Date of E-Auction: 09.04.2026, Time: 11.00 AM to 5.00 PM
Last Date of Submission of EMD and Bid Documents on 09.04.2026 upto 5.00 PM

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 proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002
Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the **Symbolic 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" for recovery of dues as mentioned hereunder to Bank Of India from the below mentioned Borrower(s) & Guarantor(s). The Reserve Price and Earnest Money Deposit (EMD) are also mentioned hereunder.

E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

Borrower's Name and Total Dues	Description of Movable & Immovable Property	Reserve Price (Rs.)	EMD (Rs.)	Beneficiary Branch A/c. No. & IFS Code & Contact No.
M/s T.C. TRADELINK (Partnership Firm), A/c No. 385030110000068 (Cash Credit) Partner: (1) Mr. Prasoon Bansal S/o. Tarachand Bansal (Partner, Borrower & Mortgagor), Partner: (2) Mrs. Rinky Bansal W/o. Prasoon Bansal (Partner & Borrower), Guarantor: Mrs. Sangeeta Bansal W/o. Tarachand Bansal (Guarantor & Mortgagor) Rs. 11,53,17,269.94 (Bifurcation - Account O/s as on Date of 13(2) notice was Rs. 11,49,39,788.66 + Rs 3,77,481.28 (UCI) Total Rs. 11,53,17,269.94) with further interest/charge/cost/expenses thereafter. **(Possession Symbolic)**	**Equitable Mortgage Created over Industrial Land and Building situated at Plot No. 4 & 11, RS No. 27 & 28, Vill: Meghpar Borichi, Ta: Anjar, Dist: Kutch, Gujarat – 370110 Total admeasuring 12439.70 Sq. Mtrs.**	1447.00 Lakhs	147.00 Lakhs	A/c. No. 385090200000033 Intermediary Bank a/c, Bank of India, Ghandhidham Branch, IFSC Code – BKID0003850

Terms and conditions of the E-Auction are as under: 1. E-Auction is being held on "as is where basis", "is as is what is basis" and "whatever there is basis" and will be conducted "On Line". **2.** For downloading further details ,Process Compliance and Terms & Conditions, Please visit: **a.** https://www.bankofindia.bank.in, **b.** Website address of our e-Auctions Service Provider **https://www.baanknet.com** Bidder may visit, **https://www.baanknet.com** where "Guidelines "for bidders are available with educational videos. Bidders have to complete following formalities well in Advance: **Step 1:** Bidder/Purchaser Registration: Bidder to register on e-Auction Platform (link given above) using his mobile number and email-id **Step 2:** KYC Verification: Bidder to upload requisite KYC documents. KYC documents shall be verified by e-auction service provider (may take 2 working days). **Step 3:** Transfer of EMD amount to Bidder Global EMD Wallet: Online/off-line transfer of fund using NEFT/Transfer, using challan generated on e-Auction Platform. **Step 4:** Bidding Process and Auction Results: Interested Registered bidders can bid online on e-Auction Platform after completing Step 1, 2 and 3. Please note that Step 1 to Step 3 should be completed by bidder well in advance, before e-Auction date. **3.** To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property/ies. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding property/ies put for sale. **4. Date of Inspection will be on or before 07.04.2026, 11.00 a.m. to 4.00 pm** with prior appointment with contact nos.: **Gandhidham Branch 63544 35626)** . **5.** Bids shall be submitted through online procedure only. **6.** Bidders shall be deemed to have read & understood the terms & conditions of sale & be bound by them. **7.**The Bid price to be submitted shall be above the Reserve price & bidders shall improve their further offers in multiples of **Rs. 5,00,000/- (Rupees Five Lakhs only)**. **8.** It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid. **9.** The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. **10.**The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price including EMD already paid, immediately on acceptance of bid price by the Authorised Officer and the balance of the sale price on or before 15th day of sale. The auction sale is subject to confirmation by the Bank. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/right in respect of property/amount. **11.** Neither the Authorised Officer / Bank nor e-Auction service provider will be held responsible for any Internet Network problem/Power failure/ any other technical lapses/failure etc. In order to ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction event. **12.**The purchaser shall bear the applicable stamp duties/ Registration fee/ other charges, etc. and also all the statutory/non-statutory dues, taxes, assessment charges, etc. owing to anybody. **13.** The Authorised Officer/Bank is not bound to accept the highest offer and has the absolute right & discretion to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for. **14.** The Sale Certificate will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s). **15.**The sale shall be subject to rules/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. Further details/enquiries if any on the terms and conditions of sale can be obtained from the respective branches on the contact numbers given. **15. TDS WHEREVER APPLICABLE INCLUDING OTHER STATUARY DUES, REGISTRATION CHARGES, STAMP DUTY ETC. SHALL BEEN BORNE BY BUYER.**

SALE NOTICE TO BORROWERS / GUARANTORS

The undersigned being the Authorized Officer of the Bank of India is having full powers to issue this notice of sale and exercise all powers of sale under securitization and reconstruction of financial assets and Enforcement of Security Interest Act, 2002 and the rules framed there under. You have committed default in payment of outstanding dues and interest with the monthly rest, cost and charges etc. in respect of the advances granted by the bank mentioned above. Hence, the Bank has issued demand notice to you under section 13(2) to pay the above mentioned amount within 60 days. You have failed to pay the amount even after the expiry of the 60 days. Therefore, the Authorized Officer in exercise of the powers conferred under section 13(4), took possession of the secured assets more particularly described in the schedule mentioned above. Notice is hereby given to you to pay the same as mentioned above. You are at liberty to participate in the auction to be held on the terms and conditions thereof including deposit of earnest money.

Date: 19.03.2026, Place: Gandhidham **Authorised Officer, Bank of India**

7/12 Block No.305p 46+47+64+65), Of Village: Tatithaiya, Taluka: Palsana, District: Surat, that the present owners have informed us that, the following documents as described in Schedule bellow has been lost by them and that never ever it was used as security for obtaining any financial assistance by them or anyone else.

Any person or persons, society, institutions, group, trust, banks etc. owing any right of ownership or possession or lien or claim of whatsoever nature in respect thereof are hereby informed to raise any such rights or claims, all within a period of 07(Seven) Days from the date of publication of this notice personally before the undersigning along with all documentary proof in original, upon expiry of which, no rights or claims of whatsoever nature shall be entertained.

SCHEDULE OF LOST ORIGINAL DOCUMENTS
Sale Deed Reg. No. 916 Dated 28/06/1994.
Registration receipt of Sale Deed No. 916 Dated 28/06/1994

Palce : SURAT
Date : 18/03/2026
Office : 420, THE GALLERIYA, NEAR ANUPAM BUSINESS HUB, Surat. Mo.9033338987

Through us
RUTKUMAR P. GUJARATI
KALPITKUMAR P. DAYANI
ADVOCATES

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 **19.06.2025** calling upon the borrower/Mortgagor **Mr.Dnyaneshwar Ramdas Patil (Borrower) & Mrs. Bhavnaben Dayaneshwar Patil (Co-Borrower)** to repay the amount mentioned in the notice being **Rs.8,92,823.71 (Rupees Eight Lakhs Ninety Two Thousand Eight Hundred Twenty Three And Paisa Seventy One Only)** plus interest & other charges 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 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 day of **15th day of March of the year 2026.**
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.
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 **Bank of Baroda**, for an amount of **Rs.8,92,823.71** plus interest & other charges.

Description of the Immovable Property

All that piece and parcel of property bearing Plot No.288 [as per KJP Block No.109/288] admeasuring about 40.18 sq. Mtrs equivalent to 48.00 sq. yards, together with undivided proportionate share in Road and COP land admeasuring about 24.19 sq. Mtrs at "ARADHANA AMBEY VALLEY" situated on the land bearing Block No.109 (Rev.S.No.52/2) admeasuring 29340.00sqmtrs of Village: -Mota, Sub District- Bardoli, District-Surat. **BOUNDARIES ARE:East:** Adj. Plot No.291,**West:** Adj. Society Road,**North:** Adj. Plot No.289,**South :** Adj. Plot No.287

Date : 16.03.2026 | Place :Surat **Authorized Officer,Bank of Baroda,Pasa Branch**

Bank of Baroda

BANK OF BARODA, REGIONAL OFFICE
Mahalaxmi Tower, 1st Floor, Tithal Road, Valsad. Ph.: 02632-241454,
Email : recovery.bulsar@bankofbaroda.co.in

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
"APPENDIX- IV-A [See proviso to Rule 6 (2) & 8 (6)]

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 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 immovable property mortgaged / charged to the Secured Creditor, possession of which has been taken by the Authorized Officer of **Bank of Baroda**, Secured Creditor, will be sold on **"As is where is", "As is what is", and "Whatever there is" "without recourse basis"** for recovery of below mentioned account/s. The details of Borrower/s/Guarantor/s/Secured Asset/s Dues/Reserve Price/e-Auction Date & Time, EMD and Bid Increase Amount are mentioned below :

Sr./ Lot No.	Branch Name Contact No	Name & address of Borrower/s / Guarantor/s	Short Description of property with known encumbrances, if any / Status of Possession	Total dues	1. Reserve Price 2. Earnest Money Deposit (EMD) 3. Bid Increase Amount
1	Dharampur 9687680724	**Shiv Building Products** Khata No 502 Block No 335 Rola Gam Valsad 396050 **Mr. Atulbhai Raghavbhai Tank And Mrs. Geetaben Atulbhai Tank** 155 Bharatnagar Karanj L H Road Maruti Chowk Surat – 395010	All the pieces and parcels of immovable property i.e. Flat No. 301 with super built up area admeasuring 1200.00 sq. ft. i.e. equivalent to 111.52 sq. mtrs. , built up area admeasuring 861.00 sq. ft. i.e. equivalent to 79.99 sq. mtrs. on the 3rd floor of "a" type building known as "Mitra" being part of housing project named and known as " Rajhans Swapna" constructed on land bearing final plot no. 2 and 3, t. p. scheme no. 22 (Sarthana-Valak), Block no. 149 paikee 1 admeasuring about 12905 sq. mtrs. and 149 paikee 4 admeasuring 12141 sq. mtrs. (total admeasuring about 21491.58 sq. mtrs.) land of Moje Sarthana, Taluka Surat City, District Surat Jointly Owned By Mr. Atulbhai Raghavbhai Tank And Mrs. Geetaben Atulbhai Tank And is Bounded As Under: East: Adj. Flat No. 202; West: Adj. Society Common Space; North: Adj. Flat No. 204; South: Adj. Society Common Space; **(Symbolic Possession)**	Rs. 1,13,46,083.38/- as on 14.03.2026	1. Rs.31,50,000/- 2. Rs. 3,15,000/- 3. Rs. 10000/- (With unlimited extension of 10 minutes each)
2	Industrial Estate Vapi 7022915835	**VISHNU RAMESHWAR VARMA** Room No 205 Ambica Niketan Society Haria Park Dungra Vapi 396191	All that piece and parcel of the immovable property being Residential Flat No 205, admeasuring about 688.00 sq fts. equivalent to 63.94 sq. mtrs. super built up area situated on second floor of the building known as "Ambika Niketan Co Operative Housing Society Limited" and the said building is constructed on the non - agriculture land bearing plot no 106, admeasuring 7414.00 sq feets, bearing survey no 219/2, 216/2 paikee and 219/3 situated within the jurisdiction of Dungra in Vapi Municiple Area Taluka : Vapi, District Valsad Gujarat **(Symbolic Possession)**	Rs. 2,38,089.72/- as on 14.03.2026	1. Rs.8,64,000/- 2. Rs.86,400/- 3. Rs. 10000/- (With unlimited extension of 10 minutes each)
3	Industrial Estate Vapi 7022915835	**Vitthalbhai Makabhai Parmar** Haria L G Rotary Hospital Plot No 363 364 GIDC Vapi Dist Valsad 396195	All that piece and parcel of the immovable property being Residential Flat No 304 admeasuring about 650.00 sq fts, equivalent to 60.40 sq. meters super built up area situated on Third Floor of the building known as "Abhilasha Apartment - 02 and said building is constructed on na land bearing Plot No 28 admeasuring 361.00 Shah Faizal Nagar Chharwada Taluka Vapi District Valsad Gujrat **(Symbolic Possession)**	Rs. 3,23,511.04/- as on 14.03.2026	1. Rs. 8,19,000/- 2. Rs. 81,900/- 3. Rs. 10000/- (With unlimited extension of 10 minutes each)
4	Industrial Estate Vapi 7022915835	**Ravindra Suresh Patil** Sahajanand Co Op Hsg Soc 813 and 814 H 2 Flat Flat 301 Chanod Colony GIDC Vapi 396195	All the piece and parcel of immovable property bearing Residential Flat No A/301 admeasuring about 721.00 square feet i.e. 67.00 sq mts super built up area along with undivided share inland admeasuring about 6.00 sq mts lying and located on the 3rd floor of the building known as Sahajanand Co Op Housing Society Limited constructed on housing plot no 813 & 814 / H-3 admeasuring about 1624.00 sq meters of land bearing revenue survey no 101/P situated at Village Chanod Taluka Vapi Dist Valsad Gujarat State And is Bounded As Under : East: By Flat No 302 West : By Flat No 308 North: By Stair Case South: By Open Space **(Symbolic Possession)**	Rs. 7,56,898.44/- as on 14.03.2026	1. Rs.12,96,000/- 2. Rs.1,29,600/- 3. Rs. 10000/- (With unlimited extension of 10 minutes each)
5	KILAVANI 9712908283	**Shailendra R Pandey** Flat No 201, 2nd Floor, Dhanlaxmi Residency Phase-II, L-12 The Village Lavachha Gujarat	All piece and parcel of the property bearing Flat No 201, 2nd floor, admeasuring, 650 sq. ft. super built up area equivalent to 60.39 sq. mts which carpet area is 39.25 sq. mt of the building known as Dhanlaxmi Residency Phase-II, L-12 along 14.09 sq. mts. undivided share of land area constructed on n.a. land of old survey no. 91/24/ which new survey 1126 admeasuring about 420 sq. mts of the Village Lavachha In The State Of Gujarat **(Symbolic Possession)**	Rs. 10,80,395.81/- as on 14.03.2026	1. Rs.8,84,000/- 2. Rs.88,400/- 3. Rs. 10000/- (With unlimited extension of 10 minutes each)
6	MSME Valsad 9152940037	**Manishkumar Naranbhai Prajapati** 154, Prajapati Mahlo,near Jalaram Temple, Ghadoi Valsad 396001	All the piece and parcel of industrial unit with Gala No A-8 measuring 1040 sq ft carpet area (1603 sq ft super built up area), wing-a prominently known as J.B. SME CLUSTER RAISED on bonafied industrial use N/A. land plot no 1 to 6 total consisting of block/survey no 57/p.2 new block / survey no 81 with total land admeasuring 10309 sq mts of Village Kewada, Tal Valsad & Dist Valsad In The Name Of Mr. Manishkumar Naranbhai Prajapati And The Boundaries Are As Under: North:- Margin Space, South :- Passage, East :- Gala No A-9, West:- Gala No A-7 **(Symbolic Possession)**	Rs. 21,90,445.19.0 as on 14.03.2026	1. Rs.23,57,900/- 2. Rs. 2,35,790/- 3. Rs. 10000/-/- (With unlimited extension of 10 minutes each)
7	MSME Valsad 9152940037	**Sandip Raman Patel** 6 11 45 Sapur Nagar Vad Chok Near Jalaram Mandir Valsad 396001	All the piece and parcel of Residential Flat with No C-205 & 206 with super built up area admeasuring 1400.00 sq ft (130.11 sq mtrs) along with undivided share in the land admeasuring 10.00 sq mtrs on the 2nd floor of the premises prominently known as Shree Vishnudutt Residency C- Building constructed upon land bearing old r.s.no 270/D/P converted into city survey no 51/A admeasuring 3313.69 sq mtrs At Bandar Road Within Valsad Municipal And City Survey Area Tal., And Dist Valsad, State Gujarat, India together with all other rights, title, interest and benefits connected thereto, which is in the name of Mrs. Krupali Sandipbhai Patel (co-borrower & Property Owner) And The Boundaries Are As Under: North:- RCC Road; South :- Open Space; East :- Flat No 207/208;West:- Flat No 203/204; **(Symbolic Possession)**	Rs. 27,33,405.81/- as on 14.03.2026	1. Rs. 26,46,000/- 2. Rs. 2,64,600/- 3. Rs. 10000/- (With unlimited extension of 10 minutes each)
8	MSME Valsad 9152940037	**Santdev Lalji Gund** Plot No 28-B, R S No 266/28, Astha Vila, Maninagar, Near Police Head Quarter Road, Village Mograwadi, Valsad – 396001	All the piece and parcel of Residential Row House Situated On Plot No 28-B, admeasuring 98.47 sq mts of NA land bearing block / survey no 2616/28 admeasuring 98.47 sq mts paiki sub plot no 28/B admeasuring 49.325 sq mtrs, at 'Ashta Villa', Maninagar, At Village Mograwadi, Tal Valsad & Dist Valsad In The Name Of Mr. Santdev Lalji Gund (borrower & Property Owner) & Mr. Divakar Santdev Ram (co-borrower & Property Owner) And The Boundaries Are As Under: North:- Plot No 28/a South :- Plot No 27 East :- Property Of Other Person West:- Road; **(Symbolic Possession)**	Rs. 26,32,712.14/- as on 14.03.2026	1. Rs.26,10,000/- 2. Rs. 2,61,000/- 3. Rs. 10000/- (With unlimited extension of 10 minutes each)
9	MSME Valsad 9152940037	**MAHENDRA JAYANTILAL PATEL** AT POST KOTLAV PARDI, DISTT-BULSAR 396125	All the piece and parcel of residential Row House Situated On Plot No 24-B, admeasuring 54.00 sq mts of NA land bearing block / survey no 268/p.24 plot no 24 admeasuring 162.00 sq mts with new sy no 4527 admeasuring 162.00 sq mts of original old sy no 268/2 total admeasuring 22460.00 sq mts of the premises prominently known as Harivan Park Of Abrama, Village Abrama, Tal Valsad & Dist Valsad In The Name Of Mr. Mahendra Jayantilal Patel (Borrower & Property Owner) & Mrs. Jayna Mahendrabhai Patel (Co-Borrower & Property Owner) And The Boundaries Are As Under: North:- Plot No 24/C, South :- Plot No 24/A, East :- Internal Road, West:- Plot No 36 **(Symbolic Possession)**	Rs. 15,51,889.36/- as on 14.03.2026	1. Rs.20,70,000/- 2. Rs. 2,07,000/- 3. Rs. 10000/- (With unlimited extension of 10 minutes each)
10	Station Road Valsad 9687680766	**ASHVINKUMAR RAMANBHAI PATEL** 501 KUMBHARVADA AT CHIVAL TA PARDI 396126	All that piece and parcel of immovable property bearing Plot No 196-B Sona Sarita old block survey no 148/paikee, 4/paikee 60, new block survey no.3024, near Saminarayan English Medium School Moje, Abrama, Tal & Dist - Valsad, Gujarat 396001 belonging to Mr. Ashvinkumar Ramanbhai Patel And Mrs. Surekhaben Ashvinbhai Patel Bounded As Follows: East: Road, West : Plot No 180 B North: Plot No 196A, South: Plot No 195 **(Symbolic Possession)**	Rs. 31,56,528.12/- as on 14.03.2026	1. Rs.29,88,000/- 2. Rs. 2,98,800/- 3. Rs. 10000/- (With unlimited extension of 10 minutes each)
11	Valvada 9687680776	**Sandipbhai Sureshbhai Dhodi** At Post Borigam Devji Faliya Ta Umbergaon Dist Valsad 396105	All the piece and parcel of immovable property known as Flat No.307, admeasuring about 615.00 sq.fts. equivalent to 57.13 sq.mts. super built up area, situated on the Third Floor of A-4 building A-Wing known as Sunshine City constructed on the N.A. land bearing survey no.176/1+2/paikee 1 adm. 7385.00 sq. mtrs. situated at Chhiri, Tal:vapi Dist-valsad, State-Gujarat. **(Symbolic Possession)**	Rs. 5,61,595.39/- as on 14.03.2026	1. Rs.9,73,620/- 2. Rs. 97,362/- 3. Rs. 10000/- (With unlimited extension of 10 minutes each)
12			All the piece and parcel of immovable property known as Flat No.308, admeasuring about 601.00 sq.fts. equivalent to 55.83 sq.mts. super built up area, situated on the Third Floor of A-4 Building A-Wing known as Sunshine City constructed on the N.A. land bearing survey no.176/1+2/paikee 1 adm. 7385.00 sq. mtrs. situated At Chhiri, Tal:vapi Dist-valsad, State-Gujarat. **(Symbolic Possession)**		1. Rs.9,73,620/- 2. Rs. 97,362/- 3. Rs. 10000/- (With unlimited extension of 10 minutes each)
13	ROSARB 8872485474	**EXCEL PRINT PACK** Plot No 24 Bhilad Laghu Udyog Sahkari Mandli Sarigaon Bhilad,gujarat 396105 **Mr Jayesh Balkrishna Vyas & Mrs Malti Jayesh Vyas** Flat No 205 A 2 Raj Complex Chharwad Road Vapi Pardi Vapi 396195	Residential Flat No A-2/205, admeasuring 775.00sq ft ie 72.02 sq mtrs on 2nd floor of Building A-2 of Rajhans Complex raised on NA land bearing plot no 1 of survey no 314/1 within Vapi city survey & municipal limit of Vapi, District Valsad with all the others rights, title, interest and benefits thereto belngings to Mr Jayesh Balkrishna Vyas & Mrs Malti Jayesh Vyas and is bounded as under: East: Open Space & Chharwada Road, West: Flat No B 409, North: Flat No- B 402; South: Open Space & A-1 Building **(Symbolic Possession)**	Rs. 37,82,848.25/- as on 14.03.2026	1. Rs.20,92,500/- 2. Rs. 2,09,250/- 3. Rs. 10000/- (With unlimited extension of 10 minutes each)
14	Tithal Road 87583 42585	**Ms. Hinaben Prafulbhai Mange** 402 32 Rudra Residency Koteshwar nagar Valsad 396001 **Mr. Prafulbhai Ratansinh Mange** 402 32 Rudra Residency Koteshwar nagar Valsad 396001	All the right title and interest in immovable property being Flat No 402 (Municipal House No 208/402, new No. 101306/402) with super built up area admeasuring 1120.00 sq. ft. i.e. 104.08 sq. mtrs. on the 4th floor of building named and known as "Rudra residency" along with undivided proportionate share of 20.00 sq. mtrs. in land under the said building constructed upon Plot No 1,2,3,28,29 & 30 of NA land bearing Block / Survey limit of village Mograwadi, 215/1/A + 215/2/K bearing City Survey No 2336 with terrace admeasuring 690.00 sq. ft. with all rights, which is situated within the city survey limits of village Mograwadi, Taluka and District Valsad and bounded as follows: East: Open Land, West: Flat No 401, North: Open Land South: Open Terrace **(Symbolic Possession)**	Rs. 28,78,978.96/- as on 14.03.2026	1. Rs. 23,13,000/- 2. Rs. 2,31,300/- 3. Rs. 10000/- (With unlimited extension of 10 minutes each)

• Date of E-Auction : 22-04-2026 • Time of E-Auction : From 02:00 PM to 06:00 PM, (FOR 30 Days Notice)

Note : For All Property Only
a. Property is in Symbolic Possession and Bidder is purchasing the property in symbolic possession at his/own risk & responsibility.

TATA CAPITAL HOUSING FINANCE LIMITED

Regd. Address : 11th Floor, Tower A, Peninsula Business Park, Ganpat Rao Kadam Marg, Lower Parel, Mumbai 400 013. CIN No.U67190MH2008PLC187552

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 **Tata Capital Housing Finance Limited (TCHFL)** under the Act and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Rules already issued detailed Demand Notice 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 amount mentioned in the respective Demand Notice, within **60 days** from the date of the respective Notice, 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 TCHFL, within 60 days from the date of the respective Notice/s, the amount 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 TCHFL by the said Obligor(s) respectively.

Loan A/c No.	Name of Obligor(s)/Legal Heir(s)/Legal Representative(s)	Total Outstanding Dues (Rs.)	Date of Demand Notice & Date of NPA
10160042 & TCHHF0216000100352394 & 10704211	**Ghanshyambhai Anandbhai Gujarati** (Borrower) **Rekhaben Ghanshyambhai Gujarati** (Co-borrower)	Rs.9,27,048/- & Rs.4,78,426/- & Rs.3,06,873/-	04-03-2026 03-03-2026

Description of the Secured Assets: All the rights, piece and parcel of the immovable property bearing Plot No. 332 admeasuring 44.62 sq. mts., Along with 24.59 sq. mts. undivided share in the Road & COP, located in the Premises/Scheme known as "Mira Residency", constructed on non-agriculture land for residential use Situate at Revenue Survey No. 614, 620, 621, Block No. 580 As Per 7/12 admeasuring 3-43-88 He. Are. sq. mts., of Moje Village Kamrej, Ta: Kamrej, Dist: Surat, Gujarat. **Bounded as Follows:** East: Plot no. 333, West: Plot no. 331, North: Society Road, South: Plot no. 347.

Loan A/c No.	Name of Obligor(s)/Legal Heir(s)/Legal Representative(s)	Total Outstanding Dues (Rs.)	Date of Demand Notice & Date of NPA
10675405 & TCHIN0216000100165369	**Anjali Prashant Kalawala** (Borrower) **Prashant H Kalawala** (Co-borrower)	Rs.99,307/- & Rs.2,59,340/-	10-03-2026 05-03-2026

Description of the Secured Assets: All that Piece and Parcel of the Residential Property bearing Plot No. 94 (As Per Revenue Block / Survey No. 250/94) on the non-agricultural land meant for Residential purpose admeasuring 93.73 sq. mts., Along with undivided share in the Road & COP, in, Situated at Block / Survey No. 250 (As Per Block / Survey No. 250 & 251) admeasuring He. Are. 1-82-11 sq. mts. i.e. 18211 sq. mts., Akara Rs. 26-13 Paisa, of Moje Village Chokhad, Ta: Jalalpore, Dist: Navsari. **Bounded As Follow:** East: Plot No. 95, West: Plot No. 93, North: Society Road, South: By Land bearing Block No. 249/B.

Loan A/c No.	Name of Obligor(s)/Legal Heir(s)/Legal Representative(s)	Total Outstanding Dues (Rs.)	Date of Demand Notice & Date of NPA
10298853	**Siyaram Alburam Mali** (Borrower) **Premdulari Mali** (Co-borrower)	Rs. 6,02,580/-	10-03-2026 05-03-2026

Description of the Secured Assets: All the piece & parcel of immovable property bearing Shop No. G/7 on the Ground floor in Wing -B, admeasuring 19.91 sq. yard i.e. 16.65 sq. mts., Along with 08.10 sq. mts. undivided share in the land of "SOMNATH RESIDENCY", Situate at Block No. 88 Paiki Plot No. 111 to 117 admeasuring 231.98 sq. mts., & Block No. 93 Paiki Plot No. 5 to 12 admeasuring 778.15 sq. mts., Total admeasuring 1009.23 sq. mts., of Moje Village Jolwa, Ta: Palsana, Dist: Surat. **Bounded as Follows:** East : Parking, West : Adj. Society Road, North : Shop No. G-8, South : Shop No. G-6.

Loan A/c No.	Name of Obligor(s)/Legal Heir(s)/Legal Representative(s)	Total Outstanding Dues (Rs.)	Date of Demand Notice & Date of NPA
10519784	**Deepakkuamr G Kale** (Borrower) **Rekhaben Ganpatbhai Kale** (Co-borrower)	Rs. 13,71,234/-	10-03-2026 05-03-2026
10455809	**Ashmita Arvindbhai Anghan** (Borrower) **Arvindbhai Hirjibhai Anghan** (Co-borrower)	Rs. 8,14,239/-	10-03-2026 05-03-2026

Description of the Secured Assets: All the piece and parcel of immovable property bearing Flat no. 102 on the First floor of building no. H/1 having a Super built up area of 585.00 Sq. ft, i.e. 54.35 Sq. mtr and built up area of 386.28 Sq. ft, i.e. 35.88 Sq. mtr along with proportionate share of 27.52 Sq. mtr in Parking and the undivided land of the Premises/Scheme known as "DHARMANANDAN TOWNSHIP – 1" constructed on non-agricultural land admeasuring approx.. 10,001 SQ. mtr of Block no. 169/BK of Revenue Survey no. 104/1+2+3, 103/4, 121/1, 151/1 and 119/9 of Mouje Village: Sayan, Sub District: Olpad, District: Surat, Gujarat. **Bounded As Follows:** East by : Society Road, West by : Building No. G, North by : Society Road, South by : C.O.P.

Loan A/c No.	Name of Obligor(s)/Legal Heir(s)/Legal Representative(s)	Total Outstanding Dues (Rs.)	Date of Demand Notice & Date of NPA
TCHHL0216000100086595 & TCHIN0216000100087356	**Late Ramkripal R Singh** (Borrower) **Kamalawati Devi (co-borrower) Legal Heir & W/o Borrower – Late Ramkripal R Singh (deceased) (Through all his Legal Heirs) (a) Ragvendrapratap Singh Legal Heir & S/o Borrower – Late Ramkripal R Singh (b) Devendra Pratap Singh Legal Heir & S/o Borrower – Late Ramkripal R Singh (c) Nilam Singh Legal Heir & D/o Borrower-Late Ramkripal R Singh**	Rs.1,49,318/- & Rs.60,515/-	10-03-2026 05-03-2026

Description of the Secured Assets: All the rights, piece and parcel of the immovable property bearing Plot No: 115 admeasuring about 40.04 Square Meter along with Construction thereon admeasuring about 67.91 Square meter (Built up are) Along with 18.98 sq. mts. undivided proportionate Share in the land admeasuring about 59.02 Square Meter. located in the Society/Scheme know as "AANGAN RESIDENCY" constructed on non-agriculture land for residential use situated at: Dindoli bearing Revenue Survey No: 146/2, Block No: 239, T. P. Scheme No: 62 (Dindoli Bhestan Bhedvad), Final Plot No: 44 of Moje Village: Dindoli, Sub Dist & Taluka: Udhna, District: Surat. **Bounded as Follows:** East : F.P. No: 24, West : Society Road, North : Plot No: 114, South : Plot No: 116.

Loan A/c No.	Name of Obligor(s)/Legal Heir(s)/Legal Representative(s)	Total Outstanding Dues (Rs.)	Date of Demand Notice & Date of NPA
9820300	**Dayaben L Mangroliya** (Borrower) **Piyushkumar L Mangroliya** (Co-borrower)	Rs. 17,92,449/-	11-03-2026 09-03-2026

Description of the Secured Assets: All the piece & parcel of the immovable property bearing Flat No. 202 admeasuring 62.00 Sq. mtr. built up area as per sanctioned plan on 1st floor at place 2nd floor of building no. B/2 in the premises/campus known as located at 'STAR DHARM RESIDENCY' constructed on non-agriculture land of revenue survey no. 70, Block no. 82, having T.P. scheme no. 45 (Navagam-Vav), Final Plot No. 61 of Moje village: Navagam, Sub Dist: Kamrej, Dist- Surat Gujarat. Along with Undivided proportionate share in the underneath land of the building and all internal and external rights thereto. The Building no. B/2 of Star Dharm Residency **Bounded As:** North : Road, South : Road, East : Building No. B/1, West : Road.

Loan A/c No.	Name of Obligor(s)/Legal Heir(s)/Legal Representative(s)	Total Outstanding Dues (Rs.)	Date of Demand Notice & Date of NPA
10209995 & 10148026 & TCHIN0215000100151093	**Kalpeshbhai Dineshbhai Pithadiya** (Borrower) **Komalben Kalpeshbhai Pithadiya** (Co-borrower)	Rs.2,70,139/- & Rs.12,40,006/- & Rs.1,16,935/-	11-03-2026 09-03-2026

Description of the Secured Assets: All the rights, piece & parcel of immovable property bearing Plot No. 37 (As Per Passing Plan Plot No. B/37) As Per 7/12 admeasuring 51.24 sq. mts. i.e. 61.28 sq. yard, and all internal and external rights thereto of the premises/campus known as "SHREE VINAYAK RESIDENCY, A TO D TYPE", constructed on non-agricultural land for residential use bearing Khata No. 171, Block No. 86 admeasuring Hector 2-35-46 Are sq. mts., Aakar Rs. 30.38 Paisa, Situated at Moje Village: Nansad, Ta: Kamrej, Dist: Surat of Gujarat. **Bounded as Follows;** East : Adj. Society Road, West : Plot No. B/42, North : Plot No. B/36, South : Plot No. B/38.

Loan A/c No.	Name of Obligor(s)/Legal Heir(s)/Legal Representative(s)	Total Outstanding Dues (Rs.)	Date of Demand Notice & Date of NPA
9752859	**Nalin Kanjibhai Vadher** (Borrower) **Nalin Kanjibhai Vadher Legal Heir & H/o Co-borrower– Late Vandanaben Nalin Vadher (deceased) And Mr. Rajat Vadher Legal Heir & S/o Co-borrower – Late Vandanaben Nalin Vadher (deceased)**	Rs. 12,10,973/-	13-03-2026 09-03-2026

Description of the Secured Assets: All the rights, piece & parcel of immovable property bearing Flat No. 103 on 1st Floor, in Block/Building No: "I" of which area admeasuring 62.07 Sq. Mtrs Built up area As Per Sanctioned Plan, along with