

**पंजाब नेशनल बैंक**
(Use name you can BANK upon it)

BO.: VIP-ROAD VESU (598600)BRANCH: VIP PLAZA, VIP ROAD, MR. SHYAMBABA MANDIR, VESU, SURAT-395007. Email:bo5986@pnb.bank.in

APPENDIX IV [See Rule 8 (1)] POSSESSION NOTICE (For immovable property)

Whereas, the undersigned being the Authorised Officer of the Punjab National 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 a demand notice dated 28.11.2025 calling upon the borrowers/mortgagor **Mr. SANJAY NAVAL PATIL (Borrower/Mortgagor)** and **Mrs. SUREKHABEN SANJAY PATIL (Co-Borrower) and Mr. BAKRU BHAIKAR PATIL (Guarantor)** to repay the amount mentioned in the notice being **Rs. 13,55,035.72/- (Rupees Thirteen Lakh Fifty-Five Thousand Thirty-Five and Paise Seventy-Two Only)** as on 27/11/2025 and further interest with monthly rest and other charges and expenses within 60 days from the date of notice/date of receipt of the said notice.

The borrowers 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 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) Rules, 2002 on this **23rd February of the year 2026**.

The Borrowers/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 Punjab National Bank for an aggregate amount of **Rs.13,55,035.72/- (Rupees Thirteen Lakh Fifty-Five Thousand Thirty-Five and Paise Seventy-Two Only)** as on 27/11/2025 and further interest thereon.

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

Description of Immoveable Property

All that Piece and parcel of the property Bearing Plot No. 393 (after KJP block No 191/393) admeasuring about 53.33 sq. yards equivalent to 44.59 sq. mtrs together with undivided proportionate share in underneath COP abd Road admeasuring about 21.35 sq. meters at **"SAI VATIKA ROW HOUSE"** constructed on the land bearing block no 191 Part-1 (Rev. Survey Nos 198,199,200 and 213) of village:- Bagumara, Sub District Palsana, District Surat in the name of **Mr. Sanjay Naval Patil. Bounded: East: Plot No. 370, West: Society Internal Road. North: Plot No. 392. South: Plot No. 394.**

Date: 23.02.2026 | Place : Surat **Authorised Officer, Punjab National Bank**

**बैंक ऑफ बड़ोदा**
Bank of Baroda

Vijalpore Branch, Opposite Shushrusha Hospital, Sadar Chowk, Vijalpore, Navsari - 396450. Ph. 02637-281181. Email : vijalp@bankofbaroda.bank.in

Notice To The Borrower For Advising The Auction Of The Jewellery Annexure 6 - Notice

To, **Mr. Sachin : O Alkapuri Society, Shivaji Chowk, Vijalpore, Navsari - 396450.** Date : 24.02.2026

Dear Sir/Madam,

Re : Your Gold Loan A/c No. 39660600005709

We refer to our previous letters dated 13/01/2026 & Newspaper publication (Business Standard & Gujrat Guardian) dated 04/02/2026 calling upon you to repay the dues in your above said **A/C 39660600005709**. We regret to observe that we do not have any positive response from you to our intimations.

We further advise you to pay off the liability and other charges and redeem the pledged securities on or before **04/03/2026** failing which the said securities will be sold by the Bank in public auction or private treaty at your cost at the Bank's premises at **10:00 AM to 04:00 PM on 16/03/2026** or on any other convenient date thereafter without further notice at the absolute discretion of the Bank. Please note that the cost of auction & the charges in this regard will be payable by you.

Yours Faithfully, Branch Manager, Bank of Baroda, Vijalpore Branch.

PUBLIC NOTICE FOR TITLE CLEAR

This is hereby informed to General Public That, I have offered title clearance report for the properties mentioned below.

That, The owner of the land bearing **City Survey Ward No. 8, City Survey Nondh No. 2450 admeasuring 54,3484 sq. mtrs.** of area Gopipura, Sub-District: Surat City, District: Surat owned by **(1) Daxaben Sureshbhai Rana (2) Hemant Sureshbhai Rana & (3) Nisha Sureshbhai Rana** and declared that the original documents paiki **(1) original Reconveyance deed vide Registration No. 3780 on dated 17/08/1971 and its original registration fee receipt (2) original sale deed vide Registration No. 2074 on dated 13/08/1964 and its original registration fee receipt (3) original registration fee receipt of registered partition deed vide Registration No. 1871 on dated 23/05/1942 and (4) original registration fee receipt of registered sale deed vide Registration No. 2798 on dated 20/11/1940** are lost by owner and declaring the same they have offered said property to my client Bank, as security. Therefore, if any person, Bank, or Financial institute has any interest in the said property, contact at below address mentioned herein below within 7 days of publication of this notice with all relevant documents. Upon expiration of the notice period Bank will proceed further and afterwards there will be first charge of my client over the said properties and afterwards No rights/claim/Objection will be entertained.

Date : 25/02/2026
Office No. 8,9,10, Haridarshan Complex, Kubernagar-1, Katargam Darwaja, Surat. Mo. No. 99090 90222

Neha H. Koradia
Advocate and Notary

**Federal Bank**

The Federal Bank Ltd., LCRD/ Ahmedabad Division, Shop No. 101, First Floor, Central by Sangath IPL, Next to PVR Cinema, Nr. Lake & Garden, Motera, Ahmedabad - 380005. E-mail : ahdicrd@federalbank.co.in

PHYSICAL POSSESSION NOTICE AS PER ORDER NO. CRMA 361/2025 DECIDED ON 06/06/2025 BY HON'BLE ADDITIONAL CHIEF JUDICIAL MAGISTRATE, MANGROL, DIST. SURAT

Whereas the undersigned being the Authorized Officer of the **Federal Bank Ltd.** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as Act) and in exercise of powers conferred under section 13(12) of the said Act read with rule 3 of the Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as Rules) issued a Demand Notice dated **10/06/2025** calling upon the Borrowers : **(1). Shri. Sanjay Kumar Pal S/o Pancham Lal Pal**, Plot No. 54, Kamdhenu Society, Pipodara Lindiyat Road, Mangrol, Surat, Gujarat – 394110, **(2). Smt. Sangita Sanjaykumar Pal W/o Sanjay Kumar Pal**, Plot No. 54, Kamdhenu Society, Pipodara Lindiyat Road, Mangrol, Surat, Gujarat-394110 to repay the amount mentioned in the notice as below which was due from you jointly and severally in the accounts maintained with **Laskana Branch** of the Bank, within 60 days from the date of receipt of the said notice.

Loan Account	Dues
FHS Loan (20627300000599)	Rs. 13,87,363.85 (Rupees Thirteen Lakh Eighty Seven Thousand Three Hundred and Sixty Three, paise Eighty Five Only) as on 02.06.2025
Federal Personal Loan (Asset Guard) 20627600001305	Rs. 36,459/- (Rupees Thirty Six Thousand Four Hundred and Fifty Nine only) as on 12.05.2025
Total - 14,23,822.85 (Rupees Fourteen Lakh Twenty Three Thousand Eight Hundred Twenty Two and Paise Eighty Five Only)	

The borrowers having failed to repay the amounts, notice is hereby given to the borrowers and 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 said Rules on this **22nd day of February, 2026**. The borrower/s' attention is invited to the provisions of section 13 (8) of the Act, in respect of time available, to redeem the secured assets (security properties). The borrower in particular and 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 **Federal Bank Ltd.** for an amount of **Rs. 15,33,196.85 (Rupees Fifteen Lakh Thirty Three Thousand One Hundred Ninety Six and Paise Eighty Five Only)** as mentioned below.

Loan Account	Dues as on 22.02.2026
FHS Loan (20627300000599)	Rs. 14,93,674.85 (Rupees Fourteen Lakh Ninety Three Thousand Six Hundred Seventy Four and Paise Eighty Five Only)
Federal Personal Loan (Asset Guard) 20627600001305	Rs. 39,522/- (Rupees Thirty Nine Thousand Five Hundred Twenty Two only)
Total - Rs. 15,33,196.85 (Rupees Fifteen Lakh Thirty Three Thousand One Hundred Ninety Six and Paise Eighty Five Only)	

DESCRIPTION OF IMMOVABLE PROPERTY

All the Piece and Parcel of Property bearing Plot No. 54, admeasuring area 60.22 Sq. meters equivalent to 72.00 square yard and as per approved plan admeasuring 60.11 sq. meters together with building and all other improvements thereon an undivided proportionate share in road and COP admeasuring 41.71 Sq. meters at "Shree Kamdhenu Residency". Situated on the land bearing Block No. 511 (F. S. No. 516) after Re-Survey New Block No. 550 of Pipodara Village, Mangrol Sub district, Taluk - Mangrol, District - Surat, Gujarat - State. **Bounded by > East : Adj. Plot No. 47, West : Adj. Society Road, North : Adj. Plot No. 53, South : Adj. Plot No. 55.**

Date : 22.02.2026, Place : Surat **Authorised Officer, The Federal Bank Ltd.**

**Federal Bank**

The Federal Bank Ltd., LCRD/ Ahmedabad Division, Shop No. 101, First Floor, Central by Sangath IPL, Next to PVR Cinema, Nr. Lake & Garden, Motera, Ahmedabad - 380005. E-mail : ahdicrd@federalbank.co.in

PHYSICAL POSSESSION NOTICE AS PER ORDER NO. CRMA 1756/2024, DECIDED ON 07/10/2024 BY HON'BLE ADDITIONAL CHIEF JUDICIAL MAGISTRATE, KATHOR, DIST. SURAT

The undersigned being the Authorised Officer of the **Federal Bank Ltd.** under the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act,2002 (hereinafter referred to as Act) and in exercise of powers conferred under section 13(12) of the said Act read with rule 3 of the Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as Rules) issued a Demand Notice dated **14/02/2024** calling upon the Borrowers / Co-obligants / Legal heirs : **(1). Shri. Shiv Kumar Pal S/o Kumar Pal, 48, Mahadev Residency, Opp. Bharat petrol Pump, Tatithaiya, Surat, Gujarat, 394305, (2). Smt. Kushama Devi W/o Shiv Kumar Pal, 48, Mahadev Residency, Opp. Bharat Petrol Pump, Tatithaiya, Surat, Gujarat - 394305** to repay the amount mentioned in the notice as below which was due from you jointly and severally in the accounts maintained with **Ten Branch** of the Bank, within 60 days from the date of receipt of the said notice.

Loan Account	Dues
Federal Housing (FHS) Loan (22467300001422)	Rs. 7,86,183.51 as on 22.01.2024
Federal Personal Loan (Asset Guard) (22467600000736)	Rs. 24,201/- as on 22.01.2024
Total - Rs. 8,10,384.51 (Rupees Eight Lakh Ten Thousand Three Hundred Eighty Four and Paise Fifty One Only)	

The borrowers having failed to repay the amounts, notice is hereby given to the borrowers and 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 said Rules on this **23rd day of February, 2026**. The borrower/s' attention is invited to the provisions of section 13 (8) of the Act, in respect of time available, to redeem the secured assets (security properties). The borrower in particular and 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 **Federal Bank Ltd.** for an amount of **Rs. 9,84,931.51 (Rupees Nine Lakh Eighty Four Thousand Nine Hundred Thirty One and paise Fifty One Only)** as mentioned below.

Loan Account	Dues as on 22.02.2026
Federal Housing (FHS) Loan (22467300001422)	Rs. 9,64,234.51
Federal Personal Loan (Asset Guard) (22467600000736)	Rs. 20,697/-
Total - Rs. 9,84,931.51 (Rupees Nine Lakh Eighty Four Thousand Nine Hundred Thirty One and Paise Fifty One Only)	

DESCRIPTION OF IMMOVABLE PROPERTY

All the piece and parcel of the Property Bearing Plot No. 212 (after KJP Block No.25/212) admeasuring 43.00 Sq. Mtrs together with undivided proportionate share in Road and COP admeasuring 23.16 Sq. Mtrs. at "Green Park- Vibhag 2" situated on the land bearing New Block No. 25 (Old Block No. 23 its Rev. S. No. 499 admeasuring 2105.00 Sq. Mtrs), New Block No. 26 (Old Block No. 24 its Rev. S. No. 500/1 and 500/2 admeasuring 2715.00 Sq. Mtrs) and New Block No. 30 (Old Block No.28 its Rev. S. No. 501 and 502, adj. 43790.00 sq.Mtrs), total admeasuring 48610.00 Sq. Mtrs. After amalgamation New Block No. 25 of Village - Haldharu, Sub District & Taluka - Kamrej, District - Surat. **Bounded by > East : Adj. Society Road, West : Adj. C.O.P North : Adj. Plot No. 211, South : Adj. Plot No. 213.**

Date : 23.02.2026, Place : Surat **Authorised Officer, The Federal Bank Ltd.**

**बैंक ऑफ बड़ोदा**
Bank of Baroda

Bank of Baroda, Becharaji Branch – Opp. Becharaji Gram Panchayat, Becharaji – 384210, Dist. Mehsana, Gujarat, India, E-mail: Bechar@bankofbaroda.com

Notice For Sale of Immoveable / Movable Property/ies
[Under Rule 6(2) and 8(6) of Security Interest (Enforcement) Rules, 2002]

E-Auction Sale Notice for Sale of moveable/immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6 (2) & 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 moveable/ immovable property/ies hypothecated/mortgaged/charged to Bank of Baroda, the Secured Creditor, the **Physical Possession** of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on **27.03.2026 "As is where is", "As is what is", and "Whatever there is"** basis for recovery of dues below mentioned account/s. The details of Borrower/s /Mortgagor/Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below –

Sr./Lot No.	Name & address of Borrower/s/Guarantor/s	Description of the immovable / movable properties	Total dues	Reserve Price EMD & Bid Increase Amount
1	M/s Megh Industries, (Prop. Mr. Bipinkumar Ranchhodhbhai Patel), Factory Add: Revenue Survey No 874 (Old Revenue Survey No 55 paiki), City Survey No NA874, Sheet No NA99, Vill.-Sanpavada, Ta-Becharaji, DI-Mehsana, Gujarat-384210 Registered Add: 1st Floor, Shop No F19, Vinayak Hub, Becharaji Road, Reliance Petrol Pump, Taluka Becharaji, Dist.Mehsana, Gujarat-384210 1. Mr. Bipinkumar Ranchhodhbhai Patel (Through Prop. M/s Megh Industries & Guarantor) Add: 95, Vraj Vihar Bunglows, Vill. Sankhalpur, Taluka Becharaji, Dist. Mehsana, Gujarat-384210 2. Mr. Vipulkumar Ranchhodhbhai Patel (Guarantor & Mortgagor) Add: 95, Vraj Vihar Bunglows, Vill. Sankhalpur, Taluka Becharaji, Dist. Mehsana, Gujarat-384210 3. Shri Ranchhodhbhai Becharadas Mulchandbhai Patel (Guarantor & Mortgagor) Add: 95, Vraj Vihar Bunglows, Vill. Sankhalpur, Taluka Becharaji, Dist. Mehsana, Gujarat-384210	(1-A) All that piece and parcel of N.A. Land for Industrial Purpose with construction thereon area admeasuring 6515.00 Sq. Mtrs of Revenue Survey No 874 (Old Revenue Survey No 55 paiki), City Survey No NA874, Sheet No NA99, situated within the limits of Sanpavada, Ta-Becharaji, DI-Mehsana in the name of Ranchhodhbhai Becharadas Mulchandbhai Patel and leased to the borrower M/S Megh Industries. The Belongings leftover by the borrower in the premises (as per panchnama) are not part of the Auction. The Property bounded as under: North: Adj. R.S. No. – 825, South: Adj. R.S. No.–875, East: Adj. R.S. No. – 873, West: Becharaji-Harij Road. (1-B) All that piece and parcel of movable Hypothecated Securities (Plant & machineries) situated and lying at borrower (M/S Megh Industries) premises at Revenue Survey No 874 (Old Revenue Survey No 55 paiki), City Survey No NA874, Sheet No NA99, situated within the limits of Sanpavada, Ta-Becharaji, DI-Mehsana. (2) All that piece and parcel of Commercial Shop No G/45, Ground Floor, area admeasuring 30.33 Sq. Mtrs. of Revenue Survey No 393/1/1 Known as Dayanand Complex, Situated within the limits of village-Bechar, Taluka- Becharaji, Dist-Mehsana in the name of Vipulkumar Ranchhodhbhai Patel. The Property bounded as under: North Shop No- G/44, South/Internal Road, East Shop No. G/46, West Water Cooler.	Total dues Rs.3,61,80,138.00 (Rupees Three Crore Sixty One Lakh Eighty Thousand One Hundred Thirty Eight Only) as on 24.09.2025 and interest thereon at the contractual rate plus cost, charges and expenses till date of payment.	1. Reserve Price- (Factory Land & Building = Rs.1,64,24,438 +Plant & Machineries= Rs.1,92,60,000/-) Total Reserve Price = Rs.3,56,84,438/- 2. Earnest Money Deposit (EMD)– Rs.35,68,444/- 3. Bid Increase Amount Rs.50,000/-
			1. Reserve Price Rs.35,20,654/- 2. Earnest Money Deposit (EMD)– Rs.3,52,065/- 3. Bid Increase Amount Rs.25,000/-	

E-Auction Date : 27.03.2026 and E-Auction Time: 02:00 PM to 06:00 PM (unlimited extension of 10 minutes) • Status of Possession : Physical • Property inspection Date : 24.02.2026 to 26.03.2026, Time : 11.00 Am to 2.00 PM (BY TAKING PRIOR APPOINTMENT)

For detailed terms and conditions of sale, please refer to the link provided in <https://bankofbaroda.bank.in/e-auction> and <https://baanknet.com> Also, prospective bidders may contact the For Authorised officer on Mobile 8980039890 / 8980039848. (GST/TDS as per Government Rules applicable shall be payable by purchaser on sale of Movable / Immoveable Assets.)

AS PER SARFAESI Act, STATUTORY -30- DAYS SALE NOTICE TO THE BORROWER /GUARANTOR/ MORTGAGOR

Date : 24.02.2026 | Place : Bechrajji **Sd/- Authorized Officer, BANK OF BARODA**

**बैंक ऑफ बड़ोदा**
Bank of Baroda

Bank of Baroda, Manav Ashram Branch, Visnagar Link Road, Mehsana, Gujarat PIN Code-384001, Ph. No. 8980039894 E-mail: manneh@bankofbaroda.com

Notice For Sale of Immoveable / Movable Property/ies
[Under Rule 6(2) and 8(6) of Security Interest (Enforcement) Rules, 2002]

E-Auction Sale Notice for Sale of moveable/immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6 (2) & 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), Mortgagor (s) and Guarantor (s) that the below described moveable/ immovable property/ies hypothecated/mortgaged/charged to Bank of Baroda, the Secured Creditor, the **physical possession** of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on **27.03.2026 "As is where is", "As is what is", and "Whatever there is"** basis for recovery of dues below mentioned account/s. The details of Borrower/s /Mortgagor/Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below –

Sr./Lot No.	Name & address of Borrower/s/Guarantor/s	Description of the immovable / movable properties	Total dues	Reserve Price EMD & Bid Increase Amount
1	Mr. Bhavesh Rajeshbhai Shah (Borrower) Address: 87, Vrundavan Heritage Township, Kada Chokdi, Visnagar, Mehsana, Gujarat 384315 Shruti Sharadbhai Jha (Co-Borrower, Mortgagor) Address: 87, Vrundavan Heritage Township, Kada Chokdi, Visnagar, Mehsana, Gujarat 384315	Registered Mortgage of all that piece and parcel Residential House constructed on Plot No.87, Saleable Plot No. Vrundavan 87, having built up area admeasuring 44.98 Sq. Mtr. Margin Area - 29.02 Sq. Mtr. General Land-57.00 Sq. Mtr Total Area admeasuring 131.00 Sq. Mtr. Revenue Survey No. 8774, Old R.S. No. 2219P1, City Survey Census No. NA/2219P1/87/SHIT No. NA/99, having Society Name Heritage Township situated at Visnagar, Taluka Visnagar, District Mehsana belonging to Mrs. Shruti Sharadbhai Jha and bounded as follows: East: Internal way of said Survey No., West: Border of Plot No.82, North: Border of Plot No.86, South: Border of Plot No.88	Rs.24,54,601.00 + unapplied interest (Rs.37984.08) + un-secured interest (Rs.33,107.00) Total Amount Rs. 25,25,692.08 (Rupees Twenty-Five Lacs Twenty Five Thousand Six Hundred Ninety Two and eight paise) as on 16.07.2025 Plus other charges/Penal Interest etc till date of payment	1. Reserve Price- 30,56,000/- 2. Earnest Money Deposit (EMD)– Rs.3,05,600/- 3. Bid Increase Amount Rs.25,000/-

E-Auction Date : 27.03.2026 and E-Auction Time: 02:00 PM to 06:00 PM (unlimited extension of 10 minutes) • Status of Possession : Physical • Property inspection Date : 24.02.2026 to 26.03.2026, Time : 11.00 Am to 2.00 PM (BY TAKING PRIOR APPOINTMENT)

For detailed terms and conditions of sale, please refer to the link <https://www.bankofbaroda.bank.in/e-auction> and online auction portal Baanknet.com. Also, prospective bidders may contact the For Authorised officer on Mobile 8980043802 / 8980039894 (GST/TDS as per Government Rules applicable shall be payable by purchaser on sale of Movable / Immoveable Assets.)

AS PER SARFAESI Act, STATUTORY -30- DAYS SALE NOTICE TO THE BORROWER /GUARANTOR/ MORTGAGOR

Date : 24.02.2026 | Place : Mehsana **Sd/- Authorized Officer, BANK OF BARODA**

**बैंक ऑफ बड़ोदा**
Bank of Baroda

Bank of Baroda, Becharaji Branch – Opp. Becharaji Gram Panchayat, Becharaji – 384210, Dist. Mehsana, Gujarat, India, E-mail: Bechar@bankofbaroda.com

Notice For Sale of Immoveable / Movable Property/ies
[Under Rule 6(2) and 8(6) of Security Interest (Enforcement) Rules, 2002]

E-Auction Sale Notice for Sale of moveable/immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6 (2) & 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 moveable/ immovable property/ies hypothecated/mortgaged/charged to Bank of Baroda, the Secured Creditor, the **Physical Possession** of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on **27.03.2026 "As is where is", "As is what is", and "Whatever there is"** basis for recovery of dues below mentioned account/s. The details of Borrower/s /Mortgagor/Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below –

Sr./Lot No.	Name & address of Borrower/s/Guarantor/s	Description of the immovable / movable properties	Total dues	Reserve Price EMD & Bid Increase Amount
1	Mr. Vipulkumar Ranchhodhbhai Patel (Borrower & Mortgagor) Address:- 95, Vraj Vihar Bunglows, Vill. Sankhalpur, Taluka. Becharaji, Dist. Mehsana, Gujarat-384210 Mrs. Aratiben Vipulkumar Patel (Borrower) Address:- 95, Vraj Vihar Bunglows, Vill. Sankhalpur, Taluka. Becharaji, Dist. Mehsana, Gujarat-384210	All that piece and parcel of Residential House constructed on Plot No 95, admeasuring 108.81 Sq. Mtrs. along with undivided share admeasuring 53.00 Sq. Mtrs, Revenue Survey No 128 (Old Revenue Survey No 448/ paiki 1). Known as Vraj Vihar, Situated within the limits of Bechar, Ta-Becharaji, Dist-Mehsana in the name of Mr. Vipulkumar Ranchhodhbhai Patel. The said property is originally mortgaged in Home Loan and Top Up Loan of Mr. Vipulkumar Ranchhodhbhai Patel and Mrs. Aratiben Vipulkumar Patel. The said property is extended by way of Legal mortgage in advance account of M/S Megh Industries prop. Mr. Bipinkumar Ranchhodhbhai Patel with our branch. The Belongings leftover by the borrower in the premises (as per panchnama) are not part of the Auction. The Property bounded as under:- North Internal Road, South O p e n Space, East Plot No. 93 & 94, West Plot No -96.	Total dues Rs.21,95,058.00 (Rupees Twenty One Lakh Ninety Five Thousand Fifty Eight Only) as on 25.09.2025 and interest thereon at the contractual rate plus cost, charges and expenses till date of payment.	1. Reserve Price- Rs.34,45,281/- 2. Earnest Money Deposit (EMD)– Rs.3,44,528/- 3. Bid Increase Amount Rs.25,000/-

E-Auction Date : 27.03.2026 and E-Auction Time: 02:00 PM to 06:00 PM (unlimited extension of 10 minutes) • Status of Possession : Physical • Property inspection Date : 24.02.2026 to 26.03.2026, Time : 11.00 Am to 2.00 PM (BY TAKING PRIOR APPOINTMENT)

For detailed terms and conditions of sale, please refer to the link provided in <https://bankofbaroda.bank.in/e-auction> and <https://baanknet.com> Also, prospective bidders may contact the For Authorised officer on Mobile 8980039890 / 8980039848. (GST/TDS as per Government Rules applicable shall be payable by purchaser on sale of Movable / Immoveable Assets.)

AS PER SARFAESI Act, STATUTORY -30- DAYS SALE NOTICE TO THE BORROWER /GUARANTOR/ MORTGAGOR

Date : 24.02.2026 | Place : Bechrajji **Sd/- Authorized Officer, BANK OF BARODA**

**बैंक ऑफ बड़ोदा**
Bank of Baroda

Surat City Region - 2 : Baroda Sun Complex, Ghod Dod Road, Surat-395007. Ph. : +91 7814346317, 7978117922

E-AUCTION SALE NOTICE

E-Auction Sale Notice for Sale of Immoveable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6 (2) & 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Sale Of Secured Immoveable / Movable Assets Under The Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 (herein After Referred To As The Act). Notice is hereby given to the public in general and in particular to the Borrower(s), Mortgagor (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis for recovery of dues in below mentioned account/s. The details of borrower/s /Mortgagor/Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below

Auction Date 30.03.2026, Time : 02:00 PM to 06:00 PM, Inspection Date 25.03.2026 to 27.03.2026

Sr. No	Branch	Borrower's name & demand Notice date	Owner of property	Description of Property (Detail)	Type of property (Row House/Flat/Res. Plot/Ind Plot/Ind Building Possession Type (Physical / Symbolic)	Dues (In Lacs) Incl. Int. upto 20.02.2026 Less Recovery if Any	1. Reserve Price (Actual) 2. Earnest Money Deposit (EMD) 3. Bid Increase Amount	Contact Person and Mob. No.
1.	HONEY PARK	Sabhajit Varma 01.05.2025	1. SABHAJIT VARMA 2. SUMAN SABHAJIT VARMA	Equitable Mortgage of all that right title & Interest in the property bearing Plot No.16 (As per KJP Block No. 85/16 admeasuring 40.23 sq mtrs) admeasuring area 44.62 sq mtrs i.e equivalent to 53.36 sq yards alongwith share in the common road & COP-2 aggregating 21.25 sq mtrs of "SAANGAN RESIDENCY" of the land bearing Block No.85 Revenue survey no.100 & 101 of Moje:Village Jolva, Taluka: Palsana, District: Surat	ROW HOUSE SYMBOLIC	7.46 + Other Charges	1) 869400 2) 86940 3) 10000	Aman Anand 8980026605
2.	HONEY PARK	Jayeshbhai BHIMABHAI BHUTIYA 21.04.2025	1. JAYESHBHAI BHIMABHAI BHUTIYA 2. RAMABEN JAYESH BHUTIYA	All that right title and interest in the property bearing Flat No.6/403 admeasuring about 110 sq. ft. its super built up of "B" Building of "Legend Harmony Residency" constructed on the Non-Agricultural land bearing Revenue Survey No.261/1/A, Block no. 210 of FP no.85 of TP Scheme no.14 at Village-Pal, Taluka-Choryasi, Dist-Surat	FLAT SYMBOLIC	11.08 + Other Charges	1) 2970000 2) 297000 3) 10000	Aman Anand 8980026605
3.	HONEY PARK	Meetkumar Rameshbhai Rokad 21.04.2025	1. MEETKUMAR RAMESHBHAI ROKAD 2. RITABEN RAMESHBHAI ROKAD	Equitable Mortgage of all that right title and interest in the property bearing Flat No.404 admeasuring about 41.49 sq mtrs carpet area on 3rd Floor of Building no.H3 of STAR PAVITRA NAGARI together with undivided proportionate land underneath the said building situated on land bearing revenue survey no.305 i.e Old Block no.170 paiki 1, i.e New Block no.2915 of village:Kholwad, Taluka: Kamrej, District-Surat and Final Plot no.86 of T.P Scheme no. 48 (Kholwad) Surat.	FLAT SYMBOLIC	11.13 + Other Charges	1) 1015000 2) 101500 3) 10000	Aman Anand 8980026605
4.	CHALTHAN	Sagar Rameshbhai Sirsat 10.02.2025	1.SAGAR RAMESHBHAI SIRSAT 2.SIRASAT JANABAI RAMESHBHAI	Plot No. 621 (Block No. 450/621 as per K.J.P.) of the society known as "Shivanta Homes"-1 of which the Plot Area: 60.39 Sq Mts i.e. 72 Sq. Yards and the undivided proportionate share in land of society road, C.O.P., constituting of the Non-Agriculture Land bearing Rev. Survey No. 419.420.423.424, Block No. 450 situated at Moje Vill: Umrakhi, Taluka: Bardoli, Dist: Surat.	ROW HOUSE PHYSICAL	16.52 + Other Charges	1) 1108400 2) 110840 3) 10000	Abhishek Kumar 8980021073
5.	CHALTHAN	Satish Kumar Mishra 13.05.2025	1. SATISH KUMAR MISHRA 2. SUDHA RAMESHBHAI MISHRA	Equitable mortgage of Immoveable of all that piece and parcel of the property bearing Block no 120 survey no 233/2A at plot of 50.16 sq.mtr built up area of Moje Village: Kadodara, Taluka: Palsana, Dist-Surat	ROW HOUSE SYMBOLIC	12.17 + Other Charges	1) 885360 2) 88535 3) 10000	Abhishek Kumar 8980021073
6.	CHALTHAN	Sushil Tribhuvan Pandey 28.07.2025	SUSHIL TRIBHUVANNATH PANDEY	All that right, title and interest in respect immovable property Plot No.24, [As per site Plot No.24], as per K.J.P. admeasuring about 60.11 sq.mtrs., as per site admeasuring about 60.20 sq. mtrs., i.e. 72.00 sq.yds., along with undivided proportionate share admeasuring 33.16 sq.mtrs., in the land for Road and COP a.e.in the residential project which is known as "GOKULDHAM VILLA" and the whole society is situated on non agriculture land bearing Revenue Survey No.272 paiki its Block No.200/A, admeasuring 24615.00 sq.mtrs., of Village: Tantithaiya, Taluka: Palsana, District: Surat.	ROW HOUSE SYMBOLIC			