat

Authorised Officer, Equitas Small Finance Bank Ltd

Surat RFO shot while travelling with son, police probing GPS-tracking link

Ahmedabad, A woman Range Forest Officer (RFO) from Surat district was shot in the head under mysterious circumstances while travelling with her five-year-old son in a WagonR car on Thursday morning. The incident occurred in Kamrej taluka, just three days after police registered a case over a GPS device found secretly installed in her vehicle. According to police, Sonal Arvindbhai Solanki (33), a resident of Jokha village in Kamrej, lives with her parents and brother. She is currently posted as a RFO at the Adajan range office in Surat. In 2020, Sonal married Nikunj Krantigiri Goswami, an RTO officer in Surat. However, the couple have been living separately for about a year due to marital disputes. A few days ago, while cleaning her car, Solanki reportedly found an active GPS device fixed to the rear.

Following her complaint, Kamrej police registered an FIR on Monday against an unidentified person for allegedly attaching the tracker to monitor her movements.

On Thursday morning, amid foggy weather, Solanki left home with her young son for Kamrej. While driving on the road between Jokha and Kamrej, unidentified assailants reportedly opened fire on her car.

**MARUTI INFRASTRUCTURE LIMITED**

Notice for Special Window for Re-Lodgment of Transfer Requests of Physical Shares

Pursuant to SEBI circular no. **SEBI/HO/MIRSD/MIRSD-PoD/P/CIR/2025/97** dated **02nd July, 2025**, all shareholders are hereby informed that a special window is being opened for a period of 6 months from **07th July, 2025** till **06th January, 2026** to facilitate re-lodgment of transfer deeds, which were lodged prior to the deadline of 01st April, 2019 and re-jected or returned / not attended to due to deficiency in the documents, or were not processed due to such other reason.

The concerned investors are requested to re-lodge the transfer request of physical shares, to our Registrar and Share Transfer Agents (RTA), M/s MUGF Intime India Private Limited, **Unit : Maruti Infrastructure Limited**, 5th floor, 506 to 508 Amarnath Business Centre - I (ABC - I), Beside Gurga Business Centre, Nr. St. Xavier's College Corner Off C G Road, Navarangpura, Ahmedabad, Gujarat, 380009, within the above mentioned timelines. We urge all the relevant investors to take advantage of this one time window.

For, Maruti Infrastructure Limited

SD/-
Nimesh D. Patel
Chairman & Managing Director

Regd. Office: 802, Surmount, Opp. Reliance Mart, Iscon Cross Road, S. G. Highway, Ahmedabad, Gujarat-380015, India. Ph.: 079-40093482, E-mail: maruti_infra@yahoo.com, Website: www.marutinfra.in
CIN: L45100G11994PLC023742

**TRUHOME FINANCE LIMITED**
Head Office: Level -3, Wockhardt Towers, East Wing C-2, G Block, Bandra Kurla Complex, Bandra (East), Mumbai 400 051; Tel: 1800 102 4345 ; Website: <http://www.truhomefinance.in>
Reg.Off.: Srinivasa Tower, 1st Floor, Door No.5, Old No.11, 2nd Lane, Cenatoph Road, Alwarpet, Teynampet, Chennai-600018

(Formerly Shriram Housing Finance Ltd.)

APPENDIX-IV-A [SEE PROVISION TO RULE 8(6)] SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision 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 and Guarantor/s that the below described immovable properties mortgaged/ charged to Truhome Finance Limited (Formerly Shriram Housing Finance Limited), the Physical Possession of which have been taken by the Authorized Officer of Truhome Finance Limited, will be sold on "As is where is", "As is what is" and "Whatever there is" basis for recovery of the balance due to Truhome Finance Limited from the Borrowers And Guarantors, as mentioned in the table. Details of Borrowers and Guarantors, amount due, Short Description of the immovable property, reserve price and earnest money deposit and date of inspection are also given as:

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagers	Amount of Recovery and date of Demand Notice	Reserve Price (Rs.) & Bid Increment	Date & Time of Auction	Contact Person Details – (AO and Disposal team)
(1) ANIL RAMVILASH CHOUHAN, And (2) SHUSHILA DEVI ANIL CHOUHAN All Having address at :- G-1/2, Panchvati Residency, Ram Nagar, Near Swapatsangli Mandir, Vapi, Chhiri, Valsad, Gujarat-396191. Also at:- Flat No.303,3rd Floor, Building No.B, Vishwavihar Co.-Op.Housing Society Limited, In Ramjanwadi, Chharwada Road, Mouje Chharwada, Sub-Dist.Vapi Dist.Valsad, Gujarat-396145. LAN:- SHLHVAPI0000103	Demand Notice Date: 15.01.2025 Rs. 8,37,859 /- (Rupees Eight Lakh Thirty Seven Thousand Eight Hundred Fifty Nine Only) as on 09/01/2025 under reference of Loan Account No. SHLHVAPI0000103 with further interest at the contractual rate, within 60 days from the date of receipt of the said notice	Rs. 8,62,500/- (Rupees Eight lakh sixty two thousand five hundred Only) Bid Increment: Rs.10,000/- and in such multiples. Earnest Money Deposit (EMD) (Rs.) Rs. 86,250/- (Rupees Eighty six thousand two hundred fifty Only) Last date for submission of EMD : - 9th December, 2025, Time 10.00 a.m. to 05.00 p.m.	10 - Dec - 2025 Auction Time: :11.00 A.M. to 01.00 p.m.	Ashtaq Patka 9819415477 Sandeep Mahajan Chauhan- 99989 44955 Property inspection Date.21.11.2025, Time.11 AM to 1 PM
Description of Property All that a Piece and Parcel of the immovable property being Residential Flat No. B-303 admeasuring about- 575.00 Square Feet i.e. 53.43 Square Meters, Super Built-up area, along with undivided Share in land admeasuring about- 05.00 Square Meters, lying and located on the 3rd Floor of the "B" building known as "VISHWAVIHAR CO. OP.HSG. SOC. LTD." Constructed on Plot No. 01 and 02 admeasuring about- 743.22 Square Meters of N.A Land bearing Survey No. 26 Palikee and 11 Situated at Village Chharwada, Taluka Vapi, District Valsad, Gujarat State. Boundaries of the property:- East:- By Open Space , West:- By Flat No.B-302 , North:- By Open Space , South:-By Passage				
Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagers				
(1) Koladiya Babubhai Khimji, And (2) Sneha Babubhai Koladiya All Having address at :-63, Kuber Nagar Society, Simada Gam, Nana Varacha Road, Surat City, Surat-395006 Also at:-Flat No.507, 5th Floor, Building No.A, Shree Balaji Arcade In Bansi Park Society, Opp.Sahiba MILL, Near Jolva Patiya, Bagumara, Palsana, Surat-394305 Also at:-Flat No.508, 5th Floor, Building No.A, Shree Balaji Arcade In Bansi Park Society, Opp.Sahiba MILL, Near Jolva Patiya, Bagumara, Palsana, Surat-394305 Also At:-@ Khodiyar Pan, 61, Shayamdham-3, Shayamdham road, Nana Varacha, Surat-395006 LAN:- SHLHSRAT0001261	Demand Notice Date: 19.02.2025 Rs. 15,35,196/- (Rupees Fifteen Lakh Thirty Five Thousand One Hundred Ninety Six Only) as on 07/02/2025 under reference of loan account no. SHLHSRAT0001261 with further interest at the contractual rate, within 60 days from the date of receipt of the said notice	Rs. 16,41,200/- (Rupees Sixteen lakh forty one thousand two hundred rupees Only) Bid Increment: Rs. 10,000/- and in such multiples. Earnest Money Deposit (EMD) (Rs.) Rs. 1,64,120/- (Rupees One lakh sixty four thousand one hundred twenty Only) Last date for submission of EMD : - 9th December, 2025, Time 10.00 a.m. to 05.00 p.m.	10 - Dec - 2025 Auction Time: 11.00 A.M. to 01.00 p.m.	Sandeep Mahajan Chauhan- 99989 44955 Property inspection Date.21.11.2025, Time.11 AM to 1 PM
Date of Possession & Type 05.10.2025 and Physical Possession				
Encumbrances known Not known				
Description of Property Property No.1: All rights, title and interest in Flat No.A/507, on 5th Floor, admeasuring 377 Sq.Fts. i.e.35.04 Sq.Mtrs. Built up area, together with undivided proportionate share admeasuring 9.95 Sq.Mtrs. in underneath land in building No.A of "SHREE BALAJI ARCADE", constructed on Plot no.1 to 12 in "BANSI PARK", situated on the land bearing block no.91 of Village: Bagumara, Taluka: Palsana, Dist.Surat. Boundaries of the property (As per ownership documents):- East :- Road, West :- Plot No.23to 32, North : Road, South :- Road & Common Plot Boundaries of the property (As per Site):- East :- Flat No.506, West :- Flat No.508, North : Margin, South :- Passage Property No.2: All rights, title and interest in Flat No.A/508, on 5th Floor, admeasuring 369 Sq.Fts. i.e.34.29 Sq.Mtrs. Built up area, together with undivided proportionate share admeasuring 9.74 Sq.Mtrs. in underneath land in building No.A of "SHREE BALAJI ARCADE", constructed on Plot no.1 to 12 in "BANSI PARK", situated on the land bearing block no.91 of Village: Bagumara, Taluka: Palsana, Dist.Surat. Boundaries of the property (As per ownership documents):- East :- Road, West :- Plot No.23to 32, North : Road, South :- Road & Common Plot Boundaries of the property (As per Site):- East :- Flat No.507, West :- Flat No.509, North : Margin, South :- Passage				
Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagers				
(1) Shyam kumar Murali Ram Rawani, And (2) Suman Devi Shyam kumar Rawani All Having address at :-Plot No.89, Room No.3, Khodiyarnagar, Ashwini Ashapuri Mini Bazar, Ankur Chowdki, Varachha, Surat-395006 Also at:-Flat No.202, 2nd Floor, Shiv Villa, Near H.P. Petrol Pump, Surat-Bardoli Road, Talithaiya, Palsana, Surat-394305 Also At:-@ Gurukrupa Fashion, Plot No.7, Bhajiwala, Industrial Estate, Vibhag-2, Ankur Chokadi, A.K.Road, Surat LAN:- SHLHSRAT0001054	Demand Notice Date: 19.02.2025 Rs. 6,98,175/- (Rupees Six Lakh Ninety Eight Thousand One Hundred Seventy Five Only) as on 07/02/2025 under reference of loan account no. SHLHSRAT0001054 with further interest at the contractual rate, within 60 days from the date of receipt of the said notice	Rs. 7,04,000/- (Rupees Seven lakh four thousand Only) Bid Increment: Rs. 10,000/- and in such multiples. Earnest Money Deposit (EMD) (Rs.) Rs. 70,400/- (Rupees Seventy thousand four hundred Only) Last date for submission of EMD : - 9th December, 2025, Time 10.00 a.m. to 05.00 p.m.	10 - Dec - 2025 Auction Time: 11.00 A.M. to 01.00 p.m.	Ashtaq Patka 9819415477 Sandeep Mahajan Chauhan- 99989 44955 Property inspection Date.21.11.2025, Time.11 AM to 1 PM
Date of Possession & Type 05.10.2025 and Physical Possession				
Encumbrances known Not known				
Description of Property All right, title and interest in non agricultural plot of land in Moje : Talithaiya, lying being land bearing R.S.No.173, 176, 165, 166, 167, 168, 169, 170 & 171, block no.124-A, admeasuring 51091.00 Sq.Mtrs. Residential Purpose N.A. and paik 14241.00 Sq.Mtrs. block no.124-A/paik-1, Plot no.3/B-2, admeasuring 4368.35 Sq.Mtrs. paik Plot no.A/3, admeasuring 356.84 Sq.Mtrs., known as "SHIV VILLA", paik 2nd Floor, Flat No.202, Carpet area admeasuring 26.94 Sq.Mtrs., built up area admeasuring 29.73 Sq.Mtrs., Super Built up area admeasuring 44.87 Sq.Fts., undivided share of land admeasuring 6.91 Sq.Mtrs., at registration district and sub-district Palsana District-Surat. Boundaries of the property (As per ownership documents):- East :- Adj. Garden Silk Mill, West :- Flat No.201, North:- Open Land, South:- Passage				
Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagers				
((1) Satish Baru Ram And (2) Amit Kumar Om Prakash All Having address at :- 509, Om Hari Om Residency, Kadodara, Near Balaji Nagar, Vareli, Kadodara, Surat-394327 Also at:- Flat No.107, 1st Floor, Madhav Residency, Near Mc-Donald, N.H.No.48, Umbhel, Surat-394327. LAN:- SHLHSRAT0001429	Demand Notice Date: 19.02.2025 Rs. 6,87,690/- (Rupees Six Lakh Eighty Seven Thousand Six Hundred Ninety Only) as on 07/02/2025 under reference of loan account no. SHLHSRAT0001429 with further interest at the contractual rate, within 60 days from the date of receipt of the said notice	Rs. 7,54,475/- (Rupees Seven lakh fifty four thousand four hundred seventy five Only) Bid Increment: Rs. 10,000/- and in such multiples. Earnest Money Deposit (EMD) (Rs.) Rs. 75,447/- (Rupees Seventy five thousand four hundred forty seven Only) Last date for submission of EMD : - 9th December, 2025, Time 10.00 a.m. to 05.00 p.m.	10 - Dec - 2025 Auction Time: 11.00 A.M. to 01.00 p.m.	Ashtaq Patka 981941547