



ASSOCIATE CO-OPERATIVE BANK LTD.
1st Floor, Surat Vankar Sangh Building, Opp. Reshamwala Market, Ring Road, Surat-395003. Ph: 2341534-35-36, Email:support@associatebank.in

APPENDIX – IV RULE-8(1) POSSESSION NOTICE (for Immovable property)
WHEREAS, The undersigned, being the Authorised Officer of **Associate Co. Operative Bank Ltd.**, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest 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 **21.01.2026** calling upon the Borrower/Mortgagor **Mr. Ritesh Arvindlal Jarwalla** Residence ca – 9/ 516-517, Kot Safli Main Road, Opp. Agra Bazar, Bhagal, Surat – 395003, to repay the amount mentioned in the Notice issued under section 13(2) being **Rs.11,82,087/- (Rupees Eleven Lakh Eighty Two Thousand Eighty Seven Only)** as on **21.01.2026** together with further interest, incidental expenses, costs, charges etc till date of payment and / or realization.
The Borrower/Guarantor/Legal Heirs having failed to repay the amount notice is hereby given to the public in general that the undersigned has taken **SYMBOLIC POSSESSION** of the Property Described herein below in exercise of powers conferred on him/her under section 13(4) of section 13 of the act read with rule 8 of the Security Interest Enforcement Rules, 2002 on this **16th April 2026**.
The Borrowers/Guarantors/Legal Heirs/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 Associate Co. Operative Bank Ltd. Surat For an amount of being **Rs.11,82,087/- (Rupees Eleven Lakh Eighty Two Thousand Eighty Seven Only)** as on **21.01.2026** and further Interest & Expenses there on until full payment.
“The Borrower/Guarantor/Legal Heirs/ Mortgagors’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 THE IMMOVABLE PROPERTY
All Piece And Parcel Of Property Bearing Industrial Plot No – 14, Admeasuring 16 ftx 85 ft i.e. 151.11 Sq.yards i.e 126.34 sq.mtrs. together with construction thereon admeasuring 118.91 sq.mtrs. of **ADITYA INDUSTRIAL ESTATE** Situated At Plot No 3 + 4, Revenue Survey No 196 + 197, At Moje Udhana, City Surat, District Surat.

Date : 16/04/2026 | Place : Surat | Authorized Officer, Associate Co. Operative Bank Ltd

PUBLIC NOTICE ENVIRONMENTAL CLEARANCE

It is hereby informed that the Ministry of Environment, Forest and Climate Change, IA Division, Government of India, New Delhi, has accorded Environmental Clearance for Proposed Expansion of Synthetic Organic Chemicals (15 MT/Month to 833 MT/Month) and Inorganic Chemicals (300 MT/Month) in the Existing Manufacturing Unit located at Plot No:2109-104-702-703 & 1812-1813/2/5, GIDC Estate Panoli, Dist. Bharuch, Gujarat of M/s. Sainath Industries vide EC Identification No.EC25A2412G5639042N and File No: IA-J-11011/349/2024-IA-III(I) Dated 18/04/2026, under the provision of EIA Notification dated 14th September 2006.
Copies of Clearance letter are available On the website of <https://parivesh.nic.in/>.
Date: 21/04/2026

Authorized Signatory
M/s. Sainath Industries



Tyger Home Finance Private Limited
Corporate Office: One BKC, C-Wing, 1004/5, 10th Floor, Bandra Kurla Complex, Bandra East, Mumbai 400 051. Maharashtra, India
.www.tygerhomefinance.in CIN: U65999GJ2017PTC098960
Contact us: 18002104111 E-mail: customercare.tfnp@tyger.in

PUBLIC NOTICE
We, Tyger Home Finance Private Ltd. (formerly Known as M/s. Adani Housing Finance Pvt Ltd vide Certificate of Incorporation dated 6th June 2024, issued by the Office of the Registrar of Companies, Ministry of Corporate Affairs, herein after refer to ‘THFPL’, having its Registered office at Unit No. 609 & 610, 6th Floor, Majestic, Near Law Garden, Panchvati Road, Ellis bridge, Ahmedabad, Gujarat – 380 006 and also having office at 19th Floor, Rupa Renaissance, Plot D-33, D-207, MIDC Road, TTC Industrial Area, Turbhe, Navi Mumbai, Maharashtra – 400705. We hereby declare that all mentioned Borrower’s had availed loan from our Company and deposited the below mentioned original/Certified title documents to our branch as follows.

SN	Loan A/C No.	State	Branch	FlR Date
1	801HL001115503	Gujarat	Surat 1	16-Mar-26
Last Document description- 1.Original Sale deed dt. 18/12/2007 in favour of chandrikaben dineshbhai sabhaya by khandubhai prabhudhai etc with RR				
2	8010HL001031483	Gujarat	Surat 2	16-Mar-26
Last Document description- 1.Original registered Sale deed No. 1408 in favour of manta sanjaybhai vishwakarma etc dated -05.02.2021 With RR. 2.Original registered mortgage deed no 1826 dttd. 15/02/2021 in favour of Adani Housing finance pvt ltd by manta sanjaybhai vishwakarma etc. with RR. 3. xerox copy latest village from no. 7/12 for the said property.				

The aforementioned documents had been misplaced from our office at 19th Floor, Rupa Renaissance, Plot # D – 33, D – 207, MIDC Road, TTC Industrial Area, Jui Nagar, Navi Mumbai – 400 705 at the time of scrutiny /transit. In this regards a police complaint of missing documents lodged in **Turbhe Police Station** and the same are not traceable, hence we hereby inform public at large, that if anyone found the same, Please submit the same to our above said office address or contact on 18002100444.

Authorized Signatory
S/d
Tyger Home Finance Private. Ltd.



Indian Bank - Sayajigunj Branch
Packhill Business Hub, Near Dairy Den Circle, Vadodara-390005.

APPENDIX-IV [Rule-8(1)] POSSESSION NOTICE (For immovable property)
Whereas, The undersigned being the authorized officer of the **SAYAJIGUNJ BRANCH** 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 notice calling upon the borrower **Mrs Kothari Naynaben and Mr Kothari Dhirajlal Babulal** to repay the amount mentioned in the notice being **Rs. 19,89,924/- (Rupees Nineteen Lakhs Eighty Nine Thousand Nine Hundred and Twenty Four only)** with interest as mentioned in notice, within 60 days from the date of receipt of the said Notice.
The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken **Symbolic Possession** of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of Section 13 of Act read with rule 8 of the security interest Enforcement Rules 2002 on this **21st April of the year 2026**.
The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the **Indian Bank** for an amount **Rs. 19,89,924/- (Rupees Nineteen Lakhs Eighty Nine Thousand Nine Hundred and Twenty Four only)** and interest 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 IMMOVABLE PROPERTY
All that piece and parcel of residential flat in the registration dist & sub district Vadodara a proper bearing Flat No 402, admeasuring 1081 sq ft (SBA) including common passage, lift, parking, stair case etc on 4th floor of Tower A of Siddharth Height-1 situated up on revenue survey no 184/5, draft TP No 06, FP No 45/1 to 45/4p FP No 45, City Survey No 189, Sub Plot No A/125, C/127, A/128 to A/133 of village Moje: Savad. Ta & Dist Vadodara. Boundaries as East: Adjoining open plot, West: Adjoining society Road, North: Flat No 403 & 404, South: Adjoining society Road.

Date: 21.04.2026
Place: Vadodara

Authorised Officer
Indian Bank

PUBLIC NOTICE

This is to inform public at large that the State Level Environment Impact Assessment Authority, “Paryavaran Bhavan”, Sector 10–A, Gandhinagar – 382 010, Gujarat vide its letter No. EC24B038GJ152541 dated 15-05-2024 has accorded Environmental Clearance for ‘Iconic Arise’ at F.P. No. 35 of S.P. No. 04 of T.P.S. No.411 (Nanachiloda- Karai), draft sanctioned, R.S. No. 128, O.P. No. 35 of Moje, Karai, Tal. Gandhinagar, District- Gandhinagar, State- Gujarat as per applicable provisions of the S.O. 1533, EIA Notification 2006 and its subsequent amendments. Copy of the clearance letter is available with the Gujarat Pollution Control Board and may also be seen on the website of SEIAA/SEAC/GPCB.

Sd/-
Mr. Kabindra Kumar

201, Maurya Atriya, Opp. Aithi Restautant Lane, Bodakdev, Ahmedabad-380054



SMALL INDUSTRIES DEVELOPMENT BANK OF INDIA
Asset Recovery Vertical (Ahmedabad Unit), Navijan Amrit Jayanti Bhavan, 1st Floor, Behind Gujarat Vidhya Peeth, Navijan P.O., Ashram Road, Ahmedabad – 380014, Gujarat.
Phone No : 079-27549904, 079-27549936, **Email id :** praveen@sidbi.in,legal_roah2@sidbi.in
Website : www.sidbi.in

SALE NOTICE FOR SALE OF MOVABLE PROPERTIES [See provisio to Rule 6(2)]
E-Auction Sale Notice for Sale of Movable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provisio to Rule 6(2) 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 Property Hypothecated / Charged to **Small Industries Development Bank of India (“SIDBI”)** the Secured Creditor, the **Constructive Possession** of which has been taken by the Authorized Officer of SIDBI, the Secured Creditor, will be sold on “**As is where is**”, “**As is what is**”, and “**Whatever there is**” on **11.05.2026**, for recovery of **Rs. 44,59,732/- (Rupees Forty Four Lakh Fifty Nine Thousand Seven Hundred and Thirty Two Only)** due as on 10.06.2025 together with applicable interest thereon with effect from 11.06.2025 due to SIDBI, the Secured Creditor from **M/s. Ankita Industries (Borrower), Shri Deepakumar Jagdishkumar Patel (Guarantor)** and in their Capacity as Legal heirs of Late. **Shri Jagdish Kumar Naranbhai Patel, Proprietor of M/s. Ankita Industries.**

(A)	Details of Machinery / Asset	Quantity
Sr. No.		
1.	Rooftop Solar Power of 42.80 KW	1 Nos
B.	The Reserve Price is Rs. 6,64,000/-	
C.	The EMD is Rs. 66,400/- (10% of Reserve Price)	

For detailed terms and conditions of the sale, please refer to the link provided in **Small Industries Development Bank of India** Secured Creditor’s website i.e. **www.sidbi.in**.
Date : 21.04.2026
Place : Ahmedabad

Sd/-, Authorized Officer
Small Industries Development Bank of India



DIWADA BRANCH:
Taluka : Diwada, District: Mahisagar, Gujarat – 389250
Phone:- 9687679808,
E-Mail: diwada@bankofbaroda.com

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY/IES)
(As per Appendix IV read with rule 8(1) of the Security Interest (Enforcement) Rules, 2002)
The undersigned being the Authorised Officer of the Bank of Baroda under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (Second) Act, 2002 and in exercise of powers conferred under section 13(2) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated **11.04.2025**, calling upon the Borrower **Shri Yogendrasinh Puvat** to repay the amount mentioned in the notice being **Rs. 17,42,784.09** (Rupees in words Seventeen Lakhs Forty Two Thousand Seven Hundred Eighty Four and Nine Paise only) + interest 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 / her under section 13(4) of the said Act read with Rule 8 of the said rules on this **21th day of April of the year 2026**.
The Borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of **Bank of Baroda** for an amount of **Rs. 17,42,784.09/-** (Rupees in words Seventeen Lakhs Forty Two Thousand Seven Hundred Eighty Four and Nine Paise only) and interest 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 THE IMMOVABLE PROPERTY
All that part and parcel of the property consisting of Flat No. 54 and 55, Bapu Faliya, Village Maruwada, Tehsil Kadana,dist Mahisagar, Gujarat. **Bounded:** On the North by :property Of Chhatrapalsinh Puvat, On the South by :property Of Devendrasinh Indrasinh Puvat, On the East by : Open Land Of Gamtal Area, On the West by: Property Of Koyabhai Vaghbhai.

Date : 21.04.2026, Place : Diwada
Sd/- Authorised Officer, Bank of Baroda



PROTECTING INVESTING FINANCING ADVISING
Aditya Birla Housing Finance Ltd.

Registered Office: Indian Rayon Compound, Vervaul, Gujarat 362266
Branch Office: Aditya Birla Housing Finance Limited, 3Rd Floor, Office No. 203 To 211, Milestone Fiesta, Near Tgb Circle, L.P. Savani Road, Adajan, Surat- 395009

1. ABHFL: Authorized Officer JOKHAKAR HIREN - 919879503068
2. Auction Service Provider (ASP): - M/S e-Procurement Technologies Pvt. Ltd. (AuctionTiger) Mr. Ram Sharma - Contact No. 8000023297 & 9265562819

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY
E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8(6) and 9(1) of the Security Interest (Enforcement) Rules, 2002.
Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged/charged to the Aditya Birla Housing Finance Limited/Secured Creditor, upon classification of availed loans as Non Performing Asset (NPA) on 01-10-2025, issued a notice under Section 13(2) on 10-10-2025 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (54 of 2002) (hereinafter referred to as the ‘said Act’) calling upon you, the Borrower(s) to discharge the liabilities in full within a statutory period of 60 (Sixty) days, amounting to **INR 5,24,850/- (Rupees Five Lac Twenty Four Thousand Eight Hundred Fifty Only)**, the Constructive/Physical possession of which has been taken by the Authorized Officer of Aditya Birla Housing Finance Limited/Secured Creditor on 19.04.2026 will be put to sale by auction on “As is where is”, “As is what is”, and “Whatever there is” on **29-05-2026**, for recovery **INR 5,24,850/- (Rupees Five Lac Twenty Four Thousand Eight Hundred Fifty Only)** and further interest and other expenses thereon till the date of realization, due to Aditya Birla Housing Finance Limited/Secured Creditor from the Borrower(s) & Guarantor(s) namely **KHETARAM & MANCHHARAM**.
The reserve price will be **INR 6,78,737/- (Rupees Six Lac Seventy Eight Thousand Seven Hundred Thirty Seven Only)** and the Earnest Money Deposit (EMD) will be **INR 67,873.7/- (Rupees Sixty Seven Thousand Eight Hundred Seventy Three and Seven Paise Only)**
The last date of deposit of EMD is **28-05-2026** The date for inspection of the said property is fixed on **27-05-2026 between 11:00 am to 04:00 pm.**

DESCRIPTION OF IMMOVABLE PROPERTY
ALL THAT PIECE AND PARCEL OF IMMOVABLE PROPERTY BEARING FLAT NO. 501 ON THE 5TH FLOOR ADMEASURING 42.02 SQ. MTS BUILT UP AREA, ALONG WITH 29.21 SQ. MTS. UNDIVIDED SHARE IN THE LAND OF ROAD & C.O.P. IN ‘SHREENATHJI COMPLEX OF JAY JALARAM NAGAR’, SITUATED AT REVENUE SURVEY NO. 195, BLOCK NO. 204 PALKI PLOT NO. 8/28 TO 8/33 & 8/50 TO 8/54 ADMEASURING 1673 SQ. MTS. OF MOJE VILLAGE PARIYA, Ta: OLPAD, DIST: SURAT, GUJARAT- 394130 AND BOUNDED AS: EAST: PLOT NO. 8/23 TO 8/27, WEST: SURAT-OLPAD ROAD, NORTH: PLOT SOUTH: SURVEY NO. LAND

For detailed terms and conditions of the sale, please refer to the link provided in Aditya Birla Housing Finance Limited/Secured Creditor’s website i.e. <https://homefinance.adityabirlacapital.com/properties-for-auction-under-sarfaesi-act> or i.e. <https://sarfaesi.auctiontiger.net>
Date: 23-04-2026
Place: SURAT

Authorized Officer
Aditya Birla Housing Finance Limited



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

[See Rule 8(1)] POSSESSION NOTICE (for immovable property)
Whereas, The undersigned being the Authorised officer of **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 under section 13(2) of the said Act calling upon the following Borrowers/Guarantors to repay the amount mentioned in the notice being the amount with further interest and incidental expenses etc., 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/Guarantor and the public in general that the undersigned has taken 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 with the said Rules on. 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**.

Sr.	Borrower’s/Guarantor’s Name & Loan A/c No.	Demand Notice Date & Amount(Rs.)	Description of the Property	Possession Date & Type
1.	Shri. Gondkar NaineshKumar Manohar Account No. 42126441260	Dt: 14/11/2025 & Rs. 34,03,847.00 + further Interest thereon and incidental Expenses	An Immovable properties of the borrower/mortgager comprising of land & buildings and erections thereon (both present and future) situated at Flat No.303, 3rd Floor, Tower-A, Radhe Shyam Harmony, Sevasi, Vadodara. Registration District Vadodara Sub. Dist. Vadodara, Mouje Sevasi. Block No.140, Old RS No.158,123/1, 123/2, TP No.3, FP No.24, Block No.143, Old RS No. 162, FP No.27, Block No.145, Old RS No.163, FP No.29, Balcony & Wash Area 6.00 Sq.Mtr., Carpet Area 72.55 Sq.Mtr., undivided Common Plot & Land area 30.72 Sq.Mtr.	19.04.2026 Physical
2.	Mr. Gautam YogendraKumar Sharma Account No. 32627501816 & 32627502162	Dt: 05/02/2026 & Rs. 5,43,727.00 + further Interest thereon and incidental Expenses	An Immovable properties of the borrower/mortgager comprising of land & buildings and erections thereon (both present and future) situated at Plot No. B/12, Jay Satyanarayan Coop Housing Society, Gorwa, Vadodara. Registration District Vadodara Sub. Dist. Vadodara, Mouje Gorwa, R S No 620/6 (Old S No 46), CS No 4152, Plot Area 85.32 Sq.Mtr., Built Up Area 50.00 Sq.Mtr.	21.04.2026 Symbolic
3.	Mr. Vijay Bhargav & Mrs. Kruti Bhaviskar Account No. 41462045178 & 41462323486	Dt: 05/02/2026 & Rs. 16,92,194.00 + further Interest thereon and incidental Expenses	An Immovable properties of the borrower/mortgager comprising of land & buildings and erections thereon (both present and future) situated at Flat No.601, 6th Floor, Wing-B, Tower-A, Vallabh Residential, Savad, Vadodara. Registration District Vadodara Sub. Dist. Vadodara, Mouje Savad, Block/Survey No.273, 275, 276 Paiki TP No.5, FP No.750, Carpet Area 36.29 Sq.Mtr., Balcony Area 1.81 Sq.Mtr, Wash Area 2.27 Sq.Mtr, Undivided Common Plot & Land Area 13.62 Sq.Mtr.	21.04.2026 Symbolic

Date: 22.04.2026- Place: Vadodara
Authorised Officer - State Bank of India



पंजाब नैशनल बैंक

PNB Karelibaug Branch (759800) A/13 Sangam Society, Harni Road Near Sangam Char Rasta, Vadodara-39002

Appendix-IV [See Rule 8(1)] POSSESSION NOTICE (For immovable Property)
Whereas, The undersigned being the Authorised Officer of **Punjab National Bank**, under the Securitisation 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 **Demand Notice dated 31.01.2026** calling upon the Borrowers/Guarantors/ Mortgagors **Mrs. Rita Rani Sharma and Mr. Sanjeev Gopaldas Sharma** to repay the amount mentioned in the notice being **Rs. 7,47,601.12 (Rupees Seven lakh forty seven thousand six hundred one and paise twelve only)** as on **29.01.2026** payable with further interest and expenses until payment in full, within 60 days from the date of receipt of the said notice.
The Borrowers/Guarantors/Mortgagors having failed to repay the amount, notice is hereby given to the Borrowers/Guarantors/Mortgagors and the public in general that the undersigned has taken **Symbolic 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 **17th day of April the year 2026**.
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.
The Borrowers/Guarantors/Mortgagors 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 **Punjab National Bank**, for an amount of being **Rs. 7,64,025.12 (Rupees Seven lakh Sixty Four thousand Twenty Five and paise twelve only)** as on **31.03.2026** payable with further interest and costs thereon until payments/ realization in full.
Recovery after issuance of 13(2) Notice : Till Date Rs.NIL

SCHEDULE OF IMMOVABLE PROPERTY
All that piece and parcel of the immovable property in Office No. 309 on 3rd Floor, Siddharth Crest, Moje - Gorwa, District - Vadodara having carpet area admeasuring 14.85 Sq. Mtrs. and balcony & terrace area admeasuring 4.11 Sq. Mts. And parking area admeasuring 10.78 Sq. Mtrs. and undivided proportionate common plot area admeasuring 16.25 Sq. Mtrs. on land bearing Revenue Survey No. 957/1/A, T.P. Scheme No. 12 (Nizampur), Final Plot No. 94 Paiki 3009.29 Sq. Mtrs. of Mouje - Village - Gorwa in Registration Sub Dist. & Dist. Vadodara standing in the Name of Mrs. Rita Rani Sharma & Mr. Sanjeev Gopaldas Sharma. Bounded by : East:- Common Passage & Then Office No. 310, West:- Building parking & then Narasha Park Soc., North:- Common Lift, Stair, South:- Office No. 308.

Date: 17.04.2026 - Place: Vadodara
Authorised Officer - Punjab National Bank



पंजाब नैशनल बैंक

PNB Karelibaug Branch (759800) A/13 Sangam Society, Harni Road Near Sangam Char Rasta, Vadodara-39002

Appendix-IV [See Rule 8(1)] POSSESSION NOTICE (For immovable Property)
Whereas, The undersigned being the Authorised Officer of **Punjab National Bank**, under the Securitisation 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 **Demand Notice dated 29.01.2026** calling upon the Borrowers/Guarantors/ Mortgagors **Mr. Sanjeev Gopaldas Sharma** to repay the amount mentioned in the notice being **Rs. 39,81,151.04 (Rupees Thirty nine lakh eighty one thousand one hundred fifty one and paise four only)** as on **28.01.2026** payable with further interest and expenses until payment in full, within 60 days from the date of receipt of the said notice.
The Borrowers/Guarantors/Mortgagors having failed to repay the amount, notice is hereby given to the Borrowers/Guarantors /Mortgagors and the public in general that the undersigned has taken **Symbolic 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 **17th day of April the year 2026**.
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.
The Borrowers/Guarantors/Mortgagors 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 **Punjab National Bank**, for an amount of being **Rs. 40,64,124.04 (Rupees Forty lakh Sixty Four thousand one hundred Twenty Four and paise four only)** as on **31.03.2026** payable with further interest and costs thereon until payments/ realization in full.
Recovery after issuance of 13(2) Notice : Till Date Rs. NIL

SCHEDULE OF IMMOVABLE PROPERTY
All that piece and parcel of the immovable property in Plot No. 20, Nilkanthdham Society, Waghodia, District - Vadodara having land area admeasuring 71.42 Sq. Mtrs. undivided land area Admeasuring 10.71 Sq. Mtrs. total area admeasuring 82.13 Sq. Mtrs. built up area admeasuring 450.15 Sq. fts. on land bearing Block No. 311 Paiki of Mouje - Madodhar, Tah - Waghodia, District - Vadodara standing in the Name of Mr. Sanjeev Gopaldas Sharma. Bounded by : East:- Agriculture land of Hareeshbhai Joshi, West:- Plot No. 21, North:- Agriculture land of Kanaksinh Raisinh, South:- 6.00 Mtrs. Road.

Date: 17.04.2026 - Place: Vadodara
Authorised Officer - Punjab National Bank



ZONAL OFFICE, VADODARA ZONE:
Ellorapark, Subhanpura, Vadodara - 390023. Ph.: (0265) 2396573, 2397032

STAR MEGA E-AUCTION SALE NOTICE FOR SALE OF PROPERTIES UNDER SARFAESI ACT 2002
E-auction sale notice for sale of Immoveable assets under the securitisation and reconstruction of financial assets and enforcement of security interest act, 2002 read with prevision 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 “WHAT’EVER 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 AND TIME OF AUCTION: 26.05.2026 between 11.00 noon to 05.00 pm (with Auto extension clause in case of bid in last 10 minutes before closing)

Sr. No.	Name of the Borrower/ Guarantor/Owner/Partner/ Mortgagor of the property	Lot No	Details of Property to be Sold	Details of Bank dues as per Notices	Possession	Minimum Reserve Price (Rs. in Lac)	EMD (Rs. in Lac)	Date/Time of E-Auction
SAYAJIGUNJ BRANCH, 1st Floor, Chandrakruti Complex, Opp. Kalyan Hotel, Sayajigunj, Vadodara-390005. Ph.: 0265-2362787. Mobile: 7840869225								
1	Mr. Kharva Manoj Rameshbhai	1	Flat No. 302, situated at 2nd Floor Shri Hari Apartment, Mouje Vadodara Kasba (Babajipura Vibhag) Tehsil Vadodara - 390001 in the name of Shri. Kharva Manoj Rameshbhai	As per Notice U/S 13(2) Dt.03.11.2025 Rs. 8,84,358.00 (Rupees Eight Lakh Eighty Four Thousand Three Hundred Fifty Eight) plus further interest and cost incidental expenses etc.- recovery if any	Symbolic	Rs. 10.20	Rs. 1.02	26.05.2026 11 AM to 5 PM
2	Mr. Pratik Suresh Patel	2	Flat No. 302, situated at 3rd Floor Shankheshwar Flat, Opp Jain Mandir, Rangmahal, Wadi, Vadodara - 390017 in the name of Shri. Pratik Sureshbhai Patel	As per Notice U/S 13(2) Dt.07.10.2017 Rs. 15,32,762.25 (Rupees Fifteen Lakh Thirty Two Thousand Seven Hundred Sixty Two and Paise Twenty Five) plus further interest and cost incidental expenses etc.- recovery if any	Physical	Rs. 8.44	Rs. 0.84	26.05.2026 11 AM to 5 PM

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/Found Transfer in working hours on or before 26.05.2026 on 04.00PM.** 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 **M/S PSB Alliance e-auction portal - psba@psballiance.com** Bidder may visit <http://www.ebkraj.in> or **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. To, 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 along 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 08.05.2026 ON 11AM TO 2.00PM** 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 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