

NOTICE
[Pursuant to rule 17 of the Limited Liability Partnership Rules, 2009]
ESSKAY FINTECH LLP
LLPIN: AAZ-9948
Reg. Off.: SY No. 1929/8, H. No. 'A' Bldg., UGF Shop-118, Shri Hari Park, Talwadi, Sagarpur, Surat, Gujarat, India, 395003.
Before the Regional Director, North Western Region.

In the matter of the Limited Liability Partnership Act, 2008, Section 13 of Limited Liability Partnership Act, 2008 and Rule 17 Limited Liability Partnership Rules, 2009 and in the matter of ESSKAY FINTECH LLP having its registered office at SY No. 1929/8, H. No. 'A' Bldg., UGF Shop-118, Shri Hari Park, Talwadi, Sagarpur, Surat, Gujarat, India, 395003, Petitioner Notice is hereby given to the General Public that the LLP proposes to make application to the Regional Director, North Western Region under section 13 of the Limited Liability Partnership Act, 2008 seeking confirmation of alteration of the Agreement of the LLP in terms of the partners meeting held on 27/02/2026 to enable the LLP to change its Registered office from "State of Gujarat" to "State of Maharashtra". Any person whose interest is likely to be affected by the proposed change of the registered office of the LLP may deliver or cause to be delivered or send by registered post of his/her objections supported by an affidavit stating the nature of his/her interest and grounds of opposition to the Regional Director, North Western Region, Roc Bhavan, Opp Rupal Park Society, Behind Ankur Bus Stop, Naranpura, Ahmedabad-380013, Gujarat, with a copy to the petitioner LLP at its Registered Office within 21 days of publication of this notice, stating the nature of interest & grounds of oppositions, to the petition, which should be duly supported by an affidavit:
For ESSKAY FINTECH LLP
Hamir Rajendra Desai
DPIN: 01359846
Designated Partner
Ashish Vijaykumar Hemdev
DIN: 11368249
Designated Partner
Place : Surat
Date : 11/03/2026

India SME Asset Reconstruction Co. Limited					
 India SME Asset Reconstruction Co. Limited Regi. Off. : The Ruby 11th Floor, North – West Wing, Plot No 29, Senapati Bapat Marg, Dadar (West) Mumbai – 400028. POSSESSION NOTICE (As per Rule 8(2) of Security Interest (Enforcement) Rules, 2002) The borrowers/co-borrowers/guarantors mentioned hereunder had availed financial assistance/loan from Fedbank Financial Services Limited ("Original Lender"). The said loan, together with all underlying security interest and all rights, title and interest of the Original Lender therein, was assigned by the Original Lender under the provisions of the SARFAESI Act, 2002, in favour of India SME Asset Reconstruction Company Limited ("ISARC"), acting in its capacity as the Trustee of ISARC- 2025-2026-3 Trust, vide Assignment Agreement dated 26th September 2025. Whereas the undersigned being the Authorised officer of India SME Asset Reconstruction Company Limited ("ISARC") 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 Notices upon the borrowers/co-borrowers/guarantors/mortgagors, to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrower/Co-borrowers having failed to repay the amount, notice is hereby given to the Borrower/Co-borrowers 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 the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on the below-mentioned dates. The Borrower/Co-borrowers 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 India SME Asset Reconstruction Company Limited ("ISARC"). The Borrower/co-borrowers/Mortgagor(s) attention is invited to the provision of Sub-Section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.					
Sr. No.	Loan Account No./ Name Of Borrower / Co-Borrower	Date of Demand Notices	Date of Possession / Possession Status	Amount in Demand Notice (Rs.)	Description Of Properties
1	FEDBHVS10496313 RATNADIP VINODRAY DAVE & MINABEN VINODRAY DAVE	28-10-2025	09-03-2026 SYMBOLIC POSSESSION	Rs.14,73,523.62 (Rupees Fourteen Lakh Seventy Three Thousand Five Hundreds Twenty Three and Sixty Two Paise Only)	All That Piece And Parcel Of Residential Plot No.18 Paiki (West Side Part), Land Area Admeasuring 84.00 Sq. Mtrs., Of Revenue Survey No.24 Paiki, Of Village, Dhola, Taluka, Umrarla, District Bhavnagar, State: Gujarat. Property Measurement: Land Admeasuring 84.00 Sq. Mts. Boundaries: (Property Four Corners As Per Gift Deed No. 102 Dtd East-Plot No. 18 Paiki West-Land Of Ashokbhai Survasman North-Road South-Road
2	FEDBTAST10508619 DEVYARAJBHAI VIKRAMBHAI SAMBAD / POTIBEN VIKRAMBHAI SAMBAD / VIKRAMBHAI BHIKHABHAI SAMBAD / MAHESH KAMABHAI MAKHANA	28-10-2025	09-03-2026 SYMBOLIC POSSESSION	Rs. 13,72,067.26 (Rupees Thirteen Lakh Seventy Two Thousand Fifty Seven and Twenty Six Paise Only)	All That Piece And Parcel Of Gamtal Property No. 710, Land Area Admeasuring 147.76 Sq.mtrs., With Construction Area Admeasuring 50.00 Sq. Mtr. Of Gamtal Land Of Village, Bhimdad, Taluka: Gadhadra, District: Botad- Property Measurement: Land Area Admeasuring 147.76 Sq.mtrs., With Construction Area Admeasuring 50.00 Sq. Mtr. Boundaries: (Property Four Corners As Per Registered Gift Deed No. 1873 On Dtd. 16/12/2022) East-Road West-Road North-Road & Property Of Kanabhai Bhurabhai South-Property Of Gelabhai Motibhai
3	FEDBTAST10507737 BHAGAVANBHAI ARJANBHAI TAVIYA / VASANBEN BHAGVANBHAI TAVIYA / SUNILBHAI PREMJIIBHAI TAVIYA	28-10-2025	09-03-2026 SYMBOLIC POSSESSION	Rs. 13,91,408.03 (Rupees Thirteen Lakh Ninety One Thousand Four Hundreds Eight and Three Paise Only)	All That Piece And Parcel Of Gamtal Plot No. 3 Paiki (East Side Part), Land Area Admeasuring 170.00 Sq. Mtrs., With Construction Area Admeasuring 50.00 Sq. Mtr. Of Gamtal Land Of Village, Khokhi, Taluka: Botad, District: East-Land Of R. S. No. 83/1 Paiki West-Plot No. 3 Paiki. North-20.00 Mtr. Road South-20.00 Mtr. Road
4	FEDBTAST10506853 SANJAYBHAI HIMMIBHAI GADHADARA / VIJAYABEN HIMMIBHAI GADHADARA / HIMMIBHAI KALYANBHAI GADHADARA	28-10-2025	09-03-2026 SYMBOLIC POSSESSION	Rs. 10,48,144.91 (Rupees Ten Lakh Forty Eight Thousand One Hundreds Forty Four and Ninety One Paise Only)	All That Piece And Parcel Of Gamtal Property No. 882, Sequence No. 892 & House No. 747, Land Area Admeasuring 83.61 Sq.mtrs., With Construction Area Admeasuring 40.00 Sq.mtr. Of Gamtal Land Of Village, Bhamihani, Taluka: Botad, District: Botad East-Road West-Property Of Mukleshbhai Lalibhai North-Road South-Road
5	FEDSDRST10512483 BHARATBHAI BHUPATBHAI BHOJAK & MANSHABEN BHARATBHAI BHOJAK	28-10-2025	09-03-2026 SYMBOLIC POSSESSION	Rs. 17,61,249.54 (Rupees Seventeen Lakh Sixty One Thousand Two Hundreds Forty Nine and Fifty Four Paise Only)	All That Piece And Parcel Property Of House With Land Admeasuring 260.11 Sq.mtr. Bearing Mota Chhaida Gram Panchayat Mikat No. 60/1 Situated At Ramji Mandir Street At Gamtal Land Of Village Mota Chhaida, Ta Botad, Dist: Botad With In The Panchayat Limits Of Mota Chhaida Gram Panchayat And Belonging To Manshaben Bharatibhai Bhojak East-Mt 20.00 This Side Open Plot Of Bhupathbhai Aapbhai West-Mt 20.00 This Side House Of Bhupathbhai Vithubhai North-Mt 12.98 This Side Road South-Mt 12.98 This Side House Of Dilubha Jetharbhahi
6	FEDBTAOH10505493 MUKESHBHAI ZINZABHAI BATIYA & BHAVANBEN MUKESHBHAI BATIYA	28-10-2025	09-03-2026 SYMBOLIC POSSESSION	Rs. 9,32,865.46 (Rupees Nine Lakh Thirty Two Thousand Eight Hundreds Sixty Five and Forty Six Paise Only)	All That Piece And Parcel Of Plot No. 32, Area Admeasuring 100.00 Sq. Mtrs., With Construction Area Admeasuring 70.00 Sq. Mtr. Of Non Agriculture Land Of Revenue Survey No. 753/1, Situated At Botad East-6.00 Mtr. Wide Road West-Plot No. 40 North-7.50 Mtr. Wide Road South-Plot No. 31
7	FEDBTAOH10502979 RAKESH JADAVBHAI PARMAR & RUPABEN JADAVBHAI PARMAR	28-10-2025	09-03-2026 SYMBOLIC POSSESSION	Rs. 16,80,103.52 Rupees Sixteen Lakh Eighty Thousand One Hundreds Three and Fifty Two Paise Only)	All That Piece And Parcel Of Plot No.53 Paiki North Side Part, Land Area Admeasuring 56.03 Sq. Mtr., With Construction Area Admeasuring 74.62 Sq. Mtrs., Of Revenue Survey No.607 Paiki 1, Of Situated At Botad, Dist. Botad : East-0.00 Mtr. Wide Road West-Plot No. 54 North-7.50 Mtr. Wide Road South-Plot No. 53 Paiki
8	FEDODHOL10501648 DHUDABHAI GIGABHAI VALA & SUSHILABEN DHUDABHAI VALA	28-10-2025	09-03-2026 SYMBOLIC POSSESSION	Rs. 20,85,300.21 (Rupees Twenty Lakh Eighty Five Thousand Three Hundreds and Twenty One Paise Only)	All That Piece And Parcel Of Plot No. 41 Paiki (South Side Part), Land Admeasuring 56.25 Sq. Mtrs., With Construction Area Admeasuring 112.50 Sq. Mtrs., Of N. A. Land Of R. S.No.774/2 Paiki 1, 774/2 Paiki 2 & 774/2 Paiki 3 Of T. P. No. Paiki 1-2-3, Situated At Gokulnagar, Taluka & District - Botad, Area Admeasuring 56.25 Sq. Mtr., With Construction Area Admeasuring 112.50 Sq. Mtrs East-6.00 Mtr. Wide Road West-Plot No. 36 North-Plot No.41 Paiki South-Plot No. 42
9	FEDBTAOH10496500 RAJESHBHAI BHOLABHAI VANALIYA & MUKTABEN RAJESHBHAI VANALIYA	11-11-2025	09-03-2026 SYMBOLIC POSSESSION	Rs. 16,96,721.93 (Rupees Sixteen Lakh Ninety Six Thousand Seven Hundreds Twenty One and Ninety Three Paise Only)	All That Piece And Parcel Of Plot No. 11 Paiki (North Side), Madhav Park-1, B/H. Swaminarayan Gurukul, Gadhadra Road, Tal.: & Dis : Botad-364710

Dated : 11.03.2026 / Place : Gujarat

Authorized Officer, India SME Asset Reconstruction Company Limited

U GRO CAPITAL
4th Floor, Tower 3, Equinox Business Park, LBS Road, Kuria, Mumbai 400070

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
E-AUCTION SALE NOTICE OF 30 DAYS FOR SALE OF IMMOVABLE ASSET(S) ("SECURED ASSET(S)") UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISIO TO RULE 8 AND 9 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 Secured Asset(s) mortgaged / charged to U GRO Capital Limited ("Secured Creditor"), the possession of which has been taken by the authorised officer of Secured Creditor, will be sold on "As is what is" and "As is where is" and "Whatever there is" on the date and time mentioned herein below, for recovery of the dues mentioned herein below and further interest and other expenses thereon till the date of realization of amount, due to Secured Creditor from the Borrower(s) and Guarantor(s) mentioned herein below. The Reserve Price, Earnest Money Deposit (EMD) and last date of EMD deposit is also mentioned herein below:

Sl. No.	Details of Borrower(s)/ Guarantor(s)	Description Of Secured Asset(S):	Reserve Price	EMD	Last Date of EMD Deposit	Date of Auction
1.	PROQUITECH ENGINEERING 2.KOMALBEN HARISHCHANDRA GANDHI 3. HARISHKUMAR GANDHI 4. KRUSHANT GANDHI LAN – UGAMSS0000004454	PROPERTY 1: All That Right, Title And Interest Of Non-Agriculture Land Bearing Survey/Block No.60 Paiki 2 (Old Survey/Block No.60) Adm. 3400 Sq. Mtrs. Paiki Towards Northern Side Adm. 3200 Sq. Mtrs. Situated At:- Mouje: Varsola, Taluka: Mahemdavad, In The Registration District Of Kheda And Sub District Of Mahemdavad. Boundaries Of Property: East- Survey No. 61 And 66. North – Open Land. West- Survey No. 85 And 84. South – Road.	Rs.1,24,00,200/-	Rs.12,40,020/-	16.04.2026	17.04.2026
	Details of Demand Notice:- Date of Notice: 08-12-2025 Outstanding Amount: Rs.1,39,14,341/- as on 05/12/2025	PROPERTY 2: All That Right, Title And Interest Of Non-Agriculture Land Bearing On Survey/Block No.141 Having City Survey No.Na141 Adm. 4148 Sq. Mtrs. Situated At:- Mouje: Varsola, Taluka: Mahemdavad, In The Registration District Of Kheda And Sub District Of Mahemdavad. Boundaries Of The Property: East-Survey/Block No. 97 And 95. West -Survey/Block No. 140. North- Road And Then Survey/Block No. 98 And 105. South -Survey/Block No. 140.	Rs. 1,43,99,303/-	Rs.14,39,930/-	16.04.2026	17.04.2026
2.	1.SHAJANAND GRHU UDYO 2. SABHANI SANGITABEN BHAGVANBHAI 3.BHAGVANBHAI SABHANI LAN – HCFAMDESC00001043603	All that right" title and interest of Property of Unit No.GS-163 on Ground Floor admeasuring 166 sq. ft. ie' adm' 15.42 Sq/ Mtrs. (super Built-up) in the Scheme known as SHREE BALAJI AGORA MALL" situated at New survey/Block No.352 (old survey/Block No.203) orucuzi / sugad Taluka : Gandhinagar in the Registration District and Sub District of Gandhinagar. BOUNDARIES OF THE PROPERTY: East: Unit No. GS/158 West: Common Passage North: Unit No. GS/162 South: Unit No. GS/164.	Rs.23,11,440/-	Rs.2,31,144/-	16.04.2026	17.04.2026
3.	1. CHAITALI JARI 2. SATYABHANBHAI CHANDRABHANBHAI WAGH 3. POONAM LAN – UGSPSS00000035461	PROPERTY 1: Description Of The Property/Proper-Des Mortgaged With Lender Property No.1 All That Piece And Parcel Of Bearing Non-Agricultural Plot Of Land In Moje Udhana, Surat Lying Being Land Bearing Survey No. 190- A Paiki. Known As "Solapurwala Compound". Paiki Shed No. 6, Admeasuring 103.36 Sq. Mtrs. Paiki Undivided Share Of Land 2/3 Part Admeasuring 240.816 Sq. Mtrs. Only Ground Flow Constructed Total Carpet Area Admeasuring 136.36 Sq. Mtrs. Built Up Area Admeasuring 163.656 Sq. Mtrs. Its Tenement No. 27 C-13-0561/0-001 At Registration Sub-District Surat City & District Surat Within The State Of Gujarat. Boundaries Of The Property: East: By Road West: By Road. By R.S. No. 190 Paiki Property Of Udhana Lndu. Estate North: By Plot No. 7 South: By Plot No. 5 Property No.3 All That Piece And Parcel Of Bearing Non-Agricultural Plot Of Land In Moje: Udhana. Surat Lying Being Land Bearing Survey No. 190-A Paiki. Known As "Solapurwala Compound". Paiki Shed No. 7, Admeasuring 104.05 Sq. Mtrs. Paiki Undivided Share Of Land 1/3 Part Admeasuring 34.8633 Sq. Mtrs. Only Ground Floor Constructed Total Carpet Area Admeasuring 136.36 Sq. Mtrs. Built Up Area Admeasuring 163.656 Sq. Mtrs. Its Tenement No. 27 C-13-0561/0-001 At Registration Sub-District Surat City & District Surat Within The State Of Gujarat. Boundaries Of The Property: East: By Road West: By Road. By R.S. No. 190 Paiki Property Of Udhana Lndu. Estate North: By Plot No. 8 South: By Plot No. 6	Rs.1,44,91,300/-	Rs14,49,130/-	16.04.2026	17.04.2026

measuring 143.53 Sq. Mtrs., Built Up Area Admeasuring 172.236 Sq. Mtrs. Its Tenement No. 24-C-13-0571-0-601 At Registration Sub-District Surat City & District Surat Within The State Of Gujarat. Boundaries Of The Property: East: By Road North: By Plot No.7 West: By Rs. No. 190 Paiki Property Of Udhana, Lndu. Estate South: By Plot No. 5 Property No.2:- All That Piece And Parcel Of Bearing Non-Agricultural Plot Of Land In Moje Udhana, Surat Lying Being Land Bearing Survey No. 190-A Paiki. Known As "Solapurwala Compound". Paiki Shed No. 6, Admeasuring 103.36 Sq. Mtrs. Paiki Undivided Share Of Land 2/3 Part Admeasuring 69.3666 Sq. Mtrs. Only First Floor & Second Floor Constructed Total Carpet Area Admeasuring 240.816 Sq. Mtrs. Built Up Area Admeasuring 240.816 Sq. Mtrs., Its Tenement No. 27-C-13-0571-0-002-003 At Registration Sub-District Surat City & District Surat Within The State Of Gujarat. Boundaries Of The Property: East: By Road West: By Road. By R.S. No. 190 Paiki Property Of Udhana Lndu. Estate North: By Plot No. 7 South: By Plot No. 5 Property No.3 All That Piece And Parcel Of Bearing Non-Agricultural Plot Of Land In Moje: Udhana, Surat Lying Being Land Bearing Survey No. 190-A Paiki. Known As "Solapurwala Compound". Paiki Shed No. 7, Admeasuring 104.05 Sq. Mtrs. Paiki Undivided Share Of Land 2/3 Part Admeasuring 69.3666 Sq. Mtrs. Only First Floor & Second Floor Constructed Total Carpet Area Admeasuring 240.816 Sq. Mtrs. Built Up Area Admeasuring 240.816 Sq. Mtrs., Its Tenement No. 24-C-13-0561-0-002 & 003 At Registration Sub-District Surat City & District Surat Within The State Of Gujarat. Boundaries Of The Property: East: By Road West: By Road. By R.S. No. 190 Paiki Property Of Udhana Lndu. Estate North: By Plot No.8 South: By Plot No. 6

Kindly note the time of the Auction will be between 11 am to 01 Pm with an incremental Value of Rs. 1,00,000/- For detailed terms and conditions of the sale, please refer to the link provided in **U GRO Capital Limited**/Secured Creditor's website, i.e. www.ugrocapital.com or contact the undersigned at **authorised officer@ugrocapital.com**

Place: GUJARAT
Date: 11.03.2026

Sd/- (Authorised Officer)
For U GRO Capital Limited

Indian Express

I get the inside information and get inside the information.

Inform your opinion with investigative journalism.

The Indian Express
For the Indian Intelligent.

U GRO CAPITAL
4th Floor, Tower 3, Equinox Business Park, LBS Road, Kuria, Mumbai 400070

PHYSICAL POSSESSION NOTICE APPENDIX IV (SEE RULE 8(1)) (FOR IMMOVABLE PROPERTY)
Whereas, the undersigned being the Authorized Officer of U GRO Capital Limited, having its registered office at 4th Floor, Tower 3, Equinox Business Park, LBS Road, Kuria, Mumbai 400070, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under Section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice to repay the amount mentioned in the notice together with interest thereon, within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of Section 13 of the Act read with Rule 6 of the said rules of the Security Interest (Enforcement) Rules 2002 on the day, month and year mentioned below.

The borrowers 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 **U GRO Capital Limited** for the amount mentioned in the notice together with 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 redeem the secured assets.

Sl. No.	Borrower Details	Demand Notice	Mortgaged Property	Physical Possession Date
1.	1) VELIENT INDUSTRIES 2) DALWADI PRATIK JITENDRABHAI 3) DALWADI MEHLKUMAR JITESHKUMAR Loan Account Number: UGSPSS0000056125	Demand Notice dated 07-Oct-2025 for an amount of Rs.53,54,871.00/- (Rupees Fifty Three Lakh Fifty Four Thousand Eight Hundred Seventy One Only) As on 06/10/2025	All That Piece And Parcel Of Sub-Plot No.A/2 Admeasuring About 111.82 Sq. Mtrs. Along With Share In Road, Cop Of About 24.97 Sq. Mtrs. Total Admeasuring About 136.79 Sq. Mtrs. With Constnction Of About 52.33 Sq. Mts. Of "Sarvasati Township" Situated At Land Bearing R.S.No.220/2 And 222 Of Village : Makarpura, Sub-Dist: Vadodara (Akota), District - Vadodara North - Block No.A/3 South -Block No.A/1 East - 7.5 Mts. Society Road West - Shrinathi Complex	07.03.2026
2.	1. 7 Sky Holiday 2. Rana Kavithaben Pragneshkumar 3. Rana Pragnesh Babubhai Loan Account Number: UGSPSTH0000011514	Demand Notice dated 07-06-2024 for an amount of Rs. 39,98,706/- (Rupees Thirty Nine Lakh Ninety Eight Thousand Seven Hundred Six Only) as on 06-06-2024	"All that piece and parcel of bearing Non-Agricultural Plot of Land in city survey ward: Katargram, Nondh No. 6047, as per Gam Panchayat Property No. 975, admeasuring 49.72 Sq. Mtrs., construction admeasuring 107.33 Sq. Mtrs., along with open land admeasuring 20 Sq. Mtrs., at Registration District & Sub-District Surat buttet and bounded on the East by Backyard & Street, West by Street; by Street; North by House No. 974" South -By house no.976	08.03.2026

Place: GUJARAT
Date: 11.03.2026

Sd/- (Authorised Officer)
For U GRO Capital Limited

Bank of Baroda
Unjha Branch: Near APMC, Station Road, Unjha-384170, Distt. Mahesana. Ph.No. (02767) 253784
E-mail: unjha@bankofbaroda.com web: www.bankofbaroda.in

NOTICE FOR SALE OF IMMOVABLE/MOVABLE PROPERTY/IES
[Under Rule 6(2) and 8(6) of Security Interest (Enforcement) Rules, 2002]

E-Auction Sale Notice for Sale of movable/immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6(2) and 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 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 what is", "As is what is", and "Whatever there is" for recovery of below mentioned account/s. The details of Borrower/s/Guarantor/s/Secured Assets/Dues/Reserve Price/Auction date & Time, EMD and Bid Increase Amount are mentioned below –

Sl. No./ Lot No.	Name & address of Borrower/s/Guarantor/s	Description of Properties	Total dues	Reserve Price EMD & Bid Increase Amount	Property Inspection date & Time.
1	1. M/s. LG TRADER Registered Add:- Kartik Society, Near Kalyan Society, Unjha-384170 2. Mr. Ashish Jugalkishor Grover (Proprietor/ Mortgagor) Address: Satsyam Arcade, Shop No. SF-10, 2nd Floor, Satsyam Arcade, Unjha-Patan Road, Unjha - 384170 & 5, Yamunanagar Society, Visnagar Road Unjha-384170 3. Mr. Patel Narendrakumar Amrutlal, (Guarantor/ Mortgagor) Address: Suryanagar, Behind G.L. High School, Unjha-384170 4. Mr. Mahendrakumar Gangaramdas Patel, (Guarantor/ Mortgagor) Address: 32, Avi Bunglows, highway Road, Unjha-384170 5. Mr. Jigeneshkumar Ranchhodhas, (Guarantor/Mortgagor) Address: 1, Vinayak Bunglows, Behind Shivshakti Society/Visnagar Road, Distt. Unjha-384170 6. Mr. Nitinkumar Chermchandbhai Patel (Guarantor/ Mortgagor) Address: 1, Uma Bunglows, Mt. Maktapur, Azad chowk Unjha-384170	1. All the piece and parcel of immovable property being Residential building situated at R.S.No. 1792/P, TPS No.2, final plot no 51, Plot no-5 and 6, Municipality census no-8/9/87 YamunaNagar Society, North side of Visnagar, Unjha Visnagar Road, Unjha, Taluka-Unjha, Dist-Mehsana, admeasuring Area 235.21.50 Mtrs, in the name of Mr. Grover Ashish Jugalkishore (Proprietor). Bounded as under: East : Adjoining back side R.S.No-1791, West : Front side 20' wide Internal Road, North : Common Plot, South : Adjoining Plot No.4 2. All the piece and parcel of immovable property being commercial shop building at second floor with land right of SF only located over R.S. No. 86/1 and 87/1, City S. No. 7470/s/25, final plot No.289, TP scheme No.1, 2nd floor shop no-25, Municipal Asset No-7/11/58, at Shilp Arcade, Front of Kanya Chhatralaya, Station Road, Unjha At / P.O- Unjha, Dist- Mehnsana-384170, Admeasuring Area:18.66 Sq.mtrs, in the name of Mr. Patel Narendrakumar Amrutlal (Guarantor). Bounded as under: East : Open Space, adjoining property, West : Passage at Front Side. North: Adjoining Shop No. 26, South: Adjoining Shop No. 24 3. All the piece and parcel of immovable property being Commercial Property bearing Revenue Survey No 949 Paiki 2, T.P No. 5, F Plot No 60 on 2nd Floor Shop No S-9 & S-10, Municipal Asset No- 1/16/85/73 & 74, at Satsyam Arcade, North Side of Unjha Patan Highway Road, At/P.O-Unjha, Dist- Mehnsana, 384170, Admeasuring Area-36.00 sq. mtrs. In the name of Mr. Ashish Jugalkishor Grover (Proprietor). Bounded as under: East: Adjoining Shop No-11, West: Adjoining Shop No-8, North: Common Wall, South: Passage,	Total dues Rs. 2,45,23,191.80/- (Rs. Two Crore Forty Five Lakhs Twenty Three Thousand One Hundred Ninety One and Eighty paise) as on 13.12.2023 and interest thereon at the contractual rate plus cost, charges and expenses till date of payment	1. Reserve Price: Rs. 66,68,100.00 EMD: Rs. 6,66,810.00 Bid Increase: Rs.25,000.00 2. Reserve Price: Rs. 8,39,700.00 EMD: Rs. 83,970.00 Bid Increase: Rs.10,000.00 3. Reserve Price: Rs. 6,29,100.00 EMD: Rs. 62,910.00 Bid Increase: Rs.10,000.00	1. Property inspection Date: 10.03.2026 to 26.03.2026, Time : 11.00 am to 2.00 PM (by Taking Prior Appointment) 2. Property inspection Date: 10.03.2026 to 26.03.2026, Time : 11.00 am to 2.00 PM (BY TAKING PRIOR APPOINTMENT) 3. Property inspection Date: 10.03.2026 to 26.03.2026, Time : 11.00 am to 2.00 PM (BY TAKING PRIOR APPOINTMENT)

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 (Constructive /Physical) : Physical

For detailed terms and conditions of sale, please refer to the link provided in <https://www.bankofbaroda.bank.in/e-auction> and online auction portal Baanknet.com Also, prospective bidders may contact the Authorised officer on Mobile 8980039869. (GST/TDS as per Government Rules applicable shall be payable by purchaser on sale of Movable/Immovable Assets.)

AS PER SARFAESI ACT, STATUTORY -15- DAYS SALE NOTICE TO THE BORROWER / GUARANTOR / MORTGAGOR

Date : 09.03.2026 / Place : UNJHA, MEHSANA

Sd/- Authorised Officer, BANK OF BARODA