

Sale Notice For Sale Of Immovable Properties "APPENDIX- IV-A [See Provision to Rule 6 (2) & 8 (6)]

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.

Terms & Condition for Sale of Property Under Symbolic Possession : A. Property is in Symbolic Possession and Bidder is purchasing the property in symbolic possession at his/own risk & responsibility. B. Bank will hand over the possession of property symbolically only and Successful Auction bidder/purchaser will not claim physical possession from the Bank. C. Bank will not be responsible or duty bound for handing over of physical possession. D. Successful Auction Purchaser will not be entitled to claim any interest, in any case of return of money. E. Successful Auction Purchaser has to submit the Declaration Cum Undertaking confirming the above terms & condition immediately after e-Auction. F. Subsequent to sale if successful bidder fails to submit Declaration Cum Undertaking, the bid EMD amount will be forfeited.

Date : 18-03-2026 Place : Navsari	For detailed terms and conditions of sale, please refer/visit to the website link https://www.bankofbaroda.bank.in/e-auction.htm and online auction portal https://banknet.com . Also, prospective bidders may contact the Authorised officer on Mobile : 9687680708.	Authorised Officer, Bank of Baroda
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Notice is hereby given to the public in general and in particular to the Borrower (s) / Mortgagor and Guarantor (s) that the below described immovable / movable 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", "Whatever there is" and "Without recourse"** basis for recovery of dues in below mentioned account/s, liability of any dues identified will be upon the purchaser but not upon the Banker.

STATUTORY 15 DAYS SALE NOTICE UNDER SARFAESI ACT TO BORROWER / GUARANTOR / MORTGAGOR Minimum Bid Incremental Amount Rs. 10,000/- (Rs. Ten Thousands Only) Inspection Start Date : 18/03/2026			 SCAN HERE For detailed terms & conditions
For detailed terms and conditions of sale, please refer/visit to the website link https://www.bankofbaroda.bank.in/e-auction.htm and online auction portal https://banknet.com Also, prospective bidders may contact the Authorised officer on Mo. No. 9499555022 (In the event of any discrepancy between the English version and any other language version of this auction notice, the English version shall prevail)			
Date : 17/03/2026	Place : Surat	For property visit contact : Mr. Pramod Kumar : 9499555022 Authorised Officer, BANK OF BARODA	

बैंक ऑफ बड़ौदा
Bank of Baroda

Minimum Bid Incremental Amount Rs. 10,000/- (Rs. Ten Thousand Only) | Inspection Date & Time : 04.04.2026 & 05.04.2026 11.00 AM to 05.00 PM

APPENDIX-IV [See rule-8(1)] POSSESSION NOTICE (For Immovable property)

whereas, The undersigned being the authorized officer of the **Bank of India, Asset Recovery 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

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 **Bank of India**, Surat Branch for an amount **Rs.13,33,988.08** and interest thereon. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

EQM of house Land & Buildings is Situated at PLOT NO.18A, Survey No: 122,124, T.P.S 15 F/6 City Survey Nondh No: 2144/A "Dharamnagar Co.op. Housing Society Ltd" Opp. Ram Bug Society, Near Yamuna Apartment, Ak Road Suratt-395008 IN THE NAME OF Babubhai Vaghajbhai Jogani **Bounded By: On the East by:** Society Internal Road **on the West by:** Yogeshwar Nagar **On the North by:** plot no 18/B, **South by:** society Road and Plot no 19/A & 19/B.

Date: 13.03.2026 | Place : Surat Authorized Officer, Bank of India, ASSET Recovery Branch



Under Section 13 (2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("Rules").

Whereas the undersigned being the Authorised Officer of Hero Housing Finance Limited (HHFL) under the Act and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Rules already issued detailed Guarantor Notices dated below under Section 13(2) of the Act, calling upon the Borrower(s) Co-Borrower(s) Demand Note(s) (all singularity or together referred to "Obligors") Legal Heir(s)/Legal Representative(s) to pay to HHFL, within 60 days from the date of the respective Notice(s), as per details given below. Copies of the said Notices are served by Registered Post A.D. and are available with the undersigned, and the said Obligor(s)/Legal Heir(s)/Legal Representative(s), may, if they so desire, collect the respective copy from the undersigned on any working day during normal office hours.

Whereas the undersigned being the Authorised Officer of Hero Housing Finance Limited (HHFL) Legal Heir(s)/Legal Representative(s) to pay to HHFL, within 60 days from the date of the respective Notice(s), the amounts indicated herein below against their respective names, together with further interest as detailed below from the respective dates mentioned below in column (d) till the date of payment and / or realisation, read with the loan agreement and other documents/undertakings, if any, executed by the said Obligor(s) as security for due repayment of the loan, the following Accrued Asset(s) have been mortgaged to HHFL by the said Obligor(s) respectively.

Description of the Secured Assets / Immovable Properties / Mortgaged Properties: All part and parcels of non-agricultural immovable property being Residential Plot No. 11 Comprising Part of Talaja Revenue Survey No. 50 Paiki. City Survey No.50/16/11, along with Land Admeasuring 167.38 Sq. Mts. along with 142.14 Sq.Mts. Construction Thereon/Ground Floor 71.07 Sq.Mts First Floor 71.07 Sq. Mts as "Laxminagar" **Situated at Gopnath Road Village & Taluka: Talaja District: Bhavnagar Gujarat, with boundaries as under: North: Plot No.12, South: Plot No.10, East: Plot No.5, West: 6.00 Mt Wide Road**

*with further interest, additional Interest at the rate as more particularly stated in respective Demand Notice dated mentioned above, incidental expenses, costs, charges etc incurred till the date of payment and/or realization. If the said Obligor(s) shall fail to make payment to HHFL as aforesaid, then HHFL shall proceed against the above Secured Asset(s)/Immovable Property(ies) under Section 13(4) of the said Act and the applicable Rules entirely at the risk of the said Obligor(s)/Legal Heir(s)/Legal Representative(s) as to the costs and consequences.

The said Obligor(s)/Legal Heir(s)/Legal Representative(s) are prohibited under the said Act to transfer the aforesaid Secured Asset(s)/Immovable Property, whether by way of sale, lease or otherwise without the prior written consent of HHFL. Any person who contravenes or abets contravention of the provisions of the Act or Rules made thereunder shall be liable for imprisonment and/or penalty as provided under the Act.

DATE: 18-03-2026, Sd/- Authorised Officer,
PLACE: BHAVNAGAR For HERO HOUSING FINANCE LIMITED

Notice is hereby given on behalf of our client i.e., UNILITE INDUSTRIES LIMITED that UNILITE INDUSTRIES LIMITED is the sole, absolute and lawful owner of the land and property more particularly described herein below.

That the said land and constructed property admeasuring 2427.29 square meters (land) and 1198.01 square meters (constructed area) respectively, covered under Plot Nos. 1, 2, 3, 4, 5, 6 and 20, situated at Revenue Block No. 54 (now identified as New Block no 10 following promulgation), National Highway No. 8, Village Palod, Surat (hereinafter referred to as "the said property"), lawfully belongs to Unile Industries Limited.

Public at large be intimated that Unilite Industries Limited had mortgaged immovable property bearing Plot No. 54/2, Block No. 54/Pakir, Plot No. 7 to 18, 21 and 42, Village Palad, Taluka Mangrol, District Surat, admeasuring 11,597 sq. mtrs. along with built-up area of 4,298 sq. mtrs., to GILC and GSFC in the year 1991. The subject mortgage property was auctioned in 2003. In an affidavit dated December 16, 2025, filed in Civil Application No. 1 of 2025 (arising from Special Civil Application No. 2083 of 2006) before the Hon'ble High Court of Gujarat at Ahmedabad, the Gujarat Industrial Investment Corporation (GILC) confirmed that only Plot Nos. 7 to 18 and 21 to 42 were auctioned. GILC has confirmed that they have handed over possession of the land admeasuring 11,597sq. mtrs. to the auction purchaser i.e., Mr. Nizamuddin Shaikh and not 14,024.29 sq. mtrs., hence it is amply clear that Plot Nos. 1, 2, 3, 4, 5, 6, and 20-all situated at Block No. 54-were explicitly excluded from said auction. A formal notice was issued to the legal heirs of the late Mr. Nizamuddin Shaikh stating that they had unauthorizedly without any right, title and interest entered upon and are attempting to occupy and encroach upon the said property, which is illegal and without any lawful right, title or interest. However, the heirs failed to take cognizance of notices and have continue their illegal and unauthorized and wrongful possession/encroachment upon the said property. Unilite Industries Limited is now taking necessary legal action against this unauthorized trespassing, illegal possession and encroachment. Therefore, the public in general is hereby cautioned and advised not to deal with the said property either negotiate, transact, enter into any agreement, sale, transfer, lease, mortgage or create any third-party rights in respect of the said property in any manner whatsoever. Any person dealing with the said property shall do so entirely at their own risk, costs and consequences and Unilite Industries Limited shall not be responsible or liable for the same. This notice is issued in the interest of the public at large..

Date : 17-03-2026

Adv. Nirupama Ka
Proprietor For INTERJURIS.,
Advocate & Consultants

Jay P. Icecreamwala
(Advocate & Notary)

Office Regent Square, Above D-Mart, Adajan, Surat, Gujarat. Mo.No 9998803060



**SCAN
HERE**
For detailed
terms & conditions