



The Mehsana Urban Co-op Bank Ltd. Mehsana (Multi-State Scheduled Bank)

Head Office : Corporate House, Highway, Mehsana-384002. Phone No. : (02762) 257233, 257234

HEAD OFFICE, URBAN BANK ROAD, HIGHWAY, MEHSANA-384002

[Abridged Sale Notice for publication in News Papers for Auction conducted on auctiontiger.net]

Sale Notice For Sale Of Immoveable Properties “APPENDIX- IV-A [See proviso to Rule 6 (2) & 8 (6)]

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.

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 The Mehsana Urban Co-Operative Bank Ltd, Secured Creditor, will be sold on the basis of “As is where is basis, As is what is basis, Whatever there is & Without Recourse” basis for recovery of dues in below mentioned account/s. The details of Borrower/s/Mortgagor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below Date of E – Auction – 27.03.2026, Time of E- Auction – 12.00 PM to 06.00 PM, Possession Type – Physical Possession, Property Inspection Date and Time – 23.03.2026 from 10.00 AM to 5.00 PM, Last date of EMD Deposit – 25.03.2026

Sr/ Lot No.	Name & address of Borrower/s / Guarantor/ Mortgagor s	Give short description of the immovable property with known encumbrances, if any (Mortgaged by _____)	Total Dues.	1.Reserve Price- Rs.____/- 2.Earnest Money Deposit (EMD)– Rs.____/- 3.Bid Increase Amount Rs.____/-
1	Zed Enterprises Branch – SME Corporat Mehsana (Overdraft Secured by Mortgage) Zed Enterprise S/F-18, Saudarya Skylon, Nr.Silver Ozone Flats, Modhera Road, Mehsana-384002 Alsoat:- Zed Enterprise T 317 Third Floor, S9 Shopping Center Mehsana, Gujarat- 384002. Proprietor:- Mr.Hiteshkumar Shankarlal Patel I/401, Gokulesh Residency, Nr. Raspan Party Plot, New India Colony Road, Nikol, Ahmedabad. Guarantor:- 1-Narendrakumar Jayantilal Patel Big Math, Piludara, Mehsana. 2-Prakash Vinod rathod , 8, Bhavana Tenament, Vasna Berek Road, Ahmedabad., 3-Naimeshkumar Haribhai Patel , 45, Nandan Township, Modhera Road Mehsana., 4-Mittalkumar Jagdishbhai Patel , 27, Radhe Bunglows, Modhera Road, Mehsana.	New Block./Survey No.845(Vide Promulgation Entry No.4411 dated 17.06.2017) (Old Block./Survey No.591./paiki-1) Land Admeasuring Hector Are Sr.Mtr 0-74-12, Assessment 3.09Non Agriculture Land Old Condition, Name of Farm "Tebo, Of Maguna Village SIM , Ta- Di -Mehsana, located at New Block./Survey No.845, AT MAGUNA, TAL & DIST. -Mehsana, bounded as under :- East: Adj.New Block/Survey No. 844, West: Adj.New Block/Survey No. 846, North: Adj Road is Situated, South: Adj.New Block/Survey No. 853 Property Owner:-Naimeshbhai Haribhai Patel	Rs. 5,13,07,977.46 plus Interest plus Legal and Other Expenses	Reserve Price- Rs. 2,07,53,600/- 2.Earnest Money Deposit (EMD)– Rs.20,75,360/- 3.Bid Increase Amount Rs.50,000/-
2	Gurudev Traders Branch:-Bhuyangdev : (Overdraft Facility Under Urban Saral Loan Yojana Secured by Mortgage) GURUDEV TRADERS 16/2, Ground Floor, Kalapurnam Building, Nr. Municipal Market C.G Road, Ahmedabad-380009 Proprietor – Mr. DEEP VIPULBHAI AMDAVADI , Bhavani Ashish, Sheri No. 14, Nr. Gayatri Mandir, Vaghpara, Dist. Morbi, Gujarat-363641 Guarantor:- (1) Shri DHARMIL KALPESHBHAI AMDAVADI , Bhavani Ashish, Sheri No. 14, Nr. Gayatri Mandir, Vaghpara, Dist. Morbi, Gujarat-363641 (2) Shri. VRUTIK AMITBHAI AMDAVADI , Bhavani Ashish, Sheri No. 14, Nr. Gayatri Mandir, Vaghpara, Dist. Morbi, Gujarat-363641	1)All the place of parcel of property bearing Garage, Ground Floor, admeasuring about 82.30 Sq.Mtrs. First floor 26.23 sq.mtrs. Totaling construction 108.53 sq.mtrs. Build up city survey no. 2719, ward no. 1, Sheet no. 205 garage use mouje- Morbi, ta-morbi& District- Rajkot located at Garage, Ground Floor, admeasuring about 82.30 sq.mtrs. First floor 26.23 sq.mtrs. Totaling construction 108.53 sq.mtrs. Built up city survey no. 2719, ward no. 1 sheet no. 205, garage use mouje morbi, taluka morbi& District Rajkot. Bounded: On the North by: Sheri No. 16, On the South by: Kabir Tekri Main Road, On the East by: Property of City Survey no. 2718, On the West by : Property of City Survey no. 2720 Property owned by Dharmil Kalpeshbhai Amdavadi	Rs. 1,11,30,523.99 plus Interest plus Legal and Other Expenses	Reserve Price- Rs. 30,50,500/- 2.Earnest Money Deposit (EMD)– Rs. 3,05,050 /- 3.Bid Increase Amount Rs.25,000/-
3	Manpasand Food Branch:-Bhuyangdev : (Overdraft Facility Under Urban Saral Loan Yojana Secured by Mortgage) MANPASAND FOODS 22, 5TH Floor, Kalapurnam Building, Nr. Municipal Market C.G Road, , Ahmedabad-380009 Proprietor – Mr. ANSHU RUPESHBHAI AMDAVADI , Bhavani Ashish, Sheri No. 14, Nr. Gayatri Mandir, Vaghpara, Dist. Morbi, Gujarat-363641 Guarantor:- (1) Shri Hiren Mahavirchandra Desai , 501, Doshi Tower, Near Old Bus Stand, Morbi Gujarat-363641 (2) Shri Shrakin Sureshbhai Sheth , Kansara Bajar, Near Derasar Chowk Bridge, Limdi, Surendranagar-363421 (3) Akshat Amitbhai Amdavadi Bhavani Ashish, Sheri No. 14, Nr. Gayatri Mandir, Vaghpara, Dist. Morbi, Gujarat-363641	(1)The Property Situated on at Shop No.06, City survey no. 1986/2 Sheet no.203, Ward no.3, Mouje Shaktipura, Taluka & district- Morbi, Bounded Shop no.6, Ground Floor, Vipul Sweet and Namkeen, Opp Gurudatatray Temple, Sanala Main Road, Near Shaktipura Morbi. Bounded: On the North by : Sanala Main Road, On the South by : Godown, On the East by : Shop No. 05, On the West by : Shop No. 07 Property owned by Akshat Amitbhai Amdavadi	Rs.1,10,42,798.26 plus Interest plus Legal and Other Expenses	Reserve Price- Rs. 23,15,500/- 2.Earnest Money Deposit (EMD)– Rs. 2,31,550/- 3.Bid Increase Amount Rs.25,000/-

For detailed terms and conditions of sale, please refer/visit to the website link https://sarfaesi.auctiontiger.net Also, prospective bidders may contact the Authorised officer on Mobile: 8347015611 & 9898260305
Date:19.02.2026
Place :-Mehsana
Authorised Officer
(The Mehsana Urban Co Operative Bank Ltd)

	बैंक ऑफ़ इंडिया Bank of India	BANK OF INDIA - MAHATMA GANDHI ROAD BRANCH Shamal Bechar Pole, Vadodara - 390001 Email: MgRoad.Vadodara@bankofindia.co.in
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APPENDIX-IV - [See rule-8(1)] POSSESSION NOTICE (for Immoveable property)

Whereas, The undersigned being the authorised officer of the Bank Of India, M.G.Road Branch, Vadodara 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 04-12-2025 under section 13(2) of the said Act calling upon the borrower Mr. Ghanshyamsinh Laxmansinh Vaghela and Priyaba Ghanshyamsinh Vagela to repay the amount mentioned in the notice being Rs. 13,39,309/- (Thirteen Lakhs Thirty Nine Thousand Three Hundred Nine Rupees) and interest thereon within 60 days from the date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken Symbolic Possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest Enforcement) Rules, 2002 on this the 18th day of February of the year 2026.

The borrower 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 Bank Of India for an amount Rs. 13,39,309/- (Thirteen Lakhs Thirty Nine Thousand Three Hundred Nine Rupees) and interest thereon as mentioned in the notice
The borrowers' attention is invited to provision of Sub Section (8) of the Section 13 of the Act in respect of time available to redeem the secured asset.

DESCRIPTION OF THE PROPERTIES	
All the piece & parcel of an immovable property being a residential plot no-A-1/50 admeasuring 81.64 sq. mtrs. Plot area along with undivided proportionate land for common road and plot admeasuring 37.31 sq. mtrs. In "Deepdarshan" society constructed on land lying, being and situated at Village Makarpura sim bearing revenue survey no-248, in the registration sub district Vadodara registration district Vadodara and is bounded as: North 7.5 mtr. Road, South: Adjoining property, East: Plot No- B/51 & B/52, West: Plot No-A-1/49, Owned By: Mr. Ghanshyamsinh Laxmansinh Vaghela.	
Date: 18.02.2026 Place: Vadodara	Authorised Officer Bank of India

	HERO HOUSING FINANCE LIMITED Contact Address:- A-6, Third Floor, Sector-4, Noida - 201301. Regd. Office: 09, Community Centre, Basant Lok, Vasant Vihar, New Delhi - 110057. Ph: 011 49287000, Toll Free No: 1800 212 8800, Email: customer.care@herofinl.com Website: www.herohousingfinance.com CIN: U65192DL2016PLC30148
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DEMAND NOTICE

Under Section 13 (2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("Rules").

Whereas the undersigned being the Authorised Officer of Hero Housing Finance Limited (HHFL) under the Act and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Rules already issued detailed Demand Notices dated below under Section 13(2) of the Act, calling upon the Borrower(s)/Co-Borrower(s)/Guarantor(s) (all singularly or together referred to "Obligors") (Legal Heir(s)/Legal Representative(s)) listed hereunder, to pay the amounts mentioned in the respective Demand Notices, within 60 days from the date of the respective Notices, as per details given below. Copies of the said Notices are served by Registered Post A.D. and are available with the undersigned, and the said Obligor(s)/Legal Heir(s)/Legal Representative(s), may, if they so desire, collect the respective copy from the undersigned on any working day during normal office hours.

In connection with the above, Notice is hereby given, once again, to the said Obligor(s) /Legal Heir(s)/Legal Representative(s) to pay to HHFL, within 60 days from the date of the respective Notice/s, the amounts indicated herein below against their respective names together with further interest as detailed below from the respective dates mentioned below in column (d) till the date of payment and / or realisation, read with the loan agreement and other documents/ writings, if any, executed by the said Obligor(s). As security for due repayment of the loan, the following Secured Asset(s) have been mortgaged to HHFL by the said Obligor(s) respectively.

Loan Account No.	Name of Obligor(s)/Legal Heir(s)/Legal Representative(s)	Total Outstanding Due Rs. as on below Dates	Date of Demand Notice	Date of NPA
HHFRAJHOU 24000046157, HHFRAJHOU 24000046230	Dughareja Bharatbhai Khimdasbhai, Artibhen Bharatbhai Dughareja	Rs. 28,68,600/- as on 11-Feb-2026	12.02.2026	04-02-2026

Description of the Secured Assets / Immoveable Properties / Mortgaged Properties:- All that peace and parcel of property being residential tenement constructed on southern side N.A. land admeasuring 49-13 Sq. Mt. of sub plot No. 1 to 3/1 of area known as "Khadalhim Residency-3" lying and situated at revenue survey No. 78/1 paiki 1 paiki 2 of Village Kothariya of Rajkot Taluka and District in the state of the Gujarat. Property Bounded By: 12 Meters Road, East: Remaining land of Sub plot No. 1 to 3/1, South: Sub Plot No. 1 to 3/2, West: Others property of said survey No.

HHFRAJHOU2400053114	Kishor Gokuldas Chitalia, Neelam Kishor Chitalia	Rs. 32,08,762/- as on 11-Feb-2026	12.02.2026	04-02-2026
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Description of the Secured Assets / Immoveable Properties / Mortgaged Properties:- All that pieces and parcels of immovable property of Residential flat bearing No. 202 having carpet area admeasuring 44-88 Sq. Mt. terrace area admeasuring 6-96 Sq. Mt. on 2nd floor of "Shree Sadguru Sandhya" constructed on N.A. land collectively admeasuring 1508-38 Sq. Mt. of plot No. 10, 11 & 16 of "Shree Sadguru Sandhya Apartment Co. Op. Housing Society Ltd." lying and situated at Revenue Survey No. 65 paiki, TPN 3, O.P.N 25, F.P.N. 85 of Village Nana Mava (within the boundary line of RMC) of Rajkot Taluka & District. in the State of the Gujarat. Boundaries of Flat: North: Flat No. 201, South: Others property, East: Lobby (Passage), West: Satyasaai main road

HHFJMNHO2002000219161, HHFJMNIP.220 00029165	Jadeja Premkumbara Mangalsinh, Jadeja Mangalsinh Chanubha	Rs. 18,72,088/- as on 11-Feb-2026	12.02.2026	04-02-2026
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Description of the Secured Assets / Immoveable Properties / Mortgaged Properties:- All that peace and parcel of property being Residential House on land Adm. Sq. Mts. 82.59 according to construction plan approval Adm 35 sq. mt. of sub-plot No. 15/A of Plot No. 15 in Shakti Park of RSN 33 of village Navagam (Ghed) of Tal. & Distt- Jamnagar in the State of Gujarat and Bounded as: North: N.A. Land of this RSN, South: Sub-Plot No. 15/B, East: Property of Plot No. 40, West: 6-00 Mts. Road,

*With further interest, additional interest at the rate as more particularly stated in respective Demand Notice dated mentioned above, incidental expenses, costs, charges etc incurred till the date of payment and/or realization. If the said Obligor(s) shall fail to pay the amounts to HHFL as aforesaid then HHFL shall proceed against the above Secured Asset(s)/Immoveable Property(ies) under Section 13(4) of the said Act and the applicable Rules entirely at the risk of the said Obligor(s)/Legal Heir(s)/Legal Representative (s) as to the costs and consequences.

The said Obligor(s)/Legal Heir(s)/Legal Representative(s) are prohibited under the said Act to transfer the aforesaid Secured Asset(s)/Immoveable Property, whether by way of sale, lease or otherwise without the prior written consent of HHFL. Any person who contravenes or abets contravention of the provisions of the Act or Rules made thereunder shall be liable for imprisonment and/or penalty as provided under the Act.

DATE: 20-02-2026, Sd/- Authorised Officer,
PLACE: RAJKOT, JAMNAGAR For HERO HOUSING FINANCE LIMITED

PUBLIC NOTICE FOR TITLE CLEARANCE

The scheduled land as per the Revenue Record original belonged to Kalidas Madhavbhai and Karshanbhai Madhavbhai. A Partition had taken place between the two and pursuant to the said partition, the lands were allotted to their respective shares, wherein Survey No. 30/1, 171/1, and 56 came into the independent ownership share of Kalidas Madhavbhai, and Survey No. 30/2 and 171/2 came into the independent ownership share of Karshanbhai Madhavbhai. Further during his lifetime, Kalidas Madhavbhai had relinquished his rights in the Revenue Record and thereafter the names of his legal heirs Pragibhai Kalidas and Mangaldas Kalidas were entered accordingly. Based on the said entry, Survey No. 40, 30/1, and 171/2 were allotted to Pragibhai Kalidas, and Survey No. 51 and 171/2 Paiki were allotted to the share of Mangaldas Kalidas. Further Pragibhai Kalidas during his lifetime, executed a subsequent Partition and distributed his land between his two sons i.e. Ghanshyambhai Pragibhai and Ashokbhai Pragibhai, wherein Survey Nos. 30/1 and 171/2 were allotted to the Ghanshyambhai Pragibhai, and Survey No. 40 was allotted to Ashokbhai Pragibhai. Further Ghanshyambhai Pragibhai, during his lifetime, entered the names of his two sons i.e. Yogeshkumar and Bharatkumar as joint right holders in Survey No. 30/1 in the Revenue Record. Thereafter, a Partition took place between Yogeshkumar and Bharatkumar and on the basis of the said Partition, Yogeshkumar Ghanshyambhai Patel became the absolute and independent owner of the scheduled land. Further The land owner have provided their written consent to me regarding the said public notice on 29/01/2026, and have also been duly informed about the said public notice and wish to carry out investigation of the title deed of the said property and have decided to Sell the Property to my Client for which services are being taken of Advocate Shri Jaideep Verma to investigate the title of the said scheduled property. Further, there were existed a charge of Panch Gramin Bank amounting to Rs. 12,07,00/-, a charge of Panch Baroda Ranjitnagar Branch amounting to Rs. 25,00,00, and a charge of Panch Baroda Gramin Bank, Ranjitnagar Branch amounting to Rs. 50,00,00/-. The said amounts have been duly paid by the land owner, and the concerned banks have issued NOC in respect of above mentioned charges in favor of land owner and accordingly, an entry bearing No. 3588 regarding cancellation of the said charges (provisional entry) has been recorded in the revenue records of the Schedule property."

By this public notice, I call upon that all persons having and claiming any estate, right, title, interest, minor interest or demand whatsoever to or in respect of the said property, whether by way of sale, mortgage, lease, sub lease, any other charge, lien, tenancy, sub - tenancy, license, gift, inheritance, maintenance, encumbrances or otherwise howsoever, to make the same known in writing along with relevant documentary evidence in original in that regard to the undersigned, whose address is provided hereunder, within 15 (Fifteen) days from the date of publication of this notice. Failing which, any such right or claim shall be disregarded and shall be deemed to have been waived and / or abandoned and the TITLE CLEARANCE CERTIFICATE may be duly be issued by the undersigned. Thereafter the owners first mentioned hereinabove will be entitled to receive Title Clearance Certificate for any further use.

Survey/Block No. (Old Survey No.)	Admeasuring (Her-Are-Sq-Mtr)	Khata No.	Name
560 (30/1)	0 - 84 - 95	511	Ghanshyambhai patel

Date :20-02-2026,Vadodara Under instruction and information by my Client
Jaideep Verma Advocate
98253 21122
302,A-Square,82,Urmi Society, Productivity Road-Vadodara-07

	बैंक ऑफ़ इंडिया Bank of India		ZONAL OFFICE : RAJKOT ZONE, Para Bazar, M G Road, Rajkot. Ph. : 0281-2232388 Mo. : 97718 37201 / 90990 58339 Rajkot.ARD@bankofindia.bank.in	FOR SALE OF MOVABLE & IMMOVABLE ASSETS UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISION TO RULE 6(2) AND 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES,2002.
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E-AUCTION DT. : 25.03.2026 SALE NOTICE

Under “AS IS WHERE IS”, “AS IS WHAT IS”, and “WHATEVER THERE IS” basis

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described (Movable & Immoveable Property/ies) mortgaged/hypothecated/pledged/charged to the bank of India. The constructive / physical possession of which has been taken by the Authorized Officer of Bank of India. (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 25.03.2026

IMPORTANT DATES : Date & Time of Inspection of the Property : 10.03.2026 & 11.03.2026 (From 11.00 AM to 2.00 PM)
Last Date for Submission of EMD : 25.03.2026 by 5.00 PM
Last Date for Submission of Bids : 25.03.2026 by 5.00 PM
Date & Time of E-Auction : 25.03.2026 from 11.00 AM to 5.00 PM (With auto extensions of 5 minutes duration)

Sr/ Lot No.	Name & address of Borrower/s / Guarantor/ s / Proprietor	Description of the Movable & Immovable Property	Type of possession	Date of notice under section 13(2)/ Demand Notice & amount mentioned in the notice	Reserve Price (Amt. in Lakhs)	EMD (Amount in Lakhs)	Name, Address Mobile No. of Beneficiary Branch, A/C No. & IFSC Code
01	Borrower : 1. Shobhanaben Vipulbhai Vadhavana 2. Vipulbhai Ratilal Vadhavana Residing At : Flat No. 501, 5th Floor, Wing - A, Giriraj Palace Society, Ambika Chowk, Junagadh - 362 001	Flat No. 501, 5th Floor, Wing - A, Giriraj Palace Society, Ambika Chowk, Junagadh - 362 001 Registered Owner : 1. Shobhanaben Vipulbhai Vadhavana 2. Vipulbhai Ratilal Vadhavana (Borrower) Buildup Area : 406.73 Sq. Ft.	Symbolic	Notice Dt. : 14.05.2025 Notice Amount: Rs. 10.70 Lakhs and interest & other charges thereafter. Possession Dt. : 10.02.2026	9.78	0.98	Bank of India, Junagadh Main Branch Mob No : 90990 58370 Pool A/c no (15 digit) : 330090200000033 IFSC (letter in 4, 5 & 6 are zero) : BKID0003300 A/c Name : Intermediary Inward Outward Remittance
02	Borrower : Altat Mohamad Nobi Residing at : A/103, Railway Quarter, Sardarpara, Joshipura, Junagadh - 362 001	Double Stories Residential House, Block No. 4, Sub Plot No. 49/B, Rameshwar Society, Khamdrol Road, Junagadh - 362 001 Registered Owner : Altat Mohamad Nobi (Borrower) Area of Plot : 62.71 Sq. Mts. Built up Area: 80.70 Sq. Mts.	Physical	Notice Dt. : 28.03.2022 Notice Amount: Rs. 15.38 Lakhs and interest & other charges thereafter. Possession Dt. : 29.07.2025	12.38	1.24	
03	Borrower : Jadav Sunitaben Ashokbhai Residing at : At - Balaji Park - 2, R.S.No. 47/1 & 47/2, Plot No. 26 Paiki Block No. 4, Opp. Shri Swaminarayan Mandir, Off. Talala - Veraval Road, At - Taluka, Talala, District - Gir Somnath, Pin Code - 362 150	Double Storied Residential House at Balaji Park, over R.S. No. 47/1 & 47/2, Plot No. 26 Paiki, Block No. 4, Opp. Swaminarayan Mandir, Talala - Veraval Road, Tal. : Talala, Dist. : Gir Somnath - 362 150 Registered Owner : Jadav Sunitaben Ashokbhai (Borrower) Plot Area : 68.25 Sq. Mts. Buildup Area : 79.02 Sq. Mts.	Symbolic	Notice Dt. : 05.09.2024 Notice Amount: Rs. 7.68 Lakhs and interest & other charges thereafter. Possession Dt. : 08.04.2025	16.08	1.61	Bank of India, Talala Branch Mob No : 90990 58372 Pool A/c no (15 digit) : 330290200000033 IFSC (letter in 4, 5 & 6 are zero) : BKID0003302 A/c Name : Intermediary Inward Outward Remittance
04	Borrower : Mayanksinh Bhupatsinh Chauhan Guarantor : Minaba Bhupatsinh Chauhan Both Residing at : 118, Malubha No Chock, New Jail Road, Pavan Chakki, Jamnagar, Gujarat - 361 005	Residential House Property over R.S. No.156, Plot No. 16, Near Jain Mandir, Off. Jambuda Road, Vill. : Alia Bada, Tal. & Dist. Jamnagar - 361 110 Registered Owner : Mayanksinh Bhupatsinh Chauhan (Borrower) Plot Area :314.93 Sq. Mts. Buildup Area : 101.85 Sq. Mts.	Symbolic	Notice Dt. : 22.09.2025 Notice Amount: Rs. 18.42 Lakhs and interest & other charges thereafter. Possession Dt. : 08.12.2025	23.05	2.31	Bank of India, Dared GIDC Branch, Jamnagar Mob No : 90990 58356 Pool A/c no (15 digit) : 325690200000033 IFSC (letter in 4, 5 & 6 are zero) : BKID0003256 A/c Name : Intermediary Inward Outward Remittance
05	M/s Logart Ceramic Pvt. Ltd. (Borrower) Work & Registered Address : Survey No. 553, Behind Pavdiyari Bus Stop, Jetpur - Morbi Road, Morbi - 363630 Represented by its Directors 1. Bharatbhai Dhanjibhai Panara (Director and Guarantor) 3, Madhuban Park, Savarnbhumi Apartment, Opp. Street, Madhuban, Patidar Chowk, Sadhu Vasvani Road, Rajkot - 360006 2. Manishbhai Laljibhai Bhalodiya (Director and Guarantor) Umiyakrupa, Madhuban Park, Street No. 3, Patidar Chowk, Sadhu Vasvani Road, Rajkot - 360 006 3. Mr. Nileshbhai Govind Detroja (Director and Guarantor)	Property No. 1 Factory Land and Building with structures, fixtures and fittings at R.S. No. 553, at Vill. : Shapur, Taluka : Morbi, Dist. : Morbi, Gujarat - 363 630 behind Pavdiyari Bus Stop, Morbi - Jetpur Road, Morbi Registered Owner : M/s Logart Ceramic Pvt. Ltd. Area of Land : 23877-00 Sq. Mts. Bounded as : East : Adjoining Land of Survey No. 552 West : Adjoining 33-00 Ft. Wide Road. North : Adjoining Land of Survey No. 551 (Shiv Shakti Ceramic) South : Adjoining Cart Way	Physical	Notice Dt. : 24.09.2025 Notice Amount: Rs. 1206.50 lakhs and interest & other charges thereafter. Possession Dt. : 18.02.2026	779.00	77.90	Bank of India, Rajkot Branch Mob No : 90990 58425 Pool A/c No. (15 digit) : 310090200000033 IFSC (letter in 4, 5 & 6 are zero) : BKID0003100 A/c Name : INTERMEDIARY INWARD OUTWARD REMITTANCE
06	Madhuram, Shaswat Society Street No. 02, Behind kanya, Chhatralay, Morbi - 363641 Guarantors : 1. Rammiklal Jayrajibhai Adroja (Guarantor) 601, Shri Hari Apartment, Ravapar Road, Umiya Chowk, Morbi - 363 641 2. Govindbhai D. Detroja (Guarantor) Madhuram, Saraswat Society, Street No. 2, Behind Kanya Chhatralay, Sanala Road, Morbi - 363 641 3. Gauriben L. Bhalodiya (Guarantor) Umiyakrupa, Madhuban Park, Street No. 3, Patidar Chowk, Sadhu Vasvani Road, Rajkot - 360 006	Property No. 2 Plant & Machinery of Ceramic Manufacturing Unit lying and embedded at unit situated at Survey No. 553, Behind Pavdiyari Bus Stop, Jetpur - Morbi Road, Morbi - 363 630 Important Note : Property No. 1 i.e Factory Land and Building is to be bid along with Property No. 2 i.e Plant & Machinery jointly. Property No. 2 i.e Plant & Machinery can be bid alone.			436.10	43.61	

Important Points :
✓ Bid will be accepted only if the bidder bid over and above the Reserve Price.
✓ Property costing above Rs.50 lakhs attracts 1% TDS. It shall be the responsibility of successful bidder to remit TDS @ 1% as applicable u/s 194-IA of Income Tax Act.
✓ Successful bidder should be ready with 25% (Less EMD already paid) of their bid price as same is to be deposited with Bank on close of auction or by next working day
✓ 75% of bid amount is to be deposited with Bank before 15th (fifteenth) days of close of the auction
✓ Any default in payment within the prescribed period mentioned above, will be considered as default and the auction will be cancelled. The amount deposited and EMD by the bidder will be forfeited and would not be refunded in any case. The property will be resold.
✓ Any incidental charges regarding purchase and transfer of secured assets in the name of bidder will be borne by the successful bidder
✓ Sale Certificate will be issued only in the name of registered successful bidder
✓ Bank reserve the right to cancel the auction or bid at any point of time without assigning any reason
✓ Bid will be accepted online only. The interested parties can register with www.baanknet.com or visit the concern branch
✓ For terms and condition, please visit www.bankofindia.com or www.baanknet.com

THIS PUBLIC NOTICE SHOULD ALSO BE CONSIDERED AS STATUTORY 30 DAYS AUCTION INTIMATION NOTICE UNDER SARFAESI ACT TO THE BORROWER / GUARANTOR / MORTGAGOR
Date : 20.02.2026, Place : Rajkot
(In The Event Of Any Discrepancy Between The English Version And Any Other Language Version Of This Auction Notice, The English Version Shall Prevail)
Authorized Officer,
Bank of India