

HDFC BANK Head Office: HDFC Bank House, Senapati Bapat Marg, Lower Panel (West), Mumbai - 400 013
Regional Office: HDFC Bank Ltd., Department for Special Operations, 4th Floor, "Aakash Building"
Opp. - K. Heru, 10-Wing Plot Corner, Gondal Road, Rajkot-360002

E-AUCTION SALE NOTICE

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of immovable property mortgaged to Bank under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s)/Mortgagor(s)/Guarantor(s) that, the Authorized Officer(s) of HDFC BANK LTD. had taken physical possession of the following properties mentioned, pursuant to demand raised vide notice(s) issued under Sec 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 in the following loan accounts with right to sell the same on "AS IS WHERE IS, AS IS WHAT IS, WHATEVER THERE IS AND WITHOUT RECOURSE BASIS" for realization of Bank's dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act with Rule 8 of the said Rules proposes to realize the Bank's dues by sale of the said properties. The sale of the below-mentioned Properties shall be conducted by way of E-Auction through Web Portal: <https://www.banksauctions.com>.

Sr. No.	Name of the Branch & Account	Name of the Mortgagor & Guarantors of the property	Details of collateral property	Amount as per Demand Notice	Inspection Date and Time	Reserve Price EMD Bid Increase Amount	Date/Time of E-Auction	Last Date for Receipt of Bids	Name of Authorised Officer/Phone No./Email id
1.	HDFC Bank Ltd. - Sorath Tractor - Branch - Junagadh A/c No. 50200012206450	Mortgagor- Mr. Jadhikhan Hamidkhan Pathan Guarantors- Mr. Jadhikhan Hamidkhan Pathan and Mrs. Nazmun Jadhikhan Pathan	A Residential House Constructed on land sq.mts. 116-12-91 bearing Block No. 21, City Survey No. 491 (paik) situated on Matni Road, Kumbharvada in the city of Junagadh owned by Mr. Jadhikhan Hamidkhan Pathan and the four boundaries of the property are as under: Area: 116-12-91 Sq. Mtr. North - Mori Road, South - Laju Other's Property, East - Part Land of this Sur. No. West - Akbar's Apartment & Margin Space	₹ 22,47,379.80/- Demand Notice dated 09.03.2017	7 th May 2026 from 12:00 PM To 02:00 PM	Reserve Price- ₹ 23,55,000/- EMD - ₹ 2,35,500/- Bid Increase amount- ₹ 1,00,000/-	14 th May 2026 from 11:00 AM To 12:00 PM	13 th May 2026 upto 4:00 PM	Patrick Dave/ 09033319756 / patrick.dave@hdfc.bank.in

TERMS & CONDITIONS:

- The e-Auction is being held on "AS IS WHERE IS, AS IS WHAT IS, WHATEVER THERE IS AND WITHOUT RECOURSE BASIS"
- The interested bidders shall submit their EMD details and documents through Web Portal: <https://www.banksauctions.com> (the User ID & Password can be obtained free of cost by registering name with <https://www.banksauctions.com> through Login ID & Password. The EMD shall be payable EITHER through NEFT / RTGS in the following Account: 5790000904261, Name of the Account: **DPSO Transitory account**, Name of the Beneficiary: HDFC BANK LTD., PSC Code: **HDFC0000240**. Please note that the Cheques / Demand Drafts shall not be accepted as EMD amount.
- To the best of knowledge and information of the Authorized Officer, there is no encumbrance i.e. statutory dues like property taxes, society dues etc. as per Bank's record on the property other than the one mentioned in detailed terms and conditions. The Bank however shall not be responsible for any present/past/future outstanding non-statutory dues/statutory dues/encumbrances/tax arrears/vigilances, if any. The intending bidders should make their own independent inquiries regarding the encumbrances, title of properties & to inspect & satisfy themselves. **Property can be inspected strictly on the above-mentioned date and time.**
- The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact our service provider M/s. C1 India Pvt. Ltd., 3rd Floor, Plot No. 68, Sector-44, Gurgaon, Haryana-122003. Support Mobile Number - 729196124/1125/1126, Mr. Bhavik Pandya-0886682937, E-mail ID: support@banksauctions.com or query@banksauctions.com For any property or Plant & machinery related query may contact the Authorized officer as mentioned above in office hours during the working days. (10:00 AM to 5:00 PM).
- If the Sale Price is more than Rs.50,00,000/- (Rupees Fifty Lakh Only) then the auction purchaser/successful bidder has to deduct 1% of the Sale Price as TDS in the name of the owner of the property & remit it to Income Tax Department as per section 194 IA of Income Tax Act and only 99% of the Sale Price has to be remitted to the Bank. The Sale Certificate will be issued only on receipt of Form 26DS & Challan for having remitted the TDS.
- The highest bid shall be subject to approval of HDFC Bank Limited. Authorized Officer reserves the right to accept/reject all or any of the offers/bids so received, or cancel the auction/sale without assigning any reasons whatsoever. No decision shall be final & binding.
- FOR DETAILED TERM AND CONDITIONS PLEASE REFER TO OUR WEBSITE www.hdfcbank.com and www.banksauctions.com

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

This may also be treated as notice u/r 8(6) of Security Interest (Enforcement) Rules, 2002 to borrowers and Guarantors of the above said loan about the holding of E-Auction Sale on the above mentioned date. The borrower/ guarantors/mortgagors are hereby notified to pay the sum as mentioned above along with upto date interest and ancillary expenses before 15 days of this notice/the date of Auction, failing which the property will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.

Date: 28.04.2026
Place: Rajkot

Authorised Officer
HDFC BANK LIMITED

Aadhar Housing Finance Ltd.



Corporate Office: Unit No.802, Natraj Rustomjee, Western Express Highway and M.V. Road, Andheri (East), Mumbai-400069
Amreli Branch: 2nd Floor, Safari Plaza, Opp. Angel Cinema, Bhagwati Chowk, Manek Para, Amreli-365601 (GJ)
Morbi Branch: Office No. 401, 4th Floor, Vakhat Complex, Vasant Plot, Ravagar Road, Opp. Chakya Hanuman, Morbi - 363641 (GJ).
Rajkot Kalawad Road Branch: Bearing No. Block 2, At "Nakshatra-2", On Ground Floor, On Plot No 3 And 4, 150 Ring Road, Rajkot-360001, (Gujarat)
Rajkot 3 Direct Branch: Shop No. 308, 309 & 310, 3rd Floor, PLOT No. 1+2, The Spire 2 Bldg. Nr. Shital Park Circle, 150 Feet Ring Road, Rajkot, 360005
Rajkot Branch: Office number 204 to 208, 2nd Floor, The Imperia, off. Shubhash road, CWS No 14, CS No 3085, Opp: Shashtri maidan, Panchratni Plot, Rajkot, Guj - 360001
Bhavnagar Branch: No.313, At 3rd Floor, Shopper Plaza, Waghadi Road, Bhavnagar-364002, (GJ).
Godhra Branch: Shop No.3, 1st Floor, Sri Swaminarayan Ave, Banrol Road, Godhra, Panchmahal, Gujarat-389001

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 Authorized 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. 36610000355/ AMRELI Branch) Nadimbhai Saiyadkhai Sailan (Borrower) Aisabhai Sayedkhai Sailan (Co-Borrower)	09-09-2025 & ₹ 10,01,526/-	All that piece and parcel of the property bearing, C.S. No.3164P, 501 Fifth Floor Zam Zam Residency Nava Zapa, Tarvadi Mahuva Bhavnagar Guj. 364290 Boundaries: East -Road, West - Common Passage Ladders & Lift & Flat Road, North - Adj. Wall With Block No.502, South - Building Open Space	Rs. 7,72,160/-	Rs. 77,216/-	Physical
2	(Loan Code No.14810000260/ Morbi Branch) Vikas Kumar (Borrower) Ranjnu Devi (Co-Borrower) Mehulkumar Jayantilal Patel (Guarantor)	22-08-2025 & ₹ 25,89,198/-	All that piece and parcel of the property bearing, Trajpar R S No.47, Plot No.50, Shop No.1 To 6 1st Floor Avadh Shopping National Highway 8A Na Plot No.50/P Trajpar Morbi Gujarat 363642 Boundaries: East - Stair & Passage, West - Land Of Plot No.51, North - Ots & This Plot Pakie Residential Apartment, South - Road & Passage & Sutter	Rs. 30,84,800/-	Rs. 3,08,480/-	Physical
3	(Loan Code No.18500001137/ Rajkot Kalawad Road Branch) Navinbhai Chaturbhai Charola (Borrower) Ansoyaben Champakbhai Vasava (Co-Borrower)	09-09-2025 & ₹ 8,59,055/-	All that piece and parcel of the property bearing, Rev Sur No 156 1 Paiki 1 Shri Hari Darshan B Flat No 401 Shri Hari Darshan B At Ravapar Residency Siddhivinayak Park Ravapar Ar Morbi, Rajkot, Gujarat, 363641 Boundaries: East - Road, West - Foyer, Stair Case, Lift, Entry Gate Then Flat No.404, North - Flat No.402, South - Others N.A. Land Of Plot No.86 & 87	Rs. 12,25,760/-	Rs. 1,22,576/-	Physical
4	(Loan Code No.39710000040/ Rajkot 3 Direct Branch) Jivrajbhai Lakshmanbhai Makwana (Borrower) Ramaben Jivrajbhai Makwana & Umeshbhai Jivrajbhai Makwana (Co-Borrowers)	10-11-2025 & ₹ 5,20,491/-	All that piece and parcel of the property bearing, G.F House No. 213 At. Kantoliya Gondal - Kantoliya Road Kantoliya Rajkot Gujarat 360311 Boundaries: East - Road, West - Property Of Karshan Maya Makwana, North - Property Of Kanji Ravi Makwana, South - Road	Rs. 7,56,000/-	Rs. 75,600/-	Physical
5	(Loan Code No. 18500000498/ Rajkot Kalawad Road Branch) Ramaben Bhupatbhai Raviya (Borrower) Upendrabhai Bhupatbhai Raviya & Ashishbhai Bhupatbhai Raviya (Co-Borrowers)	10-07-2025 & ₹ 5,40,424/-	All that piece and parcel of the property bearing, R S No 58 1 P2 Chitrakut Dham 3 Plot No 20 To 24 P Su B Plot No 20 To 24 At Than Road, Surendranagar, Gujarat, 382780 Boundaries: East - Survey No.85 P 2, West - PSub Plot No. 20 To 24/A-2, North - 7.50 Mtrs Road, South - Plot No. 16 & 17	Rs. 9,65,920/-	Rs. 96,592/-	Physical
6	(Loan Code No. 04010001362/ Rajkot Branch) Merabhai Vithalbhai Bavaliya (Borrower) Dhruaben Merabhai Bavaliya (Co-Borrower)	22-08-2025 & ₹ 4,56,791/-	All that piece and parcel of the property bearing, Gf 108 Devpara (Anandpar) Chotila Road Devpara (Anandpur) Surendranagar Gujarat 363520 Boundaries: East - Others Property, West - Others Property, North - Others Property, South - Bazar	Rs. 9,01,184/-	Rs. 90,118/-	Physical
7	(Loan Code No. 04010001343/ Rajkot Branch) Panchabhai Dayalbhai Vanodiya (Borrower) Gauriben Panchabhai Vanodiya (Co-Borrower)	09-10-2025 & ₹ 5,12,544/-	All that piece and parcel of the property bearing, R.S. No. 275, Plot No.63P, Block No. 6 Gunat Nagar Gunat Nagar, Hanuman Para Road - 63 Paiki, North - West Corner Amreli Guj. 365601. Boundaries: East - That Side Remaining Land Of Plot No. 63, West - That Side 6-00 Mtr Wide Road, North - That Side Plot No.64, South - That Side Remaining Land Of Plot No. 63	Rs. 6,06,800/-	Rs. 60,680/-	Physical
8	(Loan Code No. 04010001114/ Rajkot Branch) Vipulbhai Gordhanbhai Rojasaara (Borrower) Vilasben Vipulbhai Rojasaara (Co-Borrower) Sanjaybhai Rojasaara (Guarantor)	22-08-2025 & ₹ 7,22,959/-	All that piece and parcel of the property bearing, Gf House No. 475 Nana Paliyad Rajkot-Ahmedabad Highway Nana Paliyad Surendranagar Gujarat 363520 Boundaries: East - Others Property, West - Road, North - Brc Bhavan, South - Others Property	Rs. 8,50,500/-	Rs. 85,050/-	Physical
9	(Loan Code No. 04110001130/ Bhavnagar Branch) Ghanshyambhai Dulabhai Makwana (Borrower) Sundarben Dulabhai Makwana & Laxmiben Ghanshyambhai Makwana (Co-Borrowers)	09-10-2025 & ₹ 5,31,263/-	All that piece and parcel of the property bearing, Gf House No. 436, Index No. 436 Dhoravali Vistar Bhavnagar Ahmedabad Road Vi. Sanes Ta.Dist., Bhavnagar Guj. 364313 Boundaries: East - Road, West - Road & Padtar Land, North - House Of Kalubhai Narshibhai Rathod, South - Jayntibhai Sadulbhai Makwana	Rs. 7,63,200/-	Rs. 76,320/-	Physical
10	(Loan Code No. 04110001330/ Bhavnagar Branch) Makwana Ravi Manojbhai (Borrower) Makwana Manubhai Bagavanbhai & Makwana Jayshreeben Manubhai (Co-Borrowers)	09-10-2025 & ₹ 2,27,191/-	All that piece and parcel of the property bearing, Gf Property No. 1213 Gamtal Vistar Bhavnagar Street VIII. Kardi Ta/ Dist. Bhavnagar Gujarat 364004 Boundaries: East - House Of Rajubhai Nileshbhai, West - Road, North - House Of Rajubhai Valabhai Makwana, South - House Of Nileshbhai Laxmanbhai Makwana	Rs. 3,23,808/-	Rs. 32,381/-	Physical
11	(Loan Code No. 17610000185/ Godhra Branch) Kiranbhai Balvantsinh Kher (Borrower) Varshaben Kiranbhai Kher (Co-Borrower)	11-08-2025 & ₹ 3,62,790/-	All that piece and parcel of the property bearing, G.F And F.F House No.41 Mandir Wadu Fadiyur Adadara To Dantoli Road, Dantoli Panch Mahals Gujarat 389341. Boundaries: East - House Of Virendrsinh Kher, West - House Of Jivatsinh Bharatsinh, North - Open Land, South - Public Rrc Road	Rs. 5,43,000/-	Rs. 54,300/-	Physical

- Last Date of Submission of DD of Earnest Money Deposit along with KYC, Tender Form and accepted Terms and conditions (Tender Documents) is **01-06-2026 within 5:00 PM** at the Branch Office address mentioned herein above or through <https://banksauctions.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.
- Date of Opening of the Bid/Offer (Auction Date) for Property is **02-06-2026** on <https://banksauctions.com> at **3:00 PM to 4:00 PM**.
- 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 there is Basis".
- The Demand Draft should be made in favor of "Aadhar Housing Finance Limited" Only.
- Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://banksauctions.com>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- The intending bidders should register their names at portal **M/s C 1 INDIA PVT LTD** through the link <https://www.banksauctions.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://banksauctions.com>
- For further details contact Authorised Officer of Aadhar Housing Finance Limited, Vishvarajsinh Prakashsinh Chudasama (Contact No.9879530096) & Amitkumar Soni (Contact: 9913333214) OR the service provider M/s C1 INDIA PVT LTD, Mr. Prabhakaran, Mobile No: +91-74182-81709, E-mail: tc@c1india.com & support@banksauctions.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.
- 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.
- The Bid incremental amount for auction is **Rs. 10,000/-**.
- 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
Date : 28-04-2026

Sd/- Authorised Officer
Aadhar Housing Finance Limited

FORM No. URC.2

Advertisement giving notice about registration under Part I of Chapter XXI (Pursuant to section 374(b) of the companies Act, 2013 and rule 4(1) of the companies (Authorised to Register) Rules, 2014]

- Notice is hereby given that in pursuance of sub-section (2) of section 366 of the Companies Act, 2013, an application is proposed to be made after **fifteen days** hereof but before the expiry of **thirty days** hereinafter to the Registrar at Central Registration Centre (CRC), Indian Institute of Corporate Affairs (IICA), Plot No. 6, 7, 8, Sector 5, IMT Manesar, District Gurgaon (Haryana), Pin Code-122050 that **M/S HAWKSUN SOLAR SOLUTIONS** a partnership firm a business entity may be registered under Part I of Chapter XXI of the Companies Act 2013, as a company limited by shares.
- The principal objects of the company are as follows:
To carry on the business of manufacturing, assembling, processing, developing, designing, installing, commissioning, importing, exporting, buying, selling, distributing, and dealing in solar water pumps, solar submersible pumps, solar surface pumps, solar pump controllers, inverters, converters, drives, control panels, solar water pumping systems, solar modules (PV panels), solar cells, solar thermal systems, windmills, hybrid energy systems and all types of electrical, electronic, and automation equipment related to solar, wind and renewable energy systems, electric motors, EV motors, generators, including lithium-ion batteries, solar batteries, EV batteries, storage systems, and energy storage solutions.
- A copy of the draft memorandum and articles of association of the proposed company may be inspected at the office at **PLOT NO 47, SR NO 217P/P1, KRISHNA IND ESTATE, VILLAGE: GUNDASARA, TALUKA: GONDAL, DISTRICT: RAJKOT, GUJARAT - 360311**.
- Notice is hereby given that any person objecting to this application may communicate their objection in writing to the Registrar at Central Registration Centre (CRC), Indian Institute of Corporate Affairs (IICA), Plot No. 6, 7, 8, Sector 5, IMT Manesar, District Gurgaon (Haryana), Pin Code-122050, within **twenty one days** from the date of publication of this notice, with a copy to the company at its registered office.

Name(s) of Applicant
1. VEKARIYA NIKUNJ RANCHHODBHAI
2. PATAMBARI MEHULKUMAR BALVANTGIRI
3. PATAMBARI MANISHKUMAR BALVANTGIRI

Date: 28.04.2026
Place: Rajkot

PUBLIC NOTICE REGARDING TITLE CLEARANCE

NOTICE is hereby given that, Mr. Sureshkumar Arjanbhai Daliya is absolute owner of the below mentioned property and he has availed financial facility and mortgaged the said property with L&T Finance Limited. Now, he has sought a title clearance certificate from me and he has to availed the financial facilities by mortgaging the property in bank. But among the Original documents of the said property, **Original registered rectification deed No.: 20884 dated 19.09.2017 and its original registration receipt** is missing from his possession, so if anyone has any kind of objection, obstruction or dispute regarding the said property, hereby requested to make the same known in writing within a period of 07 days from the date of publication hereof, failing which the claim of such person/s will be deemed to have been waived and/or abandoned. And I will give the title clearance certificate of the said property and my client shall create the equitable mortgage and any claim of whatsoever nature lodged by any person after the expiry of above mentioned period will not be entertained, which please note.

DESCRIPTION OF PROPERTY

All those piece and parcels to the immovable residential property bearing Revenue Survey No. 71/76, Block No. 81, Known as "Sahjanand Residency" As per plan Plot No. 96/A (As per site Plot No. 96), (As per revenue record block No. 81/96) admeasuring 74.23 square meters Situated at Village : Navagam, Sub District: Kamrej, District: Surat.

Date : 28/04/2026, Place: Surat
301, Third Floor, Shiv Mangalam,
B/h. Bahumali Bhavan Building,
Nanpura, Surat

BHAVIN S. VYAS
Advocate

PUBLIC NOTICE REGARDING OWNERSHIP

That **Mis. Velox Automation Pvt. Ltd** is the owner of the property bearing Industrial Plot No. A1/612, containing by admeasuring 2702.00 sq. mtrs, or there about along with the structure admeasuring about 166.00 sq. mtrs, thereon, in the 'Sachin Industrial Area/ Estate'. Consisting of Revenue Survey No.354 Paiki, of within the village limits of Sachin, Situated at Taluka: Choryasi, District: Surat. The Present owner has admit that [1] **Original Allotment Letter** vide its Letter No.GIDC/SO/ SRT/ALT/2175, dated 30/03/1988 issued by Gujarat Industrial Development Corporation in favour of M/s. Ashokkumar & Kanchanlal & Company a Partnership Firm [2] **Original Possession Letter** issued by Gujarat Industrial Development Corporation in favour of M/s. Ashokkumar & Kanchanlal & Company a Partnership Firm [3] **Original Lease Deed** Registration No. 6111, dated 12/06/1991 [4] **Duplicate Lease Deed** Registration No. 6112, dated 12/06/1991 along With It's Registration Receipt. [5] **original Conveyance Deed** Registration No. 6113, dated 12/06/1991, along With It's Registration Receipt & [6] **Original Transfer Order** issued by Gujarat Industrial Development Corporation in favour of Mr. Shyam Mohanlal Sinur and others. The said Documents were misplaced and are not traceable. It was never ever it has used as security for any financial Assistance by them or anyone else any person etc. That, the Present owner also admit that it is holding physical possession of the said Property. If any one having any right of ownership or claim of whatsoever nature in respect of the said Original Document is hereby informed to raise any of such rights or claim, within a period of "Seven" days from the date of this notice personally before me along with documentary proofs, after that no rights or claim shall be entertained.

SIDDHARTH A. PATOLAWALA - Advocate

9/1591-92, Nani Hing Pole, Old Saibaba Temple Street, Chauta Bazar, Surat - 395 003. Mob. No. N. 98254 46463 & 72848 10031

Yuko बैंक **UCO BANK** Zonal Office Surat, Riddhi Shopper, Opp. Star Bazar Adajan Hazira Road, Surat.
PH.No. : 0261 - 2797700, 9525444438. E-mail : zsurat.rec@uco.bank.in

SALE NOTICE Dt. 30.05.2026

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://banknet.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.	Chaudhari Ajitbhai Darshanben Ajitbhai Chaudhari	Plot No. 241, admeasuring 83.53 sq. meters standing on Land bearing Block/ Rev. S. No. 46, Happy Residency, Moje Village - Andada, Dist. Bharuch Gujarat.	Rs. 16,25,854.70 + unapplied interest & charges Physical	Rs. 18,36,000/- Rs. 1,83,600/-	ANKLESHWAR UCBA0003062 30621015020019 M 8076345311
2.	Bhavesb Jerambhai Tejani Sonabben Bhavesbhai Tejani	Flat No. A/501 admeasuring Built-Up area about 96.25 sq. meters on the fifth floor of the Building No. "A" together with proportional undivided share in the land underneath the said building with all appurtenances pertaining thereto, of the housing complex known and named as "Panvel Palace" constructed and situated on the land bearing Sub Plot No 2 of final Plot No. 100, of T. P. Scheme No. 24 (Mota Varachha - Utran), Revenue Survey No. 243, Its Block No. 239 of Moje Village Mota Varachha, City Surat, Old Taluka Surat City (Choryasi) and New Taluka Adajan, District Surat in the name of Mr. Bhavesb Jerambhai Tejani.	Rs. 47,43,364.36 + interest & Other charges Physical	Rs. 51,51,000/- Rs. 5,15,100/-	MUGLISARA SURAT UCBA0000345 03451015020019 M 9147404320

Contact Details and website address of service provider any other property related query may Contact Zonal Office: Contact No. 0261-2797700, E-mail id : zsurat.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 website - <https://banknet.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 **30.05.2026 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 : 27-04-2026

Place - Surat

Sd/- Authorized Officer,
UCO Bank

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

"APPENDIX-IV-A [See proviso to Rule 6 (2) & 8 (6)]"

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6 (2) & 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s), Mortgagor (s) and Guarantor (s) that the below described immovable property mortgaged/ charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis for recovery of dues in below mentioned account/s. The details of Borrower/s/ Mortgagor/ Guarantor/s/ Secured Asset/s/ Dues/ Reserve Price/ e-Auction date & Time, EMD and Bid Increase Amount are mentioned below:

Date/Time of e-Auction of following properties: 21.05.2026, 2.00 to 6.00PM (With unlimited extension of 10 minutes each)

Sr. No.	Branch and Name of Borrower/s /Guarantor/ Mortgagor s	Description of Property	Total Dues. (as per Demand notice U/s 13 (2))	Reserve Price (RV) and EMD Amount.	Status of Possession (Constructive / Physical)	Contact person with contact no.
1.	VASAD BRANCH Applicants : M/s. Satyendra Agro Products List of Partners: Bijendra Jagdishbhai Shah Mukesh Sureshchandra Shah Pravin Sureshchandra Shah Rajendra Jagdishprasad Shah Viral Maheshchandra Shah Sachin Maheshchandra Shah List of Guarantor : Bijendra Jagdishbhai Shah Mukesh Sureshchandra Shah Pravin Sureshchandra Shah Rajendra Jagdishprasad Shah Viral Maheshchandra Shah Sachin Maheshchandra Shah Jagdishprasad Babulal Shah Mahesh Babulal Shah Ramesh Babulal Shah Suresh Babulal Shah Gitaben Maheshchandra Shah Sushilaben Sureshchandra Shah Meenaben Jagdishprasad Shah Sumitaben Jagdishchandra Shah Sangitaben Sureshchandra Shah Seemaben Sureshchandra Shah Monaben Maheshchandra Shah Sonaben Maheshchandra Shah M/s. Sangameshwar Dall Mill A partnership firm representing through its partners. 1) Jagdishprasad Babulal Shah, 2) Mahesh Babulal Shah, 3) Ramesh Babulal Shah, 4) Suresh Babulal Shah	Description of the Immovable Property Mortgage of cement article factory (Shivam cement products) situated on Survey No. 206/2, (ad measuring Heq. 0-39-96, (3996 Sq Mtr) as per 7/12 copy and 3860 Sq Mtr as per site) A/c No. 278 at N.H. No. 8, Vasad, Tal + Dist.- Anand and building constructed thereon and bounded as under: Bounded: East : Farm of Rohitbhai West : Survey No - 206/2 Paiki Land North : Farm of Ranchhodhbhai South : There is Uma Pipe Factory	Da.15-07-2025 Rs.5,65,92,760.64 (Excluding Unapplied interest & Other Charges)	Reserve price Rs. 1,59,93,093.60 (Rupee One Crere Fifty Nine Lakhs Ninety Three Thousand Ninty three and Sixty Paise Only EMD Amount 15,99,309.36 (Fifteen Lakhs Ninety Nine Thousand Three Hundred Nine and Thirty six Paise Only)	Physical	MR. MUKUL MUKESH 82525 64734