# HERO HOUSING FINANCE LIMITED

Regd. Office: 09. Community Centre, Basant Lok, Vasant Vihar, New Delhi - 110057, Branch Office: Office 638-639, 6th Floor, Old Amarpali Cinema, Raiya Road, Rajkot, Gujarat 360004.

## PUBLIC NOTICE [E - AUCTION] FOR SALE OF IMMOVABLE PROPERTY [UNDER RULE 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002]

**NOTICE FOR SALE OF IMMOVABLE PROPERTY MORTGAGED WITH HERO HOUSING FINANCE LIMITED(SECURED CREDITOR) UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.**

Notice is hereby given to the public in general and in particular to the borrower(s) and guarantor(s) or their legal heirs/ representatives that the below described immovable properties mortgaged/charged to the Secured Creditor, the possession of which has been taken by **the Authorized Officer of Hero Housing Finance Limited (secured creditor), will be sold on 29-April-2026 (E-Auction Date) on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS"** basis for recovery of outstanding dues from below mentioned Borrowers, Co- Borrowers or Guarantors. The Reserve Price and the Earnest Money Deposit is mentioned below. The EMD should be made through Demand Draft/RTGS/NEFT for participating in the Public E-Auction along with the Bid Form which shall be submitted **to the Authorised Officer of the Hero Housing Finance Ltd On or before 28-April-2026 till 5 PM at Branch Office: Office 638-639, 6th Floor, Old Amarpali Cinema, Raiya Road, Rajkot, Gujarat - 360004.**

| Loan Account No. | Name of the Borrower(s)/ Co-Borrower(s)/ Guarantor(s)/ Legal Heir/Legal Rep | Date of Demand Notice/ Amount as on date | Type of Possession (Under Constructive/ Physical) | Reserve Price | Earnest Money |
|---|---|---|---|---|---|
| HHFRAJH OU240000 57491 | Dipak Raghavbhai Mayani, Mayani Varshaben Dipakbhai | 21.07/2025, Rs. 29,32,708/- as on 09/04/2026 | Physical | Rs. 20,19,000/- | Rs. 2,01,900/- |

**Description of property:**"all That Peace And Parcel Of Property Of Residential House On Land Adm. Sq. Mts. 55-79 Of Sub Plot No. 68 To 75/7+8+29+30+(68 To 75/9+10+27+28/4+8)/5 & 10+68 To 75/1 To 6 & 31 To 37)/9 Of Rsn 199 Of Mahika **Tal. & Dist. Rajkot In The State Of Gujarat. With Common Amenities Written In Title Document. Property Bounded By: North:** Property Of Sub-plot No. 68 To 75/7+8+29+30+(68 To 75/9+10+27+28/4+8)/5 & 10+68 To 75/1 To 6 & 31 To 37)/10 **South:** Property Of Sub-plot No. 68 To 75/7+8+29+30+(68 To 75/9+10+27+28/4+8)/5 & 10+68 To 75/1 To 6 & 31 To 37)/8, **East:** Sub-plot No. 68 To 75/7+8+29+30+(68 To 75/9+10+27+28/4+8)/5 & 10+68 To 75/1 To 6 & 31 To 37)/20, **West:**9-00Mts. Road".

**Terms and condition:**
**The E-auction will take place through portal https://bankeauctions.com on 29-April-2026 (E-Auction Date). After 11.00 AM with limited extension of 10 minutes each.**
**The Intending Purchasers / Bidders are required to deposit EMD amount either through RTGS / NEFT or by way of Demand Draft/RTGS/NEFT favouring the "HERO HOUSING FINANCE LTD." The EMD amount will be return to the unsuccessful bidders after conclusion of the E-auction.**
**TERMS AND CONDITIONS OF THE E-AUCTION:**
**(1) E-Auction is being held on "As is where is Basis" & "As is what is Basis" & "whatever there is Basis" & "Without recourse Basis" and will be conducted "online". (2) Bid increment amount shall be Rs 15,000 (Fifteen Thousand Only) for Reserve Price till 25 lakhs, Rs 25,000 (Twenty-Five Thousand Only) for Reserve Price above 25 Lakhs till 50 lakh, Rs 50,000 (Fifty Thousand Only) for Reserve Price above 50 Lakh till 1crore, Rs 1,00,000 (1 Lakh Only) for Reserve price Beyond 1 Crore. 3) The E-Auction will be conducted through M/s. C-1 India Pvt Ltd through Mr. Dharani Krishna- 9948182222 (Helpline No(s): Support Landline No. +91 124 4302020/ 2021/ 2022/ 2023/ 2024, Support Mobile Nos.: +917291981124 /25 /26 and E-mail on support@bankeauctions.com landhra@ctindia.com) at their web portal https://bankeauctions.com .(4) There is no encumbrance on the property which is in the knowledge of Secured Creditors. However, the intending bidders should make their own independent enquires regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bids. In this regard, the E-Auction advertisement does not constitute and will not be deemed to constitute ant commitment or any representation of Hero Housing Finance Limited. (5) The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues. The sale shall be subject to rules/ conditions/ prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The other terms and conditions of the E-Auction are published in the following website: www.herohousingfinance.com. (6) For property details and visit to property contact to Mr. Jignesh Savjibhai Solanki/ 7984178663/ jignesh.solanki@herohfl.com / and Shekhar Singh/9711522275/ shekhar.singh@herohfl.com . (7) The prospective bidders can inspect the property on 22-April-2026 between 11.00 A.M to 2.00 P.M with prior appointment.**

**15 DAYS SALE NOTICE TO THE BORROWER/GUARANTOR/MORTGAGOR**

**The above-mentioned Borrower/Mortgagor/guarantors are hereby noticed to pay the sum as mentioned in Demand Notice under section 13(2) with as on date interest and expenses before the date of Auction failing which the property shall be auctioned and balance dues, if any, will be recovered with interest and cost from you.**

For detailed terms and conditions of the sale, please refer to the link provided in **https://uat.herohomefinance.in/hero_housing/other-notice** on Hero Housing Finance Limited (Secured Creditor's) website i.e www.herohousingfinance.com

FOR HERO HOUSING FINANCE LIMITED
AUTHORISED OFFICER
DATE : 11-04-2026 Mr. Jignesh Savjibhai Solanki, Mob- 7984178663
PLACE : Rajkot/Gujarat Email ID: jignesh.solanki@herohfl.com

# HERO HOUSING FINANCE LIMITED

**Regd. Office: 09. Community Centre, Basant Lok, Vasant Vihar, New Delhi - 110057 Phone: 011 49267000, Toll Free Number: 1800 212 8800, Email: customer.care@herohfl.com Website: www.herohousingfinance.com | CIN: U65192DL2016PLC309148**
**Contact Address: Office Number – 316, Madhav Plaza , Nr. Lal Bungalow, Jamnagar – 361001.**

**POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)**
**(As per Appendix IV read with rule 8(1) of the Security Interest Enforcement Rules, 2002)**

Whereas, the undersigned being the Authorized Officer of the Hero Housing Finance Limited, 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 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notices as mentioned below calling upon the Borrowers to repay the amount mentioned in the notice within 60 days from the date of the said notice.
The borrower, having failed to repay the amount, notice is hereby given to the borrower, in particular 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 section 13(4) of the said Act read with rule 8 of the said Rules.
The borrower, in particular, and the public in general, are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Hero Housing Finance Limited, for an amount referred to below along with interest thereon and penal interest, charges, costs etc. from date mentioned below.
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

| Loan Account No. | Name of Obligor(s)/ Legal Heir(s)/Legal Representative(s) | Date of Demand Notice/ Amount as per Demand Notice | Date of Possession (Constructive/ Physical) |
|---|---|---|---|
| HHFJMNHOU 2200002726 | Zakirhusen Sultanb Hai Shekh, Shekhsipal Motiben Jakirbhai | 16-Jan-2026 Rs.1328294/- due as on 14-Jan-2026 | 08.04.2026 (Symbolic) |

**Description of Secured Assets/Immovable Properties:** All that peace and parcel of Residential Property on Sub Plot No. 5/B, Plot No 5 Land Area Adm. 44-935 Sq. Mt. situated at Area Known as "Ravi Park", Revenue Survey No. 56 Paiki, Ward No. 11, Sheet No. 192 of Survey No. 2148/5, Village: Vithapar, Tal.: Dist.: Jamnagar in the State of Gujarat. Property Bounded By: North: 7-50 Mt. Wide Common Road, South: Land of R.S. No. 55 Paiki, East: Joint Plot No. 4, West: Joint Plot No. 6.

**Date: - 11.04.2026** **Sd/- Authorised Officer**
**Place: - Jamnagar** **For Hero Housing Finance Limited**

# SBI STATE BANK OF INDIA

**Stressed Assets Recovery Branch :** 2nd Floor, Samyak Status, Opp. D R Amin School, Diwalipura Main Road, Vadodara-390007, **Phone No.** 0265-2225292, **E-mail :** sbi.10059@sbi.co.in

**SALE NOTICE FOR SALE OF MOVABLE & IMMOVABLE PROPERTIES** **Appendix - IV-A [See Provision to rule 6(2) & 8(6)]**

**E-AUCTION SALE NOTICE FOR SALE OF MOVABLE & IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISO TO RULE 6(2) & 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 Movable & Immovable assets charged/ mortgaged / hypothecated to the Secured Creditor, the **Physical Possession** of which has been taken by the Authorised officer of **State Bank of India**, the Secured Creditor, will be sold on **"As is Where is", "As is What is" and "Whatever there is" basis on 30.04.2026** for recovery of **Rs. 1,09,15,556.29 (Rupees One Crore Nine Lakhs Fifteen Thousand Five Hundred Fifty Six And Paise Twenty Nine Only)** as on 30.05.2023 and interest, expenses & costs thereon and thereafter of SBI, as per to pay vide demand Notice dated 30.05.2023 less : Recoveries, if any, thereafter due to the secured creditor from **RIM Enterprise (Borrower), Proprietor - Rimpalben Arunbhai Panchal** for various credit facilities were granted time to time by State Bank of India.
The Bidders should get themselves registered on **https://baanknet.com** by providing requisite KYC documents and registration fee as per the practice followed by **https://baanknet.com** well before the auction date.

**DATE & TIME OF PUBLIC E-AUCTION : 30.04.2026 FROM 11:00 AM TO 04:00 PM WITH UNLIMITED EXTENSION OF 10 MINUTES EACH.**

| Lot No. | Property ID No. | Detail of Properties | Reserve Price (in Rs.) | Earnest Money Deposit (EMD) (in Rs.) | Bid Increase Amount (Rs.) | Date &Time of Inspection / Contact Person |
|---|---|---|---|---|---|---|
| 1. | SBIN200034799723 | **Lot (1) :- Land & Building :-** All that Piece and Parcel of Immovable Property bearing Survey No. 110/1/Paiki, situated at Plot No. SME 1/111, GIDC Halol-2, Maswad, Halol, Admeasuring Total Area: 400.00 Sq. Mtrs. (Property standing in the name of Rimpalben Panchal) | Rs. 47,70,000/- | Rs. 4,77,000/- | Rs. 50,000/- | 18.04.2026 11:00 AM to 01:00 PM R.P.Govindan 9909037276 |
| 2. | SBIN200048000099 | **Lot (2) : Plant and Machinery** All that piece and parcel of Plant and Machinery used in mineral Water Packaging / Processing available at Survey No. 110/1/Paiki, Plot No. SME 1/111, GIDC Halol-2, Maswad, Halol. (Property in the name of Rimpalben Panchal) | Rs. 13,50,000/- | Rs. 1,35,000/- | Rs. 10,000/- | 18.04.2026 11:00 AM to 01:00 PM R.P.Govindan 9909037276 |

**Note :- (i) Bidding for both Lot (1) and Lot (2) is compulsory and H1 Bidder will be decided as per the highest consolidated bid amount i.e Lot (1) and Lot (2) collectively.**
- Applicable TDS/GST & all other dues will be borne by successful buyer over and above bid amount.

**Encumbrances :** 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.
For detailed terms and conditions of the sale, please refer to the link provided in **State Bank of India** the Secured Creditor/ Website : **https://baanknet.com. & https://www.sbi.co.in & https://bank.sbi.**
**THIS NOTICE SHOULD ALSO BE CONSIDERED AS 15/30 DAYS NOTICE TO THE BORROWERS / GUARANTORS / MORTGAGORS UNDER RULE 6(2) & 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULE, 2002.**

**Authorized Officer,**
**Date : 09.04.2026, Place : Vadodara** **State Bank of India**

# SBI STATE BANK OF INDIA - RASMECC- (10062)

**Nr. Bhaikaka Circle, Mota Bazar, Vallabh Vidhyanagar, Ta. & Anand, Dist. Anand-388 360. M. 9909178320**
**E-mail : sbi.10062@sbi.co.in**

Appendix-4[Rule-8(1)] **POSSESSION NOTICE** (for immovable property)

Whereas, The undersigned being the Authorized Officer of **State Bank of India, RASMECC Anand** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest [Act], 2002 and in exercise of powers conferred upon me under section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a **Demand Notice dated 10th December 2025** calling upon the borrower **Mr. Nimesh Arvindbhai Patel & Mr. Arvindbhai Chunibhai Patel** to repay the amount mentioned in the notice being **Rs 4,42,008.00 (Rupees Four Lakh Forty Two Thousand Eight Only) as on 10.12.2025,** plus un applied interest from the date of 10.12.2025, at the contractual rate on the aforesaid amount together with incidental expenses, cost, charges, etc. 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, legal heirs (known - unknown), legal representatives (known - unknown), guarantor and the public in general that the undersigned has taken **Symbolic/ Physical Possession** of the property described herein below in exercise of powers conferred on me under Section 13(4) of the said [Act] read with Rule 8 of the said rules on this **7th day of April 2026.**
The borrower, legal heirs (known - unknown), legal representatives (known - unknown), guarantor and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of **State Bank of India, RASMECC Anand** for an amount of **Rs 4,42,008.00 (Rupees Four Lakh Forty Two Thousand Eight Only) as on 10.12.2025** with further interest and incidental expenses, cost etc thereon.
The borrower's attention is invited to provision of Sub-Section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

**Description of Equitable Mortgage of Immovable property**

Residential Property situated in Residential Property No. 13 adm 74.34.94 sq.mtrs, Chabutri Vadu Faliyu, Near Ramji Mandir, At Morad, Ta-Petlad, Dist:Anand is constructed & Bounded as: East: House of Chaturbhai Kalyanbhai Patel, West: House of Parsottambhai Zeverbhai Patel, North: Road, South: Road.

**Date: 07.04.2026** **Sd/ Authorised Officer,**
**Place: Anand** **State Bank of India**

# Standard Chartered Bank

## POSSESSION NOTICE FOR IMMOVABLE PROPERTIES

Whereas the undersigned being the Authorized Officer of the Standard Chartered Bank. Under the Securitization and Reconstruction of Financial Assets & in compliance of Rule 8(1) of 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 demand notice/s on the date mentioned against each account calling upon the respective borrower/s to repay the amount as mentioned against each account within 60 days from the date of notice(s)/date of receipt of the said notice/s.
The borrower/s having failed to repay the amount, notice is hereby given to the borrower/s and the public in general that the undersigned has taken symbolic possession of the property/ies described herein below in exercise powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on the dates mentioned against each account.
The borrower/s in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of Standard Chartered Bank, for the amount and interest thereon as per loan agreement. The borrowers' attention is invited to provisions of Sub-section (8) of Section13 of the Act, in respect of time available, to redeem the secured assets.

| Sr. No | Loan Agreement No. | Name of the Borrower/Co Borrower | Demand Notice Date | Outstanding Amount | Date of Possession Taken | Description of the Immovable Properties |
|---|---|---|---|---|---|---|
| 1. | 51444097 | 1. KACHHARA MUKESH JAIN<br>2. KACHHARA SAROBEN JAIN. | 13.01.2026 | Rs.47,89,499.46 (Rupees Forty Seven Lakhs Eighty Nine Thousand Four Hundred and Ninety Nine and Forty Six Paise Only) and interests till 09.01.2026 for loan account no. 51444097 | 08.04.2026 | All That Title And Interest Over The Piece And Parcel Of Property Shop Premises Bearing Shop No. 1017, Admeasuring 178 Sq.Ft. In Shree Mahavir Textile Market, Built On Land Bearing Private Plot No. 10 To 15 Of City Survey Ward : Umarwada, Nondh No. 2013 And 2014 Paikee Of Umarwada, Taluka Choryasi, District : Surat And Comprised In T.P. Scheme No. 8 (Umarwada), F.P. No. 138 Paikee. |
| 2. | 51664682 and 51664569 | 1. RAJESH NORANGRAM PACHAR<br>2. KAMLESH PACHAR/ NAVIN PACHAR<br>3. R R FASHION | 23.12.2025 | Rs.1,21,90,725.50 (Rupees One Crore Twenty One Lakhs Ninety Thousand Seven Hundred and Twenty Five and Fifty Paisa Only) and interests till 23.12.2025 for loan account nos. 51664682 and 51664569. | 08.04.2026 | All That Title And Interest Over The Piece And Parcel Of Property Bearing Flat No. B/303, 3rd Floor, Shyam Rachana, Nr. Shyam Baba Temple, VIP Road, Bhimrad, Surat-395007, More Particularly Immovable Property Bearing All Right Title And Interest In Flat No-303 Admeasuring 3865 Sq. Ft. I.E 359.07 Sq. Meter. (Built Up) 3rd Floor, Tower-B, Building Known As "Shyamrachana.", Situated at bearing Revenue Survey No-32/1, Block No-68, Comprised In Town Planning Scheme No-5 (Vesu-Bhimrad), Final Plot No-72, Mouje Village-Bhimrad, Taluka-City, District-Surat, Registration Sub District Surat-5 [Althan]. Bounded By:-<br>East : 60 Feet D.P. Road.<br>West : Flat No. B-304.<br>North : C.O.P. And Internal Road<br>South : Margin Land. |
| 3. | 53835107 | 1. RAJESH KOHLI<br>2. ONKESH KOHLI<br>3. AASHIMA RAJESH KOHLI | 13.01.2026 | Rs.66,82,193.31 (Rupees Sixty Six Lakhs Eighty Two Thousand One Hundred and Ninety Three and Thirty One Paisa Only) and interests till 12.01.2026 for loan account no. 52835107 | 08.04.2026 | All That Title And Interest Over The Piece And Parcel Of Property Bearing Flat No.303 Super Built Up Area, Admeasuring 3218 Sq. Ft., And Its Built Up Area Is 2078.13 Sq. Fts. Equivalent To 193.081 Sq. Meters On 3rd Floor, Together With Undivided Proportionate Share In Underneath Land Admeasuring 86.43 Sq. Meters Of Building Known As "Ornate Elegance", Constructed On The Land Bearing Revenue Survey No. 6/2, Its Block No. 24, Town Planning Scheme No. 13 (Bharthana-Vesu), Final Plot No. 29 Admeasuring Hector-Are 0-40-47 Sq. Meters Equivalent To 4047.00 Sq. Meters Of Village : Bharthana (Vesu), City : Surat, Sub District : Choryasi, District : Surat In The Name Of Aashima Rajesh Kohli. Bounded By:-<br>East : Block No. 22.<br>West : Block No. 25.<br>North : F.P. No. 32.<br>South : 45.00 Meter T.P. Road. |
| 4. | 53141946 | 1. PIYUSHKUMAR KHIMJIBHAI PANDAV<br>2. SARITABEN PIYUSHKUMAR PANDAV<br>3. KHIMJIBHAI JIVABHAI PANDAV | 27.01.2026 | Rs.46,05,644.61 (Rupees Forty Six Lakhs Five Thousand Six Hundred Forty Four and Sixty One Paisa Only) and interests till 16.01.2026 for loan account no. 53141946 | 08.04.2026 | All right title and interest in immovable Property bearing Plot No. 64, admeasuring area around 65.00 sq.mtrs. along with undivided share of in land, situated at "Nandanvan Society" situated at Revenue Survey No. 150, admeasuring 1416.00 sq. mtrs. of Moje: Singanpore, District: Surat.<br>Bounded By:-<br>East : Plot No. 65<br>West : Plot No. 63<br>North : Plot No. 122<br>South : Road |
| 5. | 53585232 and 53585259 | 1. TRAPTI GHANSHYAM MOTIWALA<br>2. GHANSHYAM BRIJBEHARI MOTIWALA | 12.01.2026 | Rs.1,07,81,919.32 (Rupees One Crore Seven Lakhs Eighty One Thousand Nine Hundred and Nineteen and Thirty Two Paisa Only) and Rs. 89,09,661.66 (Rupees Eighty-Nine Lakhs Nine Thousand Six Hundred Sixty One and Sixty Six Paisa Only) and interests till 01.01.2026 and 05.01.2026 for loan account nos. 53585232 and 53585259 respectively. | 08.04.2026 | All That Title and Interest Over the Piece And Parcel of Property Bearing Flat No. C-4 Built Up Area Admeasuring About 2694.304 Sq. Fts. Equivalent To 250.4 Sq. Meters On 4th Floor together with undivided proportionate share in underneath land of "Wing-C" At "Avenue-77" constructed on the land bearing, Final Plot No. 77 a dmeasuring About 10000.00 Sq. Meters, Revision Survey No. 89/1 Admeasuring About 6200.00 Sq. Meters, Survey No. 89/2 Admeasuring About 21200.00 Sq. Meters, T.P. Scheme No.2, Final Plot No. 77 & 175 Of Village : Vesu, Registration Sub District Taluka Surat.<br>Bounded By:-<br>East : Road.<br>West : Final Plot Nos. 79 And 211.<br>North : Final Plot No. 76/2.<br>South : Final Plot No.170. |
| 6. | 51962756 | 1. KAPOOR DEGINERS EXPORTS PVT. LTD.<br>2. KAPOOR INDERJEETSINGH<br>3. HARJEETSINGH KAPOOR<br>4. KAPOOR AMAN<br>5. GUR SHARAN KAUR | 08.01.2026 | Rs. 3,82,54,103.11 (Rupees Three Crores Eighty Two Lakhs Fifty Four Thousand One Hundred and Three and Eleven Paisa Only) and interests till 01.01.2026 for loan account no. 51962756. | 08.04.2026 | All That Piece And Parcel Of The Properties As Under; All That Right, Title And Interest Of Immovable Property I.E Shop No : G-16 Admeasuring 42.04 Sq. Mtrs., On Ground Floor In New Supreme Market (Formerly Known As Supreme Chambers) Situated On Land Bearing City Survey Ward No.4, Nondh No. 2330/3 Lying, Being And Situated At : Doriyawad, Salabatpura, Surat.<br>All That Right, Title And Interest Of Immovable Property I.E Shop No : 101 Admeasuring 401 Sq. Fts., On First Floor In New Supreme Market (Formerly Known As Supreme Chambers) Situated On Land Bearing City Survey Ward No.4, Nondh No. 2330/3 Lying, Being And Situated At : Doriyawad, Salabatpura, Surat.<br>All That Right, Title And Interest Of Immovable Property I.E Shop No : 102 Admeasuring 392 Sq. Fts., On First Floor In New Supreme Market (Formerly Known As Supreme Chambers) Situated On Land Bearing City Survey Ward No.4, Nondh No. 2330/3 Lying, Being And Situated At : Doriyawad, Salabatpura, Surat.<br>All That Right, Title And Interest Of Immovable Property I.E Shop No : 103 Admeasuring 365 Sq. Fts., On First Floor In New Supreme Market (Formerly Known As Supreme Chambers) Situated On Land Bearing City Survey Ward No.4, Nondh No. 2330/3 Lying, Being And Situated At : Doriyawad, Salabatpura, Surat.<br>All That Right, Title And Interest Of Immovable Property I.E Shop No : 104 Admeasuring 342 Sq. Fts., On First Floor In New Supreme Market (Formerly Known As Supreme Chambers) Situated On Land Bearing City Survey Ward No.4, Nondh No. 2330/3 Lying, Being And Situated At : Doriyawad, Salabatpura, Surat.<br>All That Right, Title And Interest Of Immovable Property I.E Shop No : 105 Admeasuring 291 Sq. Fts., On First Floor In New Supreme Market (Formerly Known As Supreme Chambers) Situated On Land Bearing City Survey Ward No.4, Nondh No. 2330/3 Lying, Being And Situated At : Doriyawad, Salabatpura, Surat. |

**Place: Surat** **Authorized Officer**
**Dated: 08/04/2026** For **Standard Chartered Bank**

# बैंक ऑफ इंडिया Bank of India BOI

**ZONAL OFFICE, SURAT ZONE :** Bank of India Building,1st Floor, Ghoddod Road, Opp. Panjarapole, Surat-395001

**STAR MEGA E-AUCTION SALE NOTICE FOR SALE OF PROPERTIES UNDER SARFAESI ACT, 2002**

## E-AUCTION SALE NOTICE FOR SALE OF PROPERTIES UNDER SARFAESI ACT, 2002

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 provision to Rule 8(6) **and rule 6 (2)** of the Security Interest (Enforcement) Rules, 2002 Notice is here by given to the public in general and in particular to the following Borrower(S) & Guarantor(S) that the below described immovable properties mortgaged/charged to Bank of India (secured creditor), the **Symbolic/Physical Possession** of which has taken by the Authorised Officer of Bank of India will be sold on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS" for recovery of respective dues as detailed hereunder against the secured assets mortgaged/charged to Bank Of India from the respective Borrower(S) and Guarantor(S). The reserve price and the earnest money deposit is shown there against secured asset. **The sale will be done by the undersigned through e-Auction platform provided hereunder.**

**Date Of E Auction :08.05.2026 Between : 11 am to 5 pm (With Auto extension clause in case of Bid in last 10 minutes before closing)**

| Sr. No. | Name of the Branch / Name of the Borrower / Guarantor /Owner / Partner / Mortgagor of the Property | Details of Property to be Sold / Nature of Possession Symbolic/Physical/Constructive | A) Dt. Of Demand Notice u/s 13(2) of SARFAESI ACT 2002 / B) Outstanding Amount as on Date of Demand Notice | Minimum Reserve Price Amount / EMD Amount | Contect No of Branch Head |
|---|---|---|---|---|---|
| 1. | BOMBAY MARKET<br>Mehul Kumar Keshubhai Virani<br>Sujnikumar Gandubhai Sanghani | **Immovable Property:** Flat No. 502, Building Number C/02, 5th Floor, "Om Residency" Opp: Rajwadi Party Plot, New Kosad Road, Tal. Surat, Kosad-394107,Area-42.19 Sq Mtr<br>**Physical Possession** | A) 04.09.2019<br>B) Rs 10,08,744.07 plus further interest and cost incidental expense etc | ₹7,88,000/-<br>₹78,800/- | 9034846704 |
| 2. | NAVSARI<br>Sushil Kumar Pandey<br>Brij Bihari Pandey<br>Rishu Kumari | **Immovable Property:** Residential Row House, Situated at Plot No. 27+28+29, Bunglow No. 7, Near Gayatri Temple, Bundar Road, Dist. Navsari, Pin-396445, Area-104.08 Sq Mtr<br>**Physical Possession** | A) 01.08.2023<br>B) Rs 18,08,342.17 plus further interest and cost incidental expense etc | ₹26,00,000/-<br>₹2,60,000/- | 9695759695 |
| 3. | NAVSARI<br>Jyotiben Gopalbhai Prajapati<br>Gopalbhai Vitthalbhai Prajapati | **Immovable Property:** Flat No. A-203, 2nd floor, Prabhakunj Panaisha, "A" Wing, Near Vijay Darshan Residency, Station ERU Road, Vijalpore, Dist. Navsari, Pin- 396450, Area-635 Sq Ft<br>**Physical Possession** | A) 20.12.2024<br>B) Rs 11,59,355.23 plus further interest and cost incidental expense etc | ₹14,05,000/-<br>₹1,40,500/- | 9695759695 |
| 4. | PALOD KCR<br>Bablu Sonu Sharma and<br>Amola Devi Bablu Sharma | **Immovable Property:** At. Moje Haldharu, RS No. 352, Old Block No. 446, New Block No. 497/A, "Shubham Residency", Plot No. 202, Opp. Vastu Residency, B/s V.k. Residency, Haldharu-394310, Area-40.13 Sq Mtr<br>**Physical Possession** | A) 27.09.2024<br>B) Rs 6,66,101.59 plus further interest and cost incidental expense etc | ₹7,50,000/-<br>₹75,000/- | 9953241081 |
| 5. | RAMPURA<br>Mr. Wankhede Ajay | **Immovable Property:** Plot No. 157. Rahi Luxuriya, B/h Om Lake Town, Dhamdod Road, Tal. Palsana, Tundi-394310 Area- 45.71 Sq Mtr<br>**Symbolic Possession** | A) 27.10.2025<br>B) Rs 15,94,761.00 plus further interest and cost incidental expense etc | ₹14,00,000/-<br>₹1,40,000/- | 9967862797 |

**Date Of E Auction :26.05.2026 Between : 11 am to 5 pm (With Auto extension clause in case of Bid in last 10 minutes before closing)**

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| 6. | BHATTAR ROAD<br>Sunanda Sanjay Patil,<br>Ganesh Sanjay Patil,<br>Kiran Sanjay Patil | **Immovable Property:**Plot No. 66, Gokuldham Villa, Nr Anurag Row House, Opp Shami Weaves Pvt Ltd, Tantithaiya Village Road, Tal- Palsana, Dist- Surat-394305 Area-40.13 Sq Mtr<br>**Physical Possession** | A) 16.11.2024<br>B) Rs 9,05,431.6 plus further interest and cost incidental expense etc | ₹7,15,000/-<br>₹71,500/- | 9431492950 |
| 7. | SURAT MAIN<br>Rameshbhai Keshubhai Borad<br>Mukeshbhai Keshubhai Borad<br>Jignesh Kantibhai Barvaliya (Guarantor) | **Immovable Property:**Plot No. 212, Shree Shubh Residency, Near Wonder Village, Vav-Jokha Road, Jokha, Taluka-Kamrej, Dist-Surat, Pin-394326 ,AREA-88.01 Sq Mtr<br>**Physical Possession** | A) 09.08.2018<br>B) Rs 22,77,867 plus further interest and cost incidental expense etc | ₹10,80,000/-<br>₹1,08,000/- | 9687617810 |
| 8. | SURAT MAIN<br>Milankumar Kantilal Gajera<br>Ravin Kantilal Gajera<br>Rasikbhai N Gajera (Guarantor) | **Immovable Property:**Plot No. 71, Shree Shubh Residency, Near Wonder Village, Vav-Jokha Road, Jokha, Taluka-Kamrej, Dist-Surat, Pin-394326 ,AREA-66.86 Sq Mtr<br>**Physical Possession** | A) 05.12.2018<br>B) Rs 28,17,594 plus further interest and cost incidental expense etc | ₹9,20,000/-<br>₹92,000/- | 9687617810 |
| 9. | SURAT MAIN<br>Jayantibhai Ukabhai Bhesaniya<br>Bhesaniya Ramilaben Jayantibhai | **Immovable Property:** Plot No-69, Maple Villa Co Op Hsg Serv Soc, B/s M.D. Residency, Rangoli Chowkdi- Kathor Road, Tal-Kamrej, Dist-Surat-394210 ,AREA-85.58 Sq Mtr<br>**Physical Possession** | A) 18.10.2024<br>B) Rs 34,16,016.18 plus further interest and cost incidental expense etc | ₹30,25,000/-<br>₹3,02,500/- | 9687617810 |

**The measurement of above property/ies however be verified by bidders at site and also from the revenue records prior to participating in auction**

**Terms & Conditions of E-Auction are as under: 1.** E-Auction is being held on "as is where is basis", "as is what is basis" and will be conducted "On Line", before submitting bid EMD shall be deposited through **NEFT/Fund Transfer in working hours 2.** For downloading further details, Process Compliance and Terms & Conditions, Please visit:- **a.** https://www.bankofindia.co.in, **b.** Website address of our e-Auctions Service Provider - https://baanknet.com Bidder may visit https://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 Step 1 to Step 2 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 **01.05.2026 for Sr.No 1 to 5 & 19.05.2026 for Sr. No. 6 to 9** from 11.00 am to 4.00 pm with prior appointment with mentioned respective branches on the contact numbers given against respective branches., **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. 10,000/- (Rupees Ten Thousand 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 (75%) 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 any body., **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 proceeding 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 Re