Asset Reconstruction Company (India) Ltd.

REGISTERED OFFICE: The Ruby, 10th Floor, 29 Senapati Bapat Marg, Dadar (W) Mumbai- 400028. Tel: 022-66561300 www.arcil.co.in
CIN-U65999MH2002PLC134884. Website: www.arcil.co.in

DEMAND NOTICE

Whereas the Authorized Officer of **Asset Reconstruction Company (India) Limited** hereinafter referred to as"Arcil" is a Securitisation and Reconstruction company incorporated under the companies Act, 1956 and reistered with the Reserve Bank of India under section 3 of Securitisation and Reconstruction of Financial assets and Enforcement of security Interest Act, 2002 (hereinafter referred to as "the Act") and whereas the Borrower/Co- Borrower as Mentioned of the below chart obtained loans from Vistaar Financial Services PVT Ltd (VFSPL), and whereas Arcil has acquired that financial assets relating to the loan accounts mentioned to the below chart and whereas Arcil, being the secured creditor under the Act and in exercise of powers conferred under section 13(2) of the said Act read with Rule 2 of the security interest (Enforcement) Rules 2002, issued demand notice calling upon the Borrower/ Co-Borrowers as to repay the amount mentioned in the notices with further interest thereon within 60 days from the date of notice, but the notices could not be served upon some of them for various reasons.

Account No.	Name of the Borrowers and Co-Borrowers	Total Loan Outstanding (in INR) / as on	Demand Notice Date
0130SB ML01818	Sureshbhai Jivabhai Makwana Anjanaben Sureshbhai Madhad Jivabhai Govindbhai Makawana	₹ 376919.68/- 30-01-2026	24-02-2026

Description of Secured Assets: Constructed Residential No.8/19/10, admeasuring Sq.mt (as per Property Card) situated at an unspecified location.

SD/-, Authorised Officer
Place: Anand, Gujarat
Date:17-05-2026
Asset Reconstruction Company (India) Limited (Trustee of CIL-2026-011-Trust)

Bank of Baroda

Bulsar Main Branch, City Survey No. 1915, Near Navyug, Nani Khatiwad, Valsad,Gujarat- 396001. **Phone 2632-243230, Email bulsar@bankofbaroda.co.in**

APPENDIX IV [See Rule 8(I)] POSSESSION NOTICE

Whereas, The undersigned being the Authorized Officer of the **Bank Of Baroda** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of Powers conferred under Section 13 read with (Rule-3) of the Security Interest (Enforcement) Rules, 2002, issued a demand notice dated **02.01.2026** calling upon the Borrower **M/s Shree Sai Cool Zone, Co-Borrower/mortgagor Mr. Mahendra Chandrakant Goswami and Guarantor Mr. Manish Kumar Vinodbhai Bulsara** to repay the amount mentioned in the notice being **Rs. 1,10,74,228.71 (Rupees One Crore Ten Lac Seventy-Four Thousand Two Hundred Twenty-Eight and Paisa Seventy-One Only) as on 01.01.2026** (inclusive of interest up to 31.12.2025) and further interest thereon and expenses within 60 days from the date of receipt of the said notice.
The Borrowers / Mortgagor / Guarantor having failed to repay the amount, notice is hereby given to the Borrowers /Mortgagor / Guarantor 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 **14th day of May of the year 2026.**
The Borrowers / Mortgagor/ 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 **Bank of Baroda** for an amount of **Rs. 1,10,74,228.71 (Rupees One Crore Ten Lac Seventy-Four Thousand Two Hundred Twenty-Eight and Paisa Seventy-One Only) as on 01.01.2026** (inclusive of interest up to 31.12.2025) and further interest and expenses thereon until full payment.
The borrower's attention is invited to provision of sub-section (8) of the section 13 of the Act, in respect of time available, to redeem the secured assets.

Description of Immovable property

1. All that pieces and parcels of property bearing Gamtal land bearing City Survey No. 16; admeasuring 152.17.56 sq. mtrs. situated at Talira Faliya, Valsad Pardi, Valsad within Valsad Municipal limits, Taluka and District Valsad and standing in the name of Mr. Mahendra Chandrakant Goswami and **bounded as follows: East:** Property of Nichhabhai Jogibhai; **West:** Property of Nichhabhai Jogibhai; **North:** Open Road; **South:** Land of Velabhbhai Cngineer;
2. All that pieces and parcels of property bearing Gamtal land bearing City Survey No. 15, admeasuring 125.41.95 sq. mtrs. open commercial land and Gamtal land bearing City Survey no. 31/A admeasuring 10.26.09 sq. mtrs. total admeasuring 144.68.04 sq. mtrs. situated at Talira Faliia, Valsad Pardi within municipal limit, Taluka and District Valsad and standing in the name of Mr. Mahendra Chandrakant Goswami and **bounded as follows: East:** City Survey No. 16; **West:** City Survey no. 31-A; **North:** Government Road; **South:** Survey No. 190 property of Mahendrabhai Patel

Date : 14-05-2026 **Sd/- Authorized Officer**
Place : Valsad **Bank of Baroda**

Protium — PROTIUM FINANCE LIMITED

(Erstwhile Growth Source Financial Technologies Limited)
Registered & Corporate Office Address: 7th Floor, Block B2, Phase – I(Orion Knowledge Park, Pahadi Village, Off. Western Express Highway, Cama Industrial Estate, Goregaon(E), Mumbai- 400063, Maharashtra.

POSSESSION NOTICE- (U/S 13(4) & 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 Protium Finance Limited (ERSTWHILE Growth Source Financial Technologies Ltd.) ("hereinafter referred to as "Protium Finance Limited") under the Securitization and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 (Act No. 54 of 2002) (SARFAESI Act) 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 **04th Mar 2026** calling upon the **Borrowers BALAJI RESTAURANT THROUGH ITS PROPRIETOR VASAVA SUDHANA UTTAMBHAI W/O CHAUHAN GAUTAM RAMANLAL Co-Borrower; 1 CHAUHAN GAUTAM RAMANLAL S/O RAMANLAL 2. VASAVA SUDHANA UTTAMBHAI W/O CHAUHAN GAUTAM RAMANLAL,** in respect of loan account bearing No. **GS048EEL2480583** to repay the amount mentioned in the said notice being **INR 37,62,985.51/- (Thirty Seven Lakh Sixty Two Thousand Nine Hundred Eighty Five Rupees and Fifty One Paise Only) as on 04 Mar 2026** within **60** days from the date of receipt of the said notice.
The borrowers 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 the said Act read with rule 8 of the Security Interest Enforcement Rules, 2002 on this **16th day of May 2026.**
The borrowers 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 **Protium Finance Limited**, for an amount of **INR 37,62,985.51/- (Thirty Seven Lakh Sixty Two Thousand Nine Hundred Eighty Five and Fifty One Paise Only) as on 4th Mar 2026** and further interest thereon, plus costs, charges, expenses incurred.
The Borrower's attention is invited to the provisions of sub-section (8) of Section 13 of the Act, in respect of the time available, to redeem the secured assets.

DESCRIPTION OF THE IMMOVABLE PROPERTY

Plot No. 212 Admeasuring 58.53 Sq. Mts., In Situate At Revenue Survey No. 207-1-K, Aekar 2, Gumha 21, Aakar Rs 12-27 Paisa, Of Moje Udhna, City Of Surat Boundaries: East: - Plot No. 211, West: - Plot No. 213, North: - 25 Feet Wide Road, South: - Margin Open Space

Date: 16th May 2026 **Sd/-, For Protium Finance Limited**
Place: GUJARAT **Authorised Officer**

U GRO Capital Limited

8-17, Fourth Floor, Art Guild House, Phoenix Market City, Kurla (West), Mumbai- 400070

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-AUCTION SALE NOTICE OF 15 DAYS FOR SALE OF IMMOVABLE ASSET(S) ("SECURED ASSETS(S)") UNDER THE INFORMATION AND BY CONVEYING THE FINANCIAL ASSETS UNDER PARTIAL SALE OF SECURITY INTEREST ACT, 2002 READ WITH PROVISO TO RULE 8 AND 9 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 Secured Asset(s) mortgaged / charged to U GRO Capital Limited ("Secured Creditor"), the possession of which has been taken by the Authorised Officer of Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date and time mentioned herein below, for recovery of the dues mentioned herein below and further interest and other expenses thereon till the date of realisation of amount due to Secured Creditor from the Borrower(s) and Guarantor(s) mentioned herein below. The Reserve Price, Earnest Money Deposit (EMD) and bid date of EMD deposit is also mentioned herein below.

S.N.	Details of Borrower(s) / Guarantor(s)	Details of Auction	
		Reserve Price :	Rs. 36,65,595/-
		EMD	Rs. 3,65,559/-
		Last date of EMD Deposit :	08.06.2026
		Date of Auction :	09.06.2026
1	1.7 SKY HOLIDAY 2.RANA KAVITABEN PRAGNESHKUMAR 3.RANA PRAGNESH BABUBHAI LAN - UGSUPTH00900111514	**Description of Secured Asset(s) :** All that piece and parcel of bearing Non Agricultural Plot of Land in city survey ward, Katargam, Ninth No. 4047, as per Gam Panchayat Property No. 1675, admeasuring 43.27 Sq. Mtrs., construction admeasuring 137.83 Sq.Mtrs., along with open land admeasuring 28 Sq. Mtrs., at Registration District & Sub-District Surat bounded and bounded on the East by Backyard & Street, West by Street, by Street, North by House No. 976	

For detailed terms and conditions of the sale, please refer to the link provided in U GRO Capital Limited Secured Creditor's website i.e. www.ugrocapital.com or contact the undersigned at authorised.officer@ugrocapital.com for further queries. BUM - Mangesh Patil - 8082954153 / SCM - Mahesh Gupta - 9667053768

Date : 18.05.2026, Place : Gujarat **Authorised Officer, UGRO Capital Limited**

---

pnb पंजाब नैशनल बैंक punjab national bank

ARMB Rajkot, 2nd Floor, Ground Floor, Sapphire Building, Race Course Road, Rajkot, Gujarat - 360001. Phone : 0281-2990384, Email : cs8304@pnb.bank.in

Appendix – IV-A [See Rule 8 (6)]
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

To,
M/s Star Agro Venture (Borrower), Prop : Bhagirath Rajeshbhai Maldhari
At Targadhi, Rajkot Jamnagar Highway, Village Targadhi, Dist. : Rajkot, Gujarat-360005
M/s Star Agro Venture, Prop : Bhagirath Rajeshbhai Maldhari
"Mayuraraj", Indraprasth Society, St. No. 10, Near Hemu Gadhavi Hall, Akshar Marg, Rajkot - 360 005

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

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor **Punjab National Bank, Branch Metoda Rajkot (Sol Id 762300)**, the **Physical Possession** of which has been taken by the Authorized Officer of the Secured Creditor on **30.04.2021**, will be sold on **"As is Where is", As is What is" and Whatever there is"** basis on **08.06.2026** for recovery of **Rs. 90,12,392/- (Rupees Ninety Lakh Twelve Thousand Three Hundred Ninety Two Only)** as on **01.10.2019** with further interest w.e.f. 02.10.2019 and other expenses, less recovery if any, until payment in full. from **M/s Star Agro Venture (Borrower), Prop. : Bhagirath Rajeshbhai Maldhari and M/s Star Agro Venture, Prop. : Bhagirath Rajeshbhai Maldhari**

Description of Properties

1. Residential Plot No. 2, Adm. 549.93 Sq. M. from R.S. No. 147 paiki of Paddhari City, Taluka : Padhdhari, Distt. : Rajkot (Gujarat), standing in the name of **Mr. Bhagirath Rajeshbhai Maldhari.**
2. Residential Plot No. 3, Adm. 209.37 Sq. M. from R.S. No. 147 Paiki of Paddhari City, Taluka : Padhdhari, Distt. Rajkot (Gujarat), standing in the name of **Mr. Bhagirath Rajeshbhai Maldhari.**
3. Residential Plot No. 4, Adm. 242.93 Sq.M. from R.S. No. 147 Paiki of Paddhari City, Taluka : Padhdhari, Distt. Rajkot (Gujarat), standing in the name of **Mr. Bhagirath Rajeshbhai Maldhari.**
4. Residential Plot No. 5, Adm. 334.37 Sq. M. from R.S. No. 147 Paiki of Paddhari City, Taluka : Padhdhari, Distt. Rajkot (Gujarat), standing in the name of **Mr. Bhagirath Rajeshbhai Maldhari.**

Reserve Price (in Lacs)
Rs 38.15 - Rupees Thirty Eight Lakh Fifteen Thousand Only

Earnest Money Deposit (EMD in lac)
Rs 3.82 - Rupees Three Lakh Eighty Two Thousand Only

Note : The auction sale will be "online through-e-auction" portal **https://baanknet.com/**
Date : 16.05.2026 **Sd/- Authorised Officer,**
Place : Rajkot **Punjab National Bank**

---

pnb पंजाब नैशनल बैंक punjab national bank

ARMB Rajkot, 2nd Floor, JP Sapphire Building, Race Course Road, Rajkot, Gujarat - 360001. Phone : 0281-2990384, Email : cs8304@pnb.bank.in

Appendix – IV-A [See Rule 8 (6)]
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

To,
M/s Ruchil Agro Food Products (Borrower)
Survey No. 225, Chakragarh Vadhi Vistar, At : Hadmatiya, Taluka : Talala, District : Gir Somnath - 362 140
Mr. Bhanderi Pravinbhai Gokalbhai
(Borrower / Mortgagor / Legal Guardian of Minor Ruchil Pravinbhai Dhanderi)
Survey No. 165 of Village Form No. 2, At : Hadmatiya, Taluka : Talala, District : Gir Somnath - 362 140
Mr. Bhanderi Gokalbhai Ukabhai (Guarantor / Mortgagor)
Survey No. 165 of Village Form No. 2, At : Hadmatiya, Taluka : Talala, District : Gir Somnath - 362 140
Also at : Plot 22, Khalipur Road, Gopalvadi-3, Joshipura, Junagadh Mangnath Road, Junagadh, Gujarat - 362 001

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

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor **Punjab National Bank, Branch GIDC - PRABHAS PATAN (Sol Id 793200)**, the **Physical Possession** of which has been taken by the Authorized Officer of the Secured Creditor on **15.03.2026**, will be sold on **"As is Where is", As is What is" and Whatever there is"** basis on **08.06.2026** for recovery of **Rs. 4,21,63,747.18 (Rupees Four Crore Twenty One Lakh Sixty Three Thousand Seven Hundred Forty Seven and Paisa Eighteen Only)** as on **18.08.2025** with further interest w.e.f. 19.08.2025 and other expenses, less recovery if any, until payment in full, from **M/S Ruchil Agro Food Products (Borrower), Mr. Bhanderi Pravinbhai Gokalbhai (Borrower / Mortgagor / Legal Guardian of Minor Ruchil Pravinbhai Dhanderi) and Mr. Bhanderi Gokalbhai Ukabhai (Guarantor / Mortgagor)**

Description of Properties

All that Piece and Parcel of Residential House Building constructed on Land Admeasuring 250-83 Sq. Mtrs. (300-00 Sq. Yard) of Gamtal Plot of Sr. No. 165 of Village Form No. 2, situated at Hadmatiya-Cir Village, under the limits of Hadmatiya-Cir Gram Panchayat, Taluka : Talala and District : Gir-Somnath. **Owned by Gokulbhai Ukabhai Bhanderi.**

Reserve Price (in Lacs)
Rs. 15.71 - Fifteen Lakh Seventy One Thousand Only

Earnest Money Deposit (EMD in lac)
Rs. 1.58 - One Lakh Fifty Eight Thousand Only

Note : The auction sale will be "online through-e-auction" portal **https://baanknet.com/**
Date : 16.05.2026 **Sd/- Authorised Officer,**
Place : Gir-Somnath **Punjab National Bank**

India SME Asset Reconstruction Co. Limited

Regi. Off. : The Ruby 11th Floor, North – West Wing, Plot No 29, Senapati Bapat Marg, Dadar (West) Mumbai – 400028.

POSSESSION NOTICE (As per Rule 8(2) of Security Interest (Enforcement) Rules, 2002)

The borrowers/co-borrowers/guarantors/mortgagors mentioned hereunder had availed financial assistance/loan from Fedbank Financial Services Limited ("Original Lender"). The said loan, together with all underlying security interest and all rights, title and interest of the Original Lender therein, was assigned by the Original Lender under the provisions of the SARFAESI Act, 2002, in favour of India SME Asset Reconstruction Company Limited("ISARC"), acting in its capacity as the Trustee of ISARC– 2025–2026-3 Trust, vide Assignment Agreement dated 26th September 2025.
Whereas the undersigned being the Authorised officer of India SME Asset Reconstruction Company Limited("ISARC") under the Securitisation 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 upon the borrowers/co-borrowers/guarantors/mortgagors, to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.
The borrower/Co-borrowers having failed to repay the amount, notice is hereby given to the Borrower/Co-borrowers 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 Sub-Section (4) of Section 13 the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on the below-mentioned dates.
The Borrower/Co-borrowers 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 India SME Asset Reconstruction Company Limited("ISARC") The Borrower/co-borrowers/Mortgagor(s) attention is invited to the provision of Sub-Section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

Sr. No.	Loan Account No. / Name Of Borrower / Co-Borrower	Date of Demand Notices	Date of Possession / Possession Status	Amount in Demand Notice (Rs.)	Description Of Properties
1	FEDMAU0HL0504642 & FEDMAUSTL0504646 BHAVNSHBHAI VALABHAI CHAUHAN, VALABHAI LAKHABHAI CHAUHAN & JITUBEN BHVESHBHAI CHAUHAN	17-12-2025	14-05-2026 Symbolic Possession	Rs.16,03,545 (Rupees Sixteen Lakh Three Thousand Five Hundred Forty-Five Only)	All The Piece And Parcel Of Plot No. 20, Area Admeasuring 162.58 Sq.mtr, With Construction Thereon Of Non-Agriculture Land Of Revenue Survey No. 94 Paiki Situated At Village Nesved, Taluka Mahuva, Dist. Bhavnagar And Bounded As Follows That Is To Say east: Plot No 23, West: Road, North: Road, South: Plot No 21
2	FEDSDR0HL0527034/ JIGNESHBHAI KHODABHAI PARMAR & HIRUBEN JIGNESHBHAI PARMAR	28.10.2025	15-05-2026 Symbolic Possession	Rs.20,29,931.42 (Rupees Twenty Lakh Twenty Nine Thousand Nine Hundreds Thirty One and Forty Two Paisa Only)	"All That Piece And Parcel Of Immovable Property I.e. Residential House Situated At-Wadhwan Sahwarajara, Ugamni Sheri No. 3, City Survey Ward No. 2, City Survey No. 5496, Sq.mt. 37.52 & City Survey No. 5497, Sq.mt. 33.86 (Build Up Area G.f. 64.38) Lying And Bening The Limit Of Wadhwan, Taluka - Wadhwan, District - Surendranagar Pin - 363030 Gujrat State, On The North - Adjoining Road, On The East - Adjoining City Survey No. 5495, On The South - Adjoining Road, On The West - Adjoining City Survey No. 5498.
3	FEDBTA0HL0511566/ CHANDUBHAI BHAVANBHAI KHER, INDUBEN CHANDUBHAI KHER & CHETAN CHANDUBHAI KHER	28.10.2025	15-05-2026 Symbolic Possession	Rs.10,62,465.32 (Rupees Ten Lakh Sixty Two Thousand Four Hundreds Sixty Five and Thirty Two Paisa Only)	"All That Piece And Parcel Of Plot No. 107, Middle Part I.e. Contains Area Admeasuring 41.60 Sq. Mtrs. Out Of 104.00 Sq., Mtrs., With Construction Area Admeasuring 39.83 Sq. Mtr., Of Non Agriculture Land Of Revenue Survey No. 426 Paiki 5/1 And 426 Paiki 4, Area Known As " Radhekrishnanagar -3" Of Village, Botad, Taluka: Boatd, District, - Property, Measurement: Middle Part I.e Contains Area Admeasuring 41.60 Sq.mtrs. Out Of 104.00 Sq., Mtrs., With Construction Area Admeasuring 39.83 Sq. Mtr. Boundaries: (Property Four Comers As Per Registered Sale Deed No. 1105 On Dated, 23/02/2023 Rules 2002 Rules On This Of The Year 2026. On The North - Remaining Land Of Plot No. 107, On The East - Plot No. 100, On The South - Remaining Land Of Plot No. 107, On The West - Road.
4	FEDMHSTL0483402/ MAHMED ISHAQ ROSHANALI SAIYYED,BASIRABIBI ROSHANALI SAIYAD & JENABBIBI MAHMMAD ISHAQ SAIYAD	28.10.2025	15-05-2026 Symbolic Possession	Rs.20,11,175.00 (Rupees Twenty Lakh Eleven Thousand One Hundreds Seventy Five Only)	Property Bearing City Survey No 644 Admeasuring 46.92 Sq.mtr. & City Survey No.645 Admeasuring 40.28 Sq.mtrs, Total Both Properties 87.20sq.mtr. Situated At Mouje Nandasan Taluka Kadi In The District Of Mehsana And Registration Sub District Of Kadi. On The North - Road, On The East - Common Boundry With City Survey No 643, On The South - Naveri, On The West - Road.
5	FEDBTASTL0500559/ RANABHAI RAMSHIBHAI SAMBAD, GITABEN RANABHAI SAMBAD & DHANJIBHAI KANABHAI SAMAD	06.01.2026	15-05-2026 Symbolic Possession	Rs.11,34,833 (Rupees Eleven Lakh Thirty Four Thousand Eight Hundred and Thirty Three Only)	All The Right Title And Interest Of Gamtal Land Of Plot No 160 Land Area Admeasuring 264.00 Mtr. Of Old Gamtal Land Of Village Tukeha Taluka Botad Distt Botad - Property Measurement Land Area Admeasuring 264.00 Sq Mtrs., Boundaries East - Lanid Of Ramkubhai Suringbhai I.e Plot No 161. West - Plot No 159, North -Road, South - Road.
6	FEDBTA0HL0498817 & FEDBTASTL0498819/ BHARATBHAI DHARMSHIBHAI SANKALIYA & DHANIBEN BHARATBHAI SANKALIYA	28-01-2026	15-05-2026 Symbolic Possession	Rs.17,35,362 (Rupees Seventeen Lakh Thirty Five Thousand Three Hundred and Sixty Two Only)	All That Piece And Parcel Of Property Of Plot No -34 Land Sq Mt -281.33.00, Bearing At Targhara Ta Botad Revenue Survey No-48 Paik (A-4 G-08) Area Situated At Targhara Taluka Botad Dist Botad And Belonging To Bharatbhai Dharamshibhai Sankaliya East. Plot No-35, South. Plot No-31, West. Land Of The Same Plot, North. Road.

Dated : 18.05.2026 / Place : Gujarat **Authorized Officer, India SME Asset Reconstruction Company Limited**

The Co-Operative Bank of Rajkot Ltd.

Multi State Co-Operative Bank

PUBLIC NOTICE FOR AUCTION ON SALE

Sale notice for the sale of secured asset mentioned hereunder by the **Authorised Officer of The Co.Operative Bank of Rajkot Ltd.** under the **Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 (6) of the security interest (Enforcement) Rules,2002** for the recovery of amount due from borrower/s. Offers are invited by the undersigned in sealed covers for purchase of movable/immovable property, as described hereunder, on **'As Is Where Is Basis', 'As Is What Is Basis' and 'Whatever Is There Is Basis'**, Particulars of which are given below:-

Borrower(s) / Guarantor(s) / Mortgagor(s) M/s. PIYA COTTON COMPANY, JATINBHAI MAGANBHAI SORATHIYA , JAGDISHKUMAR GORDHANDAS DOBARIYA , GHANSHYAMBHAI HERBHA , NISHABEN GHANSHYAMBHAI HERBHA , Dhansukh Ravjibhai Nandaniya.Ramnik Chakubhai Bhalala, RASHILABEN RAMNIKBHAI BHALALA , SURESHBHAI GOVINDBHAI LUNAGARIYA , HANSHABEN SURESHBHAI LUNAGARIYA, VIREN SURESHBHAI LUNAGARIYA, ASHOK GORDHANBHAI DOBARIYA

Loan Account No. 000112010000081 & 000131120001012. **Total Loan Outstanding as on 31.03.2026 Rs. 42,80,02,367.88**
Demand Notice Dt. 18.10.2024 Rs. 51,23,49,712.88

Reserve Price EMD and Bid Increase Amount & Possesion Date	Description of the Immovable property and Name of Title deed holders
Reserved Price: Rs. 3,25,00,000/- EMD Rs. 32,50,000/- Bid Increase Amount Rs. 1,00,000/- **Possession Dt. 25.08.2025** **(Physical Possession)**	Immovable Residential House Belonging to **Ramnikbhai Chakubhai Bhalala & Oth.** Constructed on lease Hold Right Sub Plot No. D-30/2 of Plot No. D/30 of F.P. No. 121 of T.P Scheme No.2 Land Admeasuring 233-62 sq. Mts. of plotting scheme known as "Bhaktinagar Land" by Gujarat Housing Board of Revenue Survey No. 429,432,433,434,445&654 paikee of Village Rajkot, Taluka & District Rajkot and Which is bounded as follow. City Survey Ward No. 15/2 City Survey No. 3242 Boundaries: - On or towards North by: -Sub Plot No. D-30/1. On or towards South by: -Plot No. D-31. On or towards East by: - Plot No. A-38. On or towards West by: - Public Road. **Short Address : 'Darshan', Indraprasthnagar, Street No. 4, Amin Marg, Rajkot.**
Reserved Price: Rs. 64,00,000/- EMD Rs. 6,40,000/- Bid Increase Amount Rs. 1,00,000/- **Possession Dt. 26.08.2025** **(Physical Possession)**	Immovable open Residential Plot No. 18,23,24,25,36,37,38,57,58&59 Belonging to **Virenbhai Sureshbhai Lunagariya** land admeasuring 1572.88 sq. Mts. of Non-Agriculture and Residential Construction use Land Revenue Survey No. 198/1 paikee 2 paikee 2 within the limits of Gondal, Taluka-Gondal, Dist. Rajkot which is bounded as follows: Boundaries: - **Plot No. 18** On or towards North by: -Adjoining Land Revenue Survey No.197 On or towards South by: - Common Plot No. 1. On or towards East by: - Plot No. 43 & 44.On or towards West by: - 9-00 Mtr. Wide Public Road. **Plot No. 23, 24, 25, 36, 37 & 38** On or towards North by: -Common Plot No. 2. On or towards South by -9.00 Mtr. Wide Public Road. On or towards East by: - 7.50 Mtr. Wide Public Road. On or towards West by: - 9-00 Mtr. Wide Public Road **Plot No. 57** On or towards North by: -Plot No. 56. On or towards South by -9.00 Mtr. Wide Public Road. On or towards East by: - Adjoining Land Revenue Survey No.198/2 On or towards West by: - 7.50 Mtr. Wide Public Road **Plot No. 58 & 59** On or towards North by: - 9.00 Mtr. Wide Public Road. On or towards South by: - Plot No. 60 On or towards East by: - Adjoining Land Revenue Survey No.198/2 On or towards West by: - 7.50 Mtr. Wide Public Road **Short Address : B/h. Patel Cement Product, Ghoghavadar Road, Gondal.**

IMPORTANT INFORMATION REGARDING AUCTION PROCESS		
1.	Date ,Time & Contact Number of Public Inspection	Dt. 25.05.2026, Monday between 10.00 am. to 5.00 pm. Authorized Officer - Mo. No. 93139 26434
2.	Last date for Submission of Bids	On or before 4.00 pm on 05.06.2026, Friday
3.	Date, Time & Place of Auction	At 3.00 pm. on 06.06.2026, Saturday at The Co-Operative Bank of Rajkot Ltd., Sahakar Sarita, Panchnath Road, Rajkot - 360 001
4.	Place of Submission of Bids	**Authorised Officer, The Co-Operative Bank of Rajkot Ltd** Sahakar Sarita, Panchnath Road Branch, Rajkot-360 001

* A bidder may, on his own choice, Participate in the auction by making application in prescribed format which is available alongwith the offer/tender document on the given office address mentioned hereabove. Sale is strictly subject to terms and conditions incorporated in this advertisement and the prescribed Bid / Tender Document as well as **Security Interest (Enforcement) Rules 2002. This notice is also to be treated as a 15 days' notice under Rule 8(6) and 9(1) of the Security Interest Enforcement Rules, 2002** to the Borrower/Co-Borrower/Guarantor/Mortgagor. In case of any difficulty or need of assistance before or during the auction process, may contact authorized officer, M. No.93139 26434 of the Bank. **For detailed terms and conditions of the sale, please refer to tcbrl.bank.in**

Sahakar Sarita', Panchnath Road, Rajkot - 360 001 [Gujarat]
0281 - 2234454 / 2224420 Fax: 0281 - 2236682 info@tcbrl.com tcbrl.bank.in

Date : 18.05.2026 **SD/- Authorised Officer**
Place : Rajkot **The Co-operative Bank of Rajkot Ltd.**

सेंट्रल बैंक ऑफ इंडिया Central Bank of India

Opera House Branch
Central Office: Chander Mukhi, Nariman Point, Mumbai - 400 021
Stressed Asset Management Branch,346, Standard Building, 2nd Floor Dr Dadabhai Naoroji Road, Fort, Mumbai - 400 023
Branch Office: Queens Daimond Building, Ground floor, Mama Parmanand Marg, Near Charni Road Rly. Station, Mumbai-400004

NOTICE FOR SALE OF MOVEABLE/ IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, read with provision to Rule 6(2), 8 (6) & 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 property mortgaged/ charged to the Secured Creditor, Symbolic possession of which has been taken by the Authorised Officer of Central Bank of India (Secured Creditor) will be sold on "AS IS WHERE IS " and "AS IS WHAT IS " and " WHATEVER THERE IS" basis on **25.06.2026** as mentioned below against the property for the recovery of amount **Rs.1715.33 Lakh as on 05.09.2024** plus interest and charges thereof due to the Secured Creditor, Central Bank of India from the Borrowers and Guarantors - **M/s Bhadiyadra Impex (Borrower), Mr. Devishbhai K. Bhadiyadra (Partner/Guarantor), Mr. Hareshbhai D.Bhadiyadra (Partner/Guarantor) & Mr.Rakeshbhai D.Bhadiyadra (Partner/Guarantor)** as mentioned below. To the best of knowledge and information of the Authorized officer, there are no encumbrances on the property. However, the intending bidders should make their own independent enquiries regarding the encumbrances, title of property/ies put on auction and claims/rights/dues affecting the property, prior to submitting their bid. The Reserve Price and Earnest Money Deposit (EMD) is also mentioned below against each property.

Date of Inspection & time	Last date & time for deposit of Bid amount	E-Auction Date & time
16th June 2026 12.00 PM to 4.00 PM	25th June 2026, 18.00PM	25th June 2026, 10.00AM to 18.00 PM

Name of the Borrower/ Guarantors / Mortgagors & Contact no. of Branch	Demand Notice Date & Due Amount (Rs. in lac)	Details of the property	Reserve price/ EMD/Bid increase (Rs. in lac)
M/s Bhadiyadra Impex Mr. Rakeshbhai D Bhadiyadra Mr. Devishbhai K Bhadiyadra Mr. Hareshbhai D Bhadiyadra B/O Opera House BH- Mahesh Soni, Mob-9152012800	09.09.2024 Rs 1715.33 Lakh + interest and charges thereof	1.Bungalow on Plot No. 8 & 9, Sai Ashish Society No. 2, Opp. Reliance Township, Near Chandni Chowk, Piplod, Dumas Road, Surat, Gujarat 200009. Built-up Area 431.21 Sq Mtr. **Plot Area- 450.10 Sq. Mtr. Property ID – CBIN18946258HADIYADRA1**	912.75 91.22 1.00
		2.Industrial Building at Plot No. 58, Near Jakat Naka, Mota Jin (Popado) Bhavnagar Road, Palitana Taluka Palitana, District Bhavnagar 364270. Land Area- 320.56 Sr. Mtr. Constructed **area -685.49 Sq. Mtr. Property ID – CBIN18946258HADIYADRA2**	335.80 33.58 1.00
		3.Office at Unit No. 17, 1st Floor, Shreeji Plaza Co-operative Premises Society Limited, Tata Road No.1, Off J.S.S. Road, Opera House, Mumbai 400004. Carpet Area 210. Sq Ft. **Built-up area-252 Sq Ft. Property ID – CBIN18946258HADIYADRA3**	77.46 7.75 1.00

The auction will be conducted through the Bank's approved service provider: Website of E-auction agency https://baanknet.com/ E-auction agency contact details are:
• PSB Alliance eBKray Helpdesk No. +918291220220 Email: support.baanknet@psballiance.com
For Any queries related to bidder registration and EMD payment/refund related queries: **Email: support.baanknet@psballiance.com** . Please contact the helpdesk officials during office hours on the working days
It is advisable for Bidders to complete the following formalities well in advance.
Step 1: Bidder/Purchaser registration: Bidder to register on e-Auction Platform https://baanknet.com/ using his mobile number and email-id
Step 2: KYC verification: As a part of e-KYC the documents will be verified by the system.
Please note that Steps 1 & 2 should be completed by bidder well in advance.
Step3: EMD amount: The interested Bidders/Purchasers has to transfer the EMD amount using online mode (i.e. NEFT/Transfer/UPI/Net Banking) in his Global EMD Wallet well in advance before/during the auction time. In case EMD amount is not available in Global EMD Wallet, system will not allow to bid. The registration , verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before the auction time. Bidders may give offers either for one or for all the properties. Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of e-auction. Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding. In case of offers for more than one property bidders will have to deposit EMD for each property. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last minute problem
Please follow the guidelines available at https://baanknet.com/ for payment of EMD/bidding during auction process
Step 4: Bidding Process and Auction Results:
Interested