यूनियन बैंक Union Bank

Surat - Parle Point Branch (10152), 116-118, Parle Point Place, Athwa Lines, Parle Point, Surat - 395007.
Tel. 0261-2259020/2259030
E-mail - UBIN0910155@unionbankofindia.bank.in

DEMAND NOTICE UNDER SEC.13 (2) OF SARFESI ACT, 2002

Ref. No. 10152/2025-26/560631000197646 **Date : 27.02.2026**
To, **Place : Parle Point, Surat**

1. Mr. Tarachand Chaturbhuj Tekwani (Borrower),
2. Mrs. Krishna Tarachand Tekwani (Co-Borrower)
At : Flat No. A/6, Shri Krupa Flats, Near Kanak Row House, A. M. Road, Adajan, Surat - 395009.
Also At : Flat No. B-402, 4th Floor, Malberi Heights No. B, Vill. Bhatpore, Sub-Dist. Chorayasi, Dist. Surat - 394510.
Sir/Madam,
SUB: Enforcement of Security Interest Action Notice- In connection with the Credit facilities enjoyed by you with us - Classified as NPA

We have to inform you that your account/accounts namely, **Mr. Tarachand Chaturbhuj Tekwani & Mrs. Krishna Tarachand Tekwani (Borrowers)** have availed the following credit facilities from our Branch :

Type of Facility	Account Number	Sanction Limit (in Rs.)	Existing ROI	Date of NPA
Housing Loan	560631000197646	24,00,000.00	8.20%	26-02-2026

Further, we have to inform you that your account has been classified as NPA account as on **26-02-2026** pursuant to your default in making repayment of dues/instalment/interest. As on **26.02.2026**, a sum of **Rs. 10,55,579.84 (Rupees Ten Lakh Fifty Five Thousand Five Hundred Seventy Nine and Paise Eighty Four Only)** is outstanding in your accounts as shown below:

Particulars Term Loan (A/C NO. 560631000387296)	Amount (in Rs.)
Outstanding Balance as per per certified extract from ledger showing balance as on date i.e. 26-02-2026	10,32,899.00
Unrecovered Interest	21,717.84
Unapplied Interest	963.00
Penal Interest	0.00
Other Bank Charges	0.00
Less : Recovery	(0.00)
Total Outstanding amount payable as on 26/02/2026	**10,55,579.84**

In spite of our repeated demands, you both being the borrowers and mortgagors, failed to pay total amount towards the amount outstanding in the loan accounts and neglected and defaulted to discharge the contractual liabilities.

We do hereby call upon you in terms of section 13(2) of the Securitisation and Reconstruction of Financial Assets and enforcement of Security Interest Act, 2002, to pay a sum of **Rs. 10,55,579.84 (Rupees Ten Lakh Fifty Five Thousand Five Hundred Seventy Nine and Paise Eighty Four Only)** together with unrecovered interest, cost & expenses and future interest from **27-02-2026** at the contractual rate as per the terms and conditions of loan documents executed by you and discharge your liabilities in full **WITHIN 60 DAYS** from the date of receipt of this notice, failing which, we shall be constrained to enforce the following securities created by you in favour of the bank by exercising any or all of the rights given under the said Act.

DETAILS OF THE SECURED ASSETS:
All the rights and title of the immoveable property known as Flat No. B-402 (4th Floor) admeasuring 1125.00 sq. fts. with proportionate, undivided, inchoate share admeasuring 21.00 sq. mtrs. in the land below in the building known and named as "MALBERI HEIGHTS NO. B" with all appurtenances pertaining thereto, standing on the land bearing Revenue Survey No. 33/5, Block No. 59 Paikee West Side Land, lying, being and situated at Village : Bhatpore, Sub-District : Chorayasi, District : Surat. The said property is bounded as follows : East : Open Land, West : Road, North : Road, South : Building-A. Owned By : Mr. Tarachand Chaturbhuj Tekwani & Mrs. Krishna Tarachand Tekwani.

1. Please note that if you fail to remit the dues within 60 days and if Bank exercises all its rights under this Act and if the dues not fully satisfied with the sale of proceeds of the secured assets, we shall be constrained to take appropriate legal action against you in a Court of Law/ Debt Recovery Tribunal for recovery of the balance amount from you.
2. As per Sec 13(13) of the Act, on receipt of this notice you are restrained from disposing of or dealing with the above securities except in the usual course of business without the consent of the Bank. Please note any violation of this section entails serious consequences.
3. Your kind attention is invited to provisions of sub-section (8) of Section 13 of the SARFAESI in respect of time available, to redeem the secured assets.

Date - 27-02-2026 **Yours Faithfully,**
Place - Surat. **Chief Manager, Authorized Officer.**
Publication Date : 09-04-2026 News Paper : Business Standard (Ahmedabad Edition)

PUBLIC NOTICE

That, Residential Property bearing Municipal Census No. 76/40 (admeasuring about 15 Sq. Mtrs. & Construction thereon 30 Sq. Mtrs.), known as **"Tejaji Kaluji Chali"**, situated Survey No. 133 paiki, TPS No. 30, Final Plot No. 200, Mouje: Asarva, Taluka: Asarva, Dist. & Sub District: Ahmedabad is owned by KASUMBIBEN BABUJI PRAJAPATI & VISHNU BABUJI PRAJAPATI & out of all the properties documents Original Regd. Release Deed No. 10748 on dated 08-06-2018 with its Original RR has been lost, misplaced and not available and it is confirmed that it has not placed said original Title Document to any Bank, Financial Institution or any individual etc to create third party lien, charge or hypothecation on the property mentioned above by way of Sale, Agreement, Mortgage, Hypothecation etc. Hence this Notice is published to invite claim, Share, Rights etc of any Bank, Financial Company or any other Individual etc (if any) to raise their claim objection etc in writing along with necessary proof thereof within Seven (7) days of publication of this notice & on event of non-receipt of any we will issue Title Clearance Certificate which may please be noted & post that, no claim will be entertained. Date : 08-04-2026 **Sadik Ghasura, Advocate 215/A, 216, 218 Akash Avenue, Nr. Under Bridge, Mithakhali, Ahmedabad-9. Ph. 079-26405365**

बैंक ऑफ बड़ौदा Bank of Baroda

BANK OF BARODA- HALOL BRANCH
Yamuna Kunj, Near Bus Stand, Halol-389350, Panchmahal Dist. Phone-9687678918
E-mail: halol@bankofbaroda.com

APPENDIX IV [See Rule 8 (1)] POSSESSION NOTICE (For Immovable Property)

Whereas, The undersigned being the Authorized Officer of the **Bank of Baroda** under the Securitization 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-8) the Security Interest (Enforcement) Rules, 2002, issued a **Demand Notice Dated 12-05-2025** (Published in 02 newspapers on 20.05.2025) calling upon the Borrowers/Guarantor/Mortgagor **M/s A N Agency Proprietor Mrs. Amiben Nayankumar Parikh and Guarantor Mr. Jasvantlal Chunilal Parikh** to repay the amount mentioned in the notice being **Rs. 1,35,20,548.42 (Rupees One Crore Thirty Five Lakh Twenty Thousand Five Hundred Forty Eight and Paisa Forty Two Only) as on 12-05-2025** within 60 days from the date of notice/date of receipt of the said notice.

The Borrowers/Guarantor/Mortgagor having failed to repay the amount, notice is hereby given to the Borrowers/Guarantor/Mortgagor and the public in general that the undersigned has taken **Physical 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 **05th day of April of the year 2026.**

The Borrower/Guarantor/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 **Bank of Baroda, Halol Branch** for an amount **Rs. 1,35,20,548.42 (Rupees One Crore Thirty Five Lakh Twenty Thousand Five Hundred Forty Eight and Paisa Forty Two Only) as on 12-05-2025** and interest plus other charges thereon.

The borrower's 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 assets.

Description Of Immovable Property

1. All that part and parcel of Mortgage of Commercial Building in the name of Guarantor Mr. Jashvant Chunilal Parikh situated at Jambusariya ni Chali, Halol Bodeli Road, Nagar Palika property No. 5319/1 & 5319/2, House No. 4441/1 in Halol, Dist. Panchmahal having bearing C.S. No. 1/8 Paiki having land area of 62-70-97 Sq. Mt. having constructed area of 188.10 Sq. Mt. comprising of Ground Floor, 1st Floor & 2nd Floor and bounded as: East: Godhra Bodeli Road, West: Rooms beyond passage for chawl Residents, North: Road, South: House of 1/8 Paiki of Sarojben Vallabhdas Shah.
2. All that part and parcel of Mortgage of Commercial Building in the name of Guarantor Mr. Jashvant Chunilal Parikh situated at Parsi ni Chawl, Near State Bank of India, Halol Bodeli Road, Nagar Palika Property No. 4343, Halol within Village limits of Halol Taluka, Halol and Registration Sub- District Halol, District Panchmahal having land area of 26.29 Sq. Mtrs. having constructed area of 26.29 Sq. Mt. comprising of Ground Floor and bounded as: East: House of Shri Dinshaji Bhagavagar, West: House of Pradipbhai Manilal Parikh, North: Godhra Bodeli Road, South: Room out of C.S. No. 1611/A/1/E paiki on ground floor.

Date: 05.04.2026 **Authorised Officer**
Place: Halol **Bank of Baroda**

PUBLIC NOTICE

Under the instruction and on behalf of my client the General Public is hereby informed that the subject Office number 334 on the third floor of "Shilpi Square" adm. super built-up area 66.91 square meters i.e. (720.00 square feet), undivided area 8-00 square meters constructed on NA land of RS No. 147-A paiki, RS No. 147-B paiki, and RS No. 147-C, located in Village Umraj, Sub. District & District Bharuch was sold by Shah Infrastructure partnership firm to 1) Lalitbhai Ishwarbhai Patel 2) Heenaben Lalitbhai Patel via reg. Sale Deed no. 1738 dtd. 05-03-2016.
The original Sale Deed no. 1738 dtd. 05-03-2016 along with its original Registration Receipt was lost or misplaced from their possession and are not traceable after intense & thorough search.
Any Person/s, Bank, Society, Company, Institution, Trust, Group etc. having any Objection, Right of Ownership or Possession or Lien, Claim, Interest, Dispute etc. of whatsoever nature by way of sale, assign, exchange, mortgage, charge, etc. are hereby requested to inform the undersigned with documentary evidence within 07 (SEVEN) DAYS of the date of publication of this notice after which it shall be presumed that there are no claims and that pending claims, if any have been waived off and issue a clear Title Certificate in respect of said property.

Date : 07-04-2026 **On behalf of the client**
Office :- 501, Heaven Arcade, Beside Bholav Flyover, Bharuch - 392 001. Mob. : 9904047567 **Parul H. Thakar (Advocate)**

SBI

STATE BANK OF INDIA - RETAIL ASSETS CENTRAL PROCESSING CENTRE
2nd/3rd Floor, Kalpataru Building, Opp. Narmada Guest House, Opp. GERI Compound, Subhanpura Cross Road, Ellora Park, Vadodara-390023. Ph.0265-2397046, 2397047 & 2397048

[Rule-8(1)] **POSSESSION NOTICE** (for immovable property)

Whereas, The undersigned being the Authorised officer of the **State Bank of India (RACPC), 2nd/3rd Floor, Kalpataru Building, Opp. Narmada Guest House, Subhanpura Cross Road, Ellora Park, Vadodara-390023** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (Second) Ordinance Act, 2002 (Ord. 3 of 2002) and in exercise of powers conferred under section 13(12) read with rule 9 of the Security Interest (Enforcement) Rules, 2002 issued **Demand Notice dated 26/12/2025** calling upon the borrower **Mrs. Nutan Bahuguna & Mr. Manish Bahuguna,** Loan Account No. 39529512896 to repay the amount mentioned in the notice being **Rs. 27,06,830.00 (Rupees: Twenty Seven Lac Six Thousand Eight Hundred Thirty only)** within 60 days from the date of receipt of the said notice.

The borrower/guarantor 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 them under section 13(4) of the said Ordinance Act read with rule 9 on this **4th day of April of the year 2026.**

The borrower/guarantor 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 State Bank of India for an amount of **Rs.27,06,830.00** and interest and other charges thereon.

DESCRIPTION OF IMMOVABLE PROPERTY

An Immovable properties of the borrower/mortgager comprising of land & buildings and erections thereon (both present and future) situated at Flat No: F-503, 5th Floor, Tower F, Siddharth Enclave, Harni, Vadodara. Registration Dist. Vadodara, Sub. District Vadodara, Mouje Harni, RS No.227 & 228, TP No.2, FP No.30. Built Up Area: 75.69 Sq.Mtr., Undivided Common Plot & Land Area: 35.284 Sq.Mtr.

Date: 08.04.2026 **Sd/ Authorised Officer,**
Place: Vadodara **State Bank Of India**

SHCIL

StockHolding Corporation of India Limited

301, Centre Point, Dr. Babasaheb Ambedkar Road, Parel, Mumbai-400012.

Premises Required for Station Road & Shaktinath area at Bharuch

StockHolding Corporation of India Limited desires to take premises on leave and license / lease basis for the under noted Branch at **Bharuch.** Interested Landlords/Owners in the vicinity of the branch as per the list below may apply in the prescribed Application form. The specifications like measuring area and location are given in the table. The Application form and other details can be downloaded from the StockHolding Corporation of India Limited' website i.e. **www.stockholding.com** The completed applications are to be sent to the **Area Manager, StockHolding Corporation of India Ltd. at 119/A, Bluechip Complex, 1st Floor, Sevashram Road, Bharuch - 392001, Phone : 02642-268633/268634 by 4:00 p.m. of 20.04.2026.** The applications will be opened on the next day **i.e. 21.04.2026 at 11:30 am** in the presence of applicants. The applications not received as per terms and conditions will be Rejected.

AREA MANAGER, StockHolding Corporation of India Limited

Branch Name	Location	Area in Sq. Ft.
Bharuch	Station Road & Shaktinath	550 to 850 Sq. Ft. Approx (Carpet)

PUBLIC NOTICE

I the undersigned Advocate as per the instruction of my client Premilaben Bharatkumar Patel Residing at: Plot no. 291/1 sector-3A new, Gandhinagar. We are giving this public notice for,

All the pieces and parcels of land known as Plot no. 291/1 admeasuring about 90 sq. mtrs. of Plot area and construction on the Ground Floor admeasuring about 56 sq. mtrs. situated at Sector-3-A new, Taluka and District Gandhinagar in the Registration District and Sub-District of Gandhinagar - zone -1.

The said property was originally sold by Rameshbhai Muljibhai Khristi to my client through a registered sale deed vide registration no. 6861 on 23.07.2004. Thereafter, my client availed a loan from SBI which was later paid but the said bank (SBI) has lost all the original deed were lost/misplaced. This list of lost/ misplaced documents are: 1. Original Sale Deed no. 6861 dated 23-07-2004, 2. Index copy of the Sale Deed, 3. Original Govt. Plot allotment letter (order dated19-03-1991), 4. Original BU permission dated 19.12.1996, 5. Original Receipt for payment to Govt. R No. 07973, 6. Original payment of Tax Receipt No. 1052, 7. Original Namuno k dated 08-07-1991, 8. Original Namuno HH-1, 9. Original Sale permission of Building constructed on Plot NO. 291/1 and 10. Original letter no. 1407/1414/05 dated 14-03-2005 of District Magistrate.

A police complaint has also being filed with sec-7 police station regarding the same and a certificate was issued on 25.03.2025

In light of the above, this notice serves as a public declaration regarding the ownership of the said property and the loss of the Original documents. Any person(s) having any claim, interest, or objection concerning the said property must submit their claim in writing, along with supporting documents, within 15 days from the date of publication of this notice.

In view of the above, my client hereby gives a notice to the public at large and calls upon all or any person/s who have any right, title, interest in the "above said property" prejudicial to the interest of the "other party" and who have already led any suit, claim, dispute, petition, appeal or other like proceeding sor obtained any decree, award or other order concerning the subject matter of the "above said property" or for the lost documents or who intend to file any such proceedings as described above for enforcing their right in the "above said property" or for the lost documents, to submit all their objections and claim sin writing along with supportive documentary proofs thereof, to the undersigned within a period of 15 days of the date of publication of this notice, failing which we will presume that no adverse claims or objections concerning the "above said property" exist or if they do exist, they stand waived hereinafter; and in suchevent I/we will proceed to issue title clearance certificate. So please do note

As per my instruction For Parekh Associates
Rajendra T. Parekh, Nishank R. Parekh
H.O.: 10, 1st floor, Sahyog Building, Laldarwaja, Ahmedabad-380001
B.O.: 241, Radhe Square, Opp. NID, Kudasan, Gandhinagar.
(M) 9712996010, 9879815129.

Aadhar Housing Finance Ltd.

Aadhar Housing Finance Ltd

Corporate Office: Unit No.802, Natraj Rustomjee, Western Express Highway and M.V. Road, Andheri (East), Mumbai-400069
Naroda Branch: 3rd Floor, City Center Arcade & Home , Near SRP Camp, Krishna Nagar - Naroda Road, Naroda, Ahmedabad-382345 GJ

E- AUCTION – SALE NOTICE

E-Auction Sale Notice for Sale of immovable Properties under the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of 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, possession of which has been taken by the Authorised Officer of **Aadhar Housing Finance Limited** will be sold on **"As is where is", "As is what is", and " Whatever there is"** with no known encumbrances Particulars of which are given below:

Sl No.	Borrower(s) / Co-Borrower(s)/ Guarantor(s)	Demand Notice Date & Amount	Description of the Immovable property	Reserve Price (RP)	EMD (10% of RP)	Nature of possession
1	(Loan Code No. 17210000238 / Naroda Branch) Mohdhanif Fakirmohd Abasi (Borrower) Suhanaben Hanifbhai Abbasi (Co-Borrower)	12-05-2025 & ₹ 11,85,411/-	All that piece and parcel of the property bearing, B/613 6th Lakeview Residency Ghodasar Canal Road, Ahmadabad, Gujarat , 380050. **Boundaries** : East - Flat No. 612, West - Road, North - Margin then Arkan Residency, South - Common Passage	Rs. 11,86,920/-	Rs. 1,18,692/-	Physical

1. Last Date of Submission of DD of Earnest Money Deposit along with KYC, Tender Form and accepted Terms and conditions (Tender Documents) is **13-05-2026 within 5:00 PM** at the Branch Office address mentioned herein above or uploaded on **https://bankeauctions.com.** Tenders documents received beyond last date will be considered as invalid tender and shall accordingly be rejected. No interest shall be paid on the EMD.
2. Date of Opening of the Bid/Offer (Auction Date) for Property is **14-05-2026 on https://bankeauctions.com at 03:00 PM to 04:00 PM.**
3. AHFL is not responsible for any liabilities whatsoever pending upon the property as mentioned above. The Property shall be auctioned on **'As is Where Is Basis', 'As is What Is Basis' and 'Whatever Is There Is Basis'.**
4. The Demand Draft Should be made in favor of 'Aadhar Housing Finance Limited' Only.
5. Auction/bidding shall be only through "Online Electronic Bidding" through the website **https://bankeauctions.com.** Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
6. The intending bidders should register their names at portal **M/s C 1 INDIA PVT LTD** through the link **https: //bankeauctions.com/registration/signup.** and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider **M/s C 1 INDIA PVT LTD** through the website **https://bankeauctions.com**
7. For further details contact Authorised Officer of **Aadhar Housing Finance Limited, Pandit Pradeep Pachori (Contact No.9111131122)** OR the service provider M/s C1 INDIA PVT LTD, **Mr. Prabhakaran, Mobile No: +91-74182-81709, E-mail:tn@c1india.com & support@bankeauctions.com, Phone No. +917291981124 /25 /26.** As on date, there is no order restraining and/or court injunction AHFL/the authorized Officer of AHFL from selling, alienating and/or disposing of the above immovable properties/ secured assets.
8. For detailed terms and conditions of the sale, please refer to the link provided in Aadhar Housing Finance Limited (AHFL), secured creditor's website i.e. **www.aadharhousing.com.**
9. The Bid incremental amount for auction is **Rs.10,000/-.**
10. This newspaper publication and the data contained herein is intended for general public dissemination. Any reproduction, distribution, transmission, or republication of this content, in whole or in part, in any form or by any means, whether print, digital, electronic publication in any form, e-mail or web publications, or otherwise through any mode is strictly prohibited. Any unauthorized use of the above content through any mode may result in appropriate legal action by AHFL.

Place : Gujarat **Sd/- Authorised Officer**
Date : 09.04.2026 **Aadhar Housing Finance Limited**

यूको बैंक UCO BANK (A Govt. of India Undertaking)

Zonal Office Surat, Riddhi Shopper, Opp. Star Bazar Adajan Hazira Road, Surat.
PH.No. : 0261 - 2797700, 9525444438. E-mail : zosurat.rec@uco.bank.in

E-AUCTION SALE NOTICE Dt. 27.04.2026

Whereas, the authorized officer of UCO BANK has taken possession of the following properties pursuant to the notice issued under section 13(2) of SARFAESI Act in the following loan accounts with right to sell the same strictly on "As is what is basis" & "Whatever there is basis" & "Without recourse Basis" for realization of Bank & dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues by the borrower(s)/ guarantor(s), the undersigned in Exercise of power conferred under section 13 (4) of the SARFAESI Act propose to realize the Bank & dues by sale of the said property. The Sale will be done by the undersigned through e-auction platform provided at the website -https://baanknet.com

Sr. No.	Name of Borrower & Guarantor	Description of Property	Amount Outstanding Rs. Possession Type	Reserve Price Rs. EMD	Branch Name IFSc code & Account No. Contact No.
1.	Jitendra Dilip Chaudhary Shakubai Jitendra Chaudhary	Residential House Plot No . 44 Paiki, Mahadev Residency-2, Nr. V.K. Homes, Tatithaiya Gam Road, Moje Tatithaiya, Tal. Palsana, Dist. Surat.	Rs. 8,80,039.35 + unapplied interest & charges Physical	Rs. 7,95,000/- Rs. 79,500/-	BARDOLI UCBA0002555 25551015020019 M 98989 72287
2.	Nirav sureshbhai Bhanderi Sureshbhai Babubhai Bhanderi Anita Sureshbhai Bhanderi	Residential House Plot No . 14 Paiki, Mahadev Residency-2, Nr. V.K. Homes, Tatithaiya Gam Road, Moje Tatithaiya, Tal. Palsana, Dist. Surat.	Rs. 15,71,526.78 + interest Physical	Rs. 10,90,000/- Rs. 1,09,000/-	
3.	Jigneshbhai Dhanjibhai Kikani Dhanjibhai Pragjibhai Kikani Jayaben Dhanjibhai Kikani	Plot No. 212, A type, admeasuring 60.28 Sq. Mt. "Haridarshan Residency", Opp. Shiv Darshan Residency, Sayan Shekhpur Road, Vill. Shekhpur, Sub-Dist. Kamrej, Dist. Surat.	Rs. 11,67,545.87 + interest & other charges Symbolic	Rs. 7,90,000/- Rs. 79,000/-	HAZIRA UCBA0003035 30351015020019 M 93357 14875
4.	Bhaveshkumar Babubhai Chovatiya Mitalkumar Babubhai Chovatiya	Plot No. 39, Krishna Park, Near Vraj Nandini Residency, Gokuldham Road, Moje Village : Kamrej, Sub-Dist. Kamrej, Dist. Surat - 394180.	Rs. 13,09,354.18 + interest & other charges Physical	Rs. 10,00,000/- Rs. 1,00,000/-	MUGLISARA SURAT UCBA0000345 03451015020019 M 91474 04320
5.	Prakash Babulal Kalal Rukma Prakash Kalal	Plot No. 158 admeasuring 44.04 sq.mt. and undivided land for common road & plot admeasuring 20.79 sq.mt totalling to 64.83 sq.mtr.paikee with construction of GF+FF (85.13 Sq.Mt. i.e.916 sq.feet) bearing R.S.No: 63,124,126,127,128,129, T.P.NO. 6, F. P. No. 101/1,101/2,103/1 & 103/2, Paikee F.P.No.103/1 Developed by Sai Shraddha Duplex situated at Sayajipura, Vadodara, registered in District and Sub-District Vadodara, within SRO Vadodara-2 (Danteshwar).	Rs. 17,19,384.50 + unapplied interest & charges Physical	Rs. 27,15,000/- Rs. 2,71,500/-	AJWA ROAD VADODARA UCBA0000618 06181015020019 M 96427 38744

Contact Details and website address of service provider any other property related query may Contact Zonal Office: Contact No. 0261-2797700, E-mail ID : zosurat.rec@uco.bank.in, during the working hours (10:00 AM to 05:00 PM) from Monday to Saturday except Bank Holidays.

Terms and Conditions of E-Auction Sale : 1. Bidders are advised to go through the web site - **https://baanknet.com** |Also on for detailed terms and conditions of auction sale before submitting their bids and taking part on e-auction sale proceeding. 2. Intending Bidder shall hold a valid active E-mail ID and PAN. 3. The undersigned has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without any prior notice and assigning any reasons 4. The sale is subject to conditions prescribed in the SARFAESI Act/ Rules 2002 and conditions 5. The successful bidder shall have to pay 25% of the purchase amount (including earnest money already paid) immediately on closure of the E-auction Sale Proceedings on the same day of the sale. The Balance 75% of the purchase price shall have to be paid within 15 Days of acceptance/ confirmation of sale conveyed to them. In case of default of payment within prescribed period, the deposit shall be forfeited and the defaulting purchase shall be forfeit all claims to the property or to any part of the sum for which it may be subsequently sold mentioned above. 6. The EMD of the unsuccessful bidder will be returned on the closure of the e-auction sale proceedings. 7. The sale is subject to confirmation by the Bank, if the borrower(s)/ guarantor(s) pays the Bank in full before sale, no sale will be conducted . 8. This is also a notice to the Borrower(s)/ Guarantor(s) of the above said Loan about holding of auction sale on the above mentioned date, if their outstanding dues are not repaid in full before auction date. 9. Last date of submission of online bids is **Dt. 27.04.2026 at 5:00 PM.** 10. The bid price to be submitted shall be above the Reserve Price and Bidders shall improve Rs.10,000/- respectively or it's multiple. 11 .TDS if any applicable will be born by bidder.

Date - 08-04-2026 **Sd/- Authorized Officer,**
Place - Surat **UCO Bank**

DEBTS RECOVERY TRIBUNAL - I

(Ministry of Finance, Department of Financial Service, Government of India)
4th Floor, Bhikhubhai Chamber" Nr. Kochrab Ashram, Ellisbridge, Paldi, Ahmedabad - 380 006

Form No. 22 (Earlier 62) [Regulation 37(1) DRT Regulations, 2015] [See Rule 52 (1) of the Second Schedule to the Income-tax Act, 1961]

E-AUCTION/SALE NOTICE THROUGH REGD. AD/DASTI/AFFIXATION/BEAT OF DRUM

PROCLAMATION OF SALE UNDER RULES 38, 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS DUE TO BANK AND FINANCIAL INSTITUTIONS ACT, 1993

C.H.: PUNJAB NATIONAL BANK
VERSUS
C.D.: SHIV APPARELS & ORS.

R.C. No. 375/2019
O.A. NO. 620/2015

To,
CD No. 1: M/s. Shiv Apparels, A Partnership Firm: C-26-A, Shrinath Estate, Nr. Ghanti Stop, Rabari Colony, Amraiwadi, Ahmedabad - 380026.
CD No. 2: Mr. Ashokbhai Khemabhai Makwana: 240, Bhikha Deva No Vado, B/h. Amraiwadi Police Chowky, Amraiwadi, Ahmedabad - 380026.
CD No. 3: Mr. Mahadevbhai Pundalik Shinde:
Flat No. A/112, Umang Narol-2, Nr. Fire Pack Insulators Pvt. Ltd., Nr. Hi-Fi 25, Narol Gam, Ahmedabad.
CD No. 4: Ishwarbhai A. Solanki: 87, Ishanand Society, Inside Praduman Society, Nr. Sindhwai Mata Mandir, CTM - Ramol Road, Ahmedabad.
CD No. 5: Konica Manoj Das (Alias Konica Abhijit Haldhar):
12, Sharvil Avenue, Maniyasa, Nr. Under Bridge, Maninagar (East), Ahmedabad - 380008.
CD No. 6: Kiranben Ashokbhai Makwana: 6/61, Bharti Nagar, Agarwal Compound, Amraiwadi, Ahmedabad - 380026.
CD No. 7: Ranjanben Manubhai Chavda: B-1/22M, 2nd Floor, Shaan-3, Nr. Avadh Apartment, Vatva Road, Ahmedabad.

The under mentioned property will be sold by **Public e-auction Sale on 28th Day of May, 2026** for recovery of sum of **Rs. 64,08,174.00 (Rs. Sixty Four Lakhs Eight Thousand One Hundred Seventy Four Only)** (as per interest Certificate) plus interest and cost payable as per Recovery Certificate issued by Hon'ble Presiding Officer, DRT-1, (Less amount already recovered, if any), from **M/s. Shiv Apparels & Ors.**

Description of Property

Lot No.	Description of the property to be sold with the names of the co-owners where the property belongs to defaulter and any other person as co-owners	Reserve Price below which the property will not be sold	EMD 10% of Reserve Price/ Rounded off
1	Flat No. 22, Second Floor, adm. 636 Sq. Ft. i.e. 59.09 Sq. Mtrs. in Shan-3 constructed on the land bearing Revenue Survey No. 1410/1 and 1410/2, TP Scheme No. 128, FP No. 327, Mouje Vatva, Taluka City East, Registration Dist. Ahmedabad and Sub-Dist. Ahmedabad-5 (Narol), New Sub Dist. Ahmedabad-11 (Aslali). Bounded by: East: Flat No. B1/23, West: Open Place, North: Open Place, South: Flat No. B1/21.	Rs. 15,00,000.00	Rs. 1,50,000.00

Revenue assessed upon the property or any part thereof: Not Known
Details of any other encumbrance to which property is liable: Not Known
Valuation Also state Valuation given, if any by the Certificate Debtor: No
Claims, if any which have been put forward to the property & any other known particulars being its nature & value: Not Known

1. Auction / bidding shall only be through online electronic mode through the e-auction website i.e. **https://baanknet.in**
2. The intending bidders should register the participation with the service provider-well in advance and get user ID and password for participating in **E-auction.** It can be procured only when the requisite earnest money is deposited in prescribed mode below.
3. EMD shall be deposited lasted by **till 4:00 PM on 26.05.2026 in Bank Asset Auction Network wallet (BAANKNET) https://baanknet.IN** EMD deposited thereafter shall not be considered for participation in the e-auction.
4. In addition to above, the copy of PAN Card, Address Proof and Identity Proof, E-mail ID, Mobile Number, in case of the company, copy of board resolution passed by the Board of Directors of the company or any other document confirming representation/attorney of the company and the Receipt/Counter File of such deposit should reach to the said service provider through e-auction website by uploading soft copies on or before **till 4:00 pm on 26.05.2026** and also hard copies along with EMDs deposit receipts should reach at the **Office of Recovery Officer-I, DRT-I, Ahmedabad** by **26.05.2026** It is also held that earnest money of unsuccessful bidders shall be returned back in the respective accounts such bidders through the same mode of payment.
5. Prospective bidder may avail online training from service provider:

Name of Auction Agency	Bank Asset Auction Network (BAANKNET)
Contact Person	Mr. Kashyap Patel (Mobile No. 9327493060)
Helpline Nos.	8291220220
Helpline Email Address	Support.BAANKNET@psballiance.com
Bank Officer	**Mr. Ankur Srivastav, Mobile:** +91 9540196443, **Email:** cs4517@pnb.bank.in

6. Prospective bidders are advised to visit website **https://baanknet.in** for detailed terms & conditions and procedure of sale before submitting their bids.
7. The property shall not be sold below the reserve price.
8. The properties shall be sold in 01 lot, with **Reserve Price as mentioned above lot.**
9. The bidder shall improve offer in multiples of **Rs. 10,000/- for** single lot during entire auction period.
10. The property shall be sold **"AS IS WHERE IS BASIS,** and shall be subject to other terms and conditions as published on the official website of the e-auction agency.
11. The highest bidder shall have to deposit **25% of his final bid amount** after adjustment of EMD already paid in **Wallet** Bank Asset Auction Network **(BAANKNET) https://baanknet.in** by immediate next bank working day **by 4:00 P.M.** through RTGS / NEFT in the account as mentioned hereunder:

Beneficiary Bank Name	Punjab National Bank
Beneficiary Name	Sundry / NPA / SARFAESI / Auction related
Beneficiary Account No.	451700317118A
IFSC Code	PUNB0451700
Branch	Circle SASTRA, (ARMB) Ahmedabad.

12. The successful bidder/auction purchaser shall deposit the balance 75% of sale consideration amount on or before 15th day from the date of sale of the property. If the 15th day is Sunday or other Holiday, then on immediate first bank working day through RTGS / NEFT in the account as mentioned above. In addition to the above, the purchaser shall also deposit poundage fee @1% on total sale consideration money (plus Rs.10) through DD in favour of **The Registrar, DRT-I, Ahmedabad. The DD prepared towards poundage's fees shall be submitted directly with the office of Recovery Officer, DRT-I, Ahmedabad.**
13. In case of default of payment within the prescribed period, the deposit, after deduction the expenses of the sale, may, if the undersigned thinks fit, be forfeited to the Government Account and the defaulting purchaser shall forfeit all claims to the property or the amount deposited. The property shall be resold forthwith, after the issue of fresh proclamation of sale. Further the purchaser shall also be liable to make good of any shortfall or difference between his final bid amount and the price for which it is subsequently sold.
14. Schedule of auction is as under:

Date and Time of Inspection	12.05.2026	Between 2.00 pm to 4.00 pm
Date of uploading proof of EMD / Documents on the e-auction website	26.05.2026	Upto 4.00 pm
Last date of submissions of hard copies of proof of EMD/documents with office of the Recovery Officer-I.	26.05.2026	Up to 5:00 pm
Date and Time of E-Auction:	28.05.2026	**Between 12.00 Noon to 1.00 pm** (with auto extension clause of 5 minutes, till auction completes.)

15. The Recovery Officer has the absolute right to accept or reject any bid or bids or to postpone or cancel the e-auction without assigning any reasons.

Issued under my hand and seal of this Tribunal on this 30th Day of March, 2026 SEAL **Sd/- (Love Kumar)**
Recovery Officer - I, DRT-I, Ahmedabad

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