



Bandhan Bank

Regional Office: Netaji Marg, Nr. Mithakhali Six Roads, Ellisbridge, Ahmedabad-6. Phone: + 91-79-26421671-75

Demand Notice to Borrowers

The under mentioned account turned into N.P.A and demand notice is issued by Bandhan Bank Ltd. to the following borrower(s), under sec.13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act (The Act), 2002 which was returned unserved. Hence, this notice is issued to you all and public at large through publication.

Name of borrower(s), Guarantors and Loan Account No.	Description of mortgaged property (Secured Asset)	Date of Demand Notice/Date of NPA	O/S Amount as on Date of Demand	Date of Pasting Notice of Notice
Rasiklal Kalidas Panchal Shailendra Kumar Rasikbhai Panchal 20001000015594	All That Piece or Parcel of Flat No. L-14, Shiv Residency, Survey No. 764/2, Paiki 50 sq mtr. And Survey No. 783/3, Paiki 1920 sq mtr. And Survey No. 783/2, Admeasuring 3440 sq mtr. And Survey No. 783/3, Admeasuring 1214 sq mtr. Sub Plot No. 3, Admeasuring 9254 sq mtr., Non-Agriculture Land, Mouje - Ahmedabad-6, (Naroda), Taluka/City: Ahmedabad-6, Gujarat. -382350. -And Same Bounded as Under: North: Flat No. L-15, East: Flat No. L-13, West: Common Open Land, South: Common Open Land	May 06, 2026/ April 05, 2026	Rs.2,92,345.81 (As on April 08, 2026)	June 22, 2026

Demand made against you through this notice to repay to the Bank dues mentioned against your name with interest, costs and charges within 60 days from the date hereof, failing which the Bank will further proceed to take steps u/s 13(4) of the SARFAESI Act. The borrowers'/mortgagors' attention is invited to the provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Place: Ahmedabad
Date: June 30, 2026

Authorised Officer
Bandhan Bank Limited



Chola Bank

CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED
Corporate Office : Chola Crest, C54 & 55, Super B-4, Thiru Vi Ka Industrial Estate, Guindy, Chennai- 600 032, T. N.

NOTICE TO BORROWER

Sale Notice (By Private Treaty) [Rule 8 (5) and (6) read with Rule 9(1) of Security Interest (Enforcement) Rules 2002] # [Rule 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) indicated in **COLUMN (A)** that the below described immovable property(ies) described in **COLUMN (C)** Mortgaged / Charged to the secured creditor the **POSSESSION** of which has been taken as described in **COLUMN (D)** by the Authorized Officer of Housing **CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED** Secured Creditor, will be sold on "As is where is", "As is what is" and "Whatever there is" as per details mentioned below :-

Notice is hereby given to Borrower / Mortgagor(s) / legal heir, legal representatives (Whether Known or unknown), executor(s), administrator(s), successor(s) or assign(s) of the respective Borrower(s) / Mortgagor(s) (Since deceased) as the case may be indicated in **COLUMN (A)** U/s. [Rule 8 (5) and (6) read with Rule 9(1) of Security Interest (Enforcement) Rules 2002] For detailed terms & conditions of the sale, please refer to the link provided in **CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED**

Sr. No.	[A] Loan Account No. / Names Of Borrower(s) /Mortgager(s) / Guarantor(s)	[B] O/S. Dues to be recovered (Secured Debts)	[C] Description of the Immovable Property / Secured Asset	[D] Type of Possession	[E & F] Reserve Price (In Rs.) Date of Auction
1.	Loan A/C. No(S): HL02BCJH000063713 1. Mr/Mrs. Nishad Armeeth Ramtirath 2. Mr/Mrs. Sunita Add For Sr. No. 1 & 2 : 131, Mira Nagar, Rajpala Road, Sarangpur, Sarangpore, Ankleshwar, Gujarat - 393001 Also At : 34.35 Gokuldharm Residence Jitali Road Dadhal, Ankleshwar Ankleshwar 393001	Rs. 27,11,062/- (Rupees Twenty Seven Lakhs Eleven Thousand Sixty Two Only) due as on 11.03.2025	All the Piece of immovable property bearing District: Bharuch, Taluka: Ankleshwar, Moje: Dadhal lying being land bearing Old Block No. 48 New Block No. 164 Paiki Gokuldharm Residency Paiki Plot No. 34 bearing area 55.76 Sq. Mtrs. margin 7.76 Sq. Mtrs. Pito No. 63.52 Sq. Mtrs. Road Rasta COP 141.52 Sq. Mtrs Total 268.56 Sq. Mtrs.	PHYSICAL POSSESSION	Rs. 16,00,000/- (Rupees Sixteen Lakhs Only) 17.07.2026

Sd/-

* Together with further interest as applicable in terms of loan agreement with, incidental expenses, costs, charges etc. Incurred up to the date of payment and / or realisation thereof.

Date : 29.06.2026
Place : Bharuch, Gujarat

AUTHORIZED OFFICER,
For CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED



Union Bank of India

ARB Surat, Add : Tulsī Market, Ring Road, Man Darwaja, Surat - 395002, Authorised Officer - Rahul Kumar - Mo. 7859011911, Branch : 7016965509. Email ID - arb.surat@unionbankofindia.bank.in

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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 8 (6)/9(1) of the Security Interest (Enforcement) Rule, 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, the possession of which has been taken by the Authorized Officer of Union Bank of India (Secured Creditor), will be sold on "As is where is", "As is what is" and "Whatever there is" on the date mentioned below, for recovery of dues as mentioned hereunder to Union Bank of India from the below-mentioned Borrower(s) & Guarantor(s). The Reserve Price and the Earnest Money Deposit are also mentioned hereunder :

DATE AND TIME OF E-AUCTION – 28-07-2026 (Tuesday) from 12:00 p.m. to 05:00 p.m.

Branch Name, Address & Contact No.	Union Bank of India, ARB - Surat Branch, Tulsī Market, Ring Road, Man Darwaja, Surat - 395002.
Name Of The Borrower & Guarantor/s :- M/s. Ashish Trading Co. (Borrower), Mr. Mulchand B Sharma (Proprietor - M/s Ashish Trading Co.), Mrs. Sunita M Sharma (Guarantor), Mr. Mahaveer M Rajapat (Guarantor)	Amount due :- Rs. 27,13,844.65 together with interest as on 30-06-2025 and future interest from 01-07-2025 as per Demand Notice dt. 02-07-2025
Property No. 01 : All that piece and parcel of Shop No. F-107, admeasuring about 15.33 Sq. Mtrs. on the lower ground floor of "Shiv Krupa Textile Market", together with undivided proportionate land admeasuring about 5.11 Sq. Mtrs. underneath the said building constructed on the land bearing Revenue Survey No. 97 Paiki, City Survey Nondh No. 1511 Paiki, 1512, 1513 Paiki, 1514, 1515 and Final Plot No. 3 Paiki, 4, 5 Paiki, 6 & 7 of T.P. Scheme No. 7 (Anjana) of Village- Umravada, Sub-District- City Surat, District- Surat, standing in the name of Mr. Mulchand B Sharma, Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None	
Reserve Price : Rs. 17,28,000.00 EMD : Rs. 1,72,800.00	
Name of the Borrower & Guarantor/s :- M/s Jalaram Creation Proprietor: Mr. Himmatbhai Bhikabhai Mavani (Borrower), Mr. Himmatbhai Bhikabhai Mavani (Borrower), Mrs. Hanshaben Himmatbhai Mavani (Guarantor)	Amount due :- Rs. 36,49,955.66 together with interest as on 31-10-2025 and future interest from 01-11-2025 plus expenses
Property No. 02 : All that piece and parcel of immovable property bearing Plot No. 23 admeasuring about 337.50 Sq. Mtrs., along with undivided proportionate share in Road and C.O.P. admeasuring about 40.50 Sq. Mtrs. situated on land bearing Survey No. 307, 305, Block No. 199 Paiki 5, "Pawan Housing Society", of Moje Village : Navi Pardi, Sub-District : Kamrej, District : Surat, Boundary : East : Road, West : Plot No. 38, North : Plot No. 24, South : Plot No. 22 (owned by Mr. Himmatbhai Bhikabhai Mavani). Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None	
Reserve Price : Rs. 13,89,000.00 EMD : Rs. 1,38,900.00	
Property No. 03 : All that piece and parcel of immovable property bearing Plot No. 24 admeasuring about 337.50 Sq. Mtrs., along with undivided proportionate share in Road and C.O.P. admeasuring about 40.50 Sq. Mtrs. situated on land bearing Survey No. 307, 305, Block No. 199 Paiki 5, "Pawan Housing Society", of Moje Village : Navi Pardi, Sub-District : Kamrej, District : Surat, Boundary : East : Road, West : Plot No. 25, South : Plot No. 23 (Owned by Mrs. Hanshaben Himmatbhai Mavani) Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None	
Reserve Price : Rs. 13,89,000.00 EMD : Rs. 1,38,900.00	
Name Of The Borrower & Guarantor/s :- M/s Samrajya Builders and Steel Suppliers, Mr. Sinoor Hardeepsinh Ranvirsinh (Proprietor)	Amount due :- Rs. 27,33,153.78 as per Demand Notice Dated 11.05.2023 plus further interest, cost & expenses (Subject to Subsequent recovery, if any)
Property No. 04 : All that part of property consisting of Shop No. (s) 01 & 02 (Area 394.50 Sq. Ft.), Shop No. 03 (Area 208 Sq. Ft.), Total Area : 602.50 Sq. Ft. situated on the 1st Floor of Samrajya Complex, Dolat Bazar, Off Main Bazar, Rajpala, Tal. Nandod, Dist. Narmada on the land bearing R.S. No. 213/B, City Survey No. 21, Paiki, in the Village- Rajpala, Dist. Narmada. Boundary : North : Common Passage & Road, South : Property of Kapilaben Doshi, East : Adj. property, West : Shop No. 04. Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None	
Reserve Price : Rs. 18,06,250.00 EMD : Rs. 1,80,625.00	
Property No. 05 : All that part of property consisting of Shop No. 07 (Area 105 Sq. Ft.), situated on the 1st Floor of Samrajya Complex, Dolat Bazar, Off Main Bazar, Rajpala, Tal. Nandod, Dist. Narmada on the land bearing R.S. No. 213/B, City Survey No. 21, Paiki, in the Village- Rajpala, Dist. Narmada. Boundary : North : Common Passage & Road, South : Property of Kapilaben Doshi, East : Shop No. 06, West : Shop No. 04. Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None	
Reserve Price : Rs. 3,01,750.00 EMD : Rs. 30,175.00	
Name Of The Borrower & Guarantor/s :- Mr. Ramani Haresh Dhirajlal (Borrower), Mr. Ramani Kishor Dhirubhai (Co-Borrower), Mr. Virani Bipinbhai Devshibhai (Guarantor)	Amount due :- Rs. 27,16,429.00 as per demand notice dated 05-01-2018 with further interest, cost & expenses.
Property No. 06 : All that piece and parcel of the immovable property bearing Plot No. 120 admeasuring 70.27 sq.mtrs land in Amrut Residency Vibhag-2 with all appurtenances pertaining thereto standing on land bearing RS No. 81, 86, 81/1, 85 Paikae Block No. 94 lying, being and situated at Village Antroli Tal Kamrej, District – Surat, Sub-District : Kamrej in the name of Ramani Haresh Dhirajlal. Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None	
Reserve Price : Rs. 7,08,000.00 EMD : Rs. 70,800.00	
Name Of The Borrower & Guarantor/s :- M/S Nirankar Exhibition-Prop. Mrs. Urivshaben Kalpeshbhai Langhanjoja (Borrower), Urivshaben Kalpeshbhai Langhanjoja (Borrower), Ashish Jitendrakumar Shah (Guarantor), Rekhaben Rajeshbhai Dhameliya (Guarantor)	Amount due :- Rs. 68,15,803.65 together with interest as on 22-02-2026 and future interest from 26-02-2026 plus expenses
Property No. 07 : All that rights and title of the immovable property known as Flat No: 804 admeasuring Super Built-up area 1240.00 sq. fts. And admeasuring built up area 81.48 sq. mts. In the land underneath the said building on the 8th floor of the building known and named as "Aalishan Apartment" along with undivided proportionate share 2.5% constructed on the land bearing Sub Plot No. 1 & 4 to 10 totally admeasuring 1470.51 sq. mts. Of the final Plot No. 171; T.P Scheme No. 4 (Umra-South); of Revenue Survey No. 144/1 paikae situated at Moje: at Present Umra Originally Moje: Panas, Sub-District: Surat (At Present: Majura), District: Surat. Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None	
Reserve Price : Rs. 32,38,500.00 EMD : Rs. 3,23,850.00	
Name of the Borrower & Guarantor/s :- M/s Shiv Shakti Steel (Proprietorship Concern), Mr. Bhavinbhai Navinbhai Lad (Sole Proprietor), Mrs. Minaxiben Navinbhai Lad, Mr. Alkeshkumar Navinbhai Lad	Amount due :- Rs. 30,87,941.37 as per Demand Notice Dated 01-03-2019 plus further interest, cost & expenses (Subject to Subsequent recovery, if any)
Property No.08 : At Village Nadawala, Ta. & Dist. Valsad, the N.A. land, bearing Block/S.No. 262/1/Paiki 2, total adm.11,724.00 sq.mtrs. in situated "Plot No. 01", adm. 642.00 sq. mtrs. on over constructed Residential cum Commercial Building, known as "Shubh Mangal Avenue", in situated on First Floor, "Shop No.109", build up area 336.00 sq. feet (31.22 sq. mtrs.) in the name of Mr. Bhavinbhai Navinbhai Lad. Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None	
Reserve Price : Rs. 4,64,000.00 EMD : Rs. 46,400.00	
Property No. 09 : At Village Nadawala, Ta. & Dist. Valsad, the N.A. land, bearing Block/S.No. 262/1/Paiki 2, total adm.11,724.00 sq.mtrs. in situated "Plot No. 01", adm. 642.00 sq. mtrs. on over constructed Residential cum Commercial Building, known as "Shubh Mangal Avenue", in situated on First Floor, "Shop No.102", build up area 329.22 sq. feet (30.57 sq. mtrs.) in the name of Mrs. Minaxiben Navinbhai Lad. Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None	
Reserve Price : Rs. 4,54,000.00 EMD : Rs. 45,400.00	
Property No. 10 : At Village Nadawala, Ta. & Dist. Valsad, the N.A. land, bearing Block/S.No. 262/1/Paiki 2, total adm. 11,724.00 sq. mtrs. in situated "Plot No. 01", adm. 642.00 sq. mtrs. on over constructed Residential cum Commercial Building, known as "Shubh Mangal Avenue", in situated on First Floor, "Shop No.108", build up area 336.00 sq. feet (31.22 sq. mtrs.) in the name of Mr. Alkeshkumar Navinbhai Lad. Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None	
Reserve Price : Rs. 4,64,000.00 EMD : Rs. 46,400.00	
Name of the Borrower & Guarantor/s :- M/s. MBC Infra Space Pvt. Ltd., Mr. Manoj Prafulla Baruah (Also the Proprietor of M/s. P. B. Associates & M/s. M. B. Corporation), Mr. Manoj Prafulla Baruah (HUF), Mrs. Boby Manoj Baruah, Mr. Lalit Guntvan Pardeva	Amount due :- Rs. 6,38,83,881.06 as on 30.06.2021 with further interest, cost & expenses
Property No. 11 : All that piece and parcel of Flat No./Wing - 403-A, House No. – 4943, 4th Floor, Vill: Solsumba, Tal: Umergaon, Dist: Valsad Area Sq.Mtrs (Sq. feets) (Super Built Up Area) - 92.90 (1000.00), Land Sq.Mtrs –8.00, PARSHWANATH BUILDING (A-Wing & B-Wing) Shantivan society, Survey No 166-4-P-66, Plot No 7, area of 810.00 Mtrs. Type of Possession – Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: SA/331/2022 is pending before DRT-2, Ahmedabad	
Reserve Price : Rs. 5,48,000.00 EMD : Rs. 54,800.00	
Property No. 12 : All that piece and parcel of Flat No./Wing - 404-B, House No. – 4960, 4th Floor, Village: Solsumba, Tal: Umergaon, Dist: Valsad Area Sq.Mtrs (Sq. feets) (Super Built Up Area) - 92.90 (1000.00), PARSHWANATH BUILDING (A-Wing & B-Wing) Shantivan society, Survey No 166-4-P-66, Plot No 7, admeasuring area of 810.00 Mtrs. Type of Possession – Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: SA/331/2022 is pending before DRT-2, Ahmedabad	
Reserve Price : Rs. 5,48,000.00 EMD : Rs. 54,800.00	
Property No. 13 : All that piece and parcel of Flat No- A-2 Ground Floor, House No 2756, Vill Solsumba, Tal: Umergaon, Dist: Valsad, measuring 55.74 Sq. Mtrs (600.00 SQ. Feets), RUSHAB - A, Survey 166-4-P-13, (Plot No- 52), land area 10.00 Sq. Mtrs Situated at Village Solsumba (Sahantivan Society) Tal: Umergaon, Dist: Valsad. Type of Possession – Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: SA/331/2022 is pending before DRT-2, Ahmedabad	
Reserve Price : Rs. 2,99,000.00 EMD : Rs. 29,900.00	
Property No. 14 : All that piece and parcel of Flat No- A-4 Ground Floor, House No 2758, Village Solsumba, Tal: Umergaon, Dist: Valsad admeasuring 55.74 Sq. Mtrs (600.00 SQ. Feets), RUSHAB - A, Survey No- 166-4-P-13, (Plot No- 52), land area about 10.00 Sq. mtrs. Village Solsumba (Sahantivan Society) Tal: Umergaon, Dist: Valsad. Type of Possession – Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: SA/331/2022 is pending before DRT-2, Ahmedabad	
Reserve Price : Rs. 2,99,000.00 EMD : Rs. 29,900.00	

This may also be treated as notice u/r 8(6) / 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower(s) and guarantor(s) of the above said loan, about the holding of E-Auction Sale on the above mentioned date.

For detailed terms and condition of the sale, please refer to the link provided in <https://www.unionbankofindia.bank.in>

Date : 29-06-2026
Place : Surat, Gujarat

Authorised Officer,
Union Bank of India

Publication Date : 30-06-2026

News Paper : Financial Express (Ahmedabad Edition)



Bank of Baroda

Ahmedabad City Region-2
1st Floor, Denalaxmi Bhavan, Ashram Road, Ahmedabad
Email: Recovery.ahmedabad2@bankofbaroda.co.in

Sale Notice (15 DAYS) 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) and Guarantor (s) that the below described immovable properties mortgaged/charged/hypothecated to Bank of Baroda, the Secured Creditor, the **Symbolic/Physical 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" without recourse basis on **18.07.2026** for recovery of below mentioned account/s. The details of Borrower/s/ Guarantor/s/Secured Assets/Dues/Reserve Price/Auction date & Time, EMD And Bid Increase Amount are mentioned below –

Sr./ No.	Name & add. of Borrower/s/ Guarantor/s & Branch Name	Description of Properties	Total dues	Reserve Price EMD & Bid Increase Amount
1	M/s Shrutik Industries Proprietor Mrs Krishnaben Gopal Shah (Branch: Pushpkunj)	Shed/Plot no.: 19, Net Plot Area admeasuring 71.88 Sq. Meters and along with undivided proportionate share with common road, open space, in the scheme admeasuring 31.35 Sq. meters, i.e. total plot of land area admeasuring 103.23 Sq. Mtrs, i.e. total plot of land area admeasuring 103.23 Sq. Mtrs and construction thereon of ground Floor and First Floor admeasuring 63.55 Sq. Mtrs (Built up Area), in the scheme known as "Shree Industrial Park" situated and lying on NA land bearing survey no. 533/002 (Old Survey No:1052) admeasuring 3737 Sq. Mtrs. situated at Moje: Dhamanvan, Taluka: Dascro, District of Ahmedabad in the Registration Sub District of Ahmedabad-14 (Vastrap) belonging to Mrs. Krishnaben Gopal Shah bounded as under: East: Margin West: 12 mtr Road North: Land of Shed/Plot no. 19, South: Land of Shed/Plot No: 20 Symbolic Possession	Rs. 50,00,000.00 (Rupees Fifty Lakh only) and Further Interest + Uncharged interest + Legal & Other Expenses	Reserve Price: Rs. 25,38,000/- EMD:- Rs. 2,53,800/- Bid inc. Amount: Rs. 25,000
2	1. Mr. Ashishbhai Sureshbhai Shah (Borrower) and 2. Mrs. Pinalben Ashishbhai Shah (Co-Borrower) (Branch: New Nikol Branch)	Immovable property which is situated at the Non-Agricultural land bearing T.P. Scheme no. 6, Final Plot No. 32 paiki admeasuring 2090 sq. mts. on which Nipamkunj Co. Op. Housing Society Ltd. is situated scheme known as Shashwat is situated in which 1st floor, Flat No. A-101 admeasuring 84.26 sq. mts. built up area (admeasuring 78.06 sq. mts. rera carpet area and balcony and wash area total admeasuring 2.32 sq. mts), along with undivided proportionate share admeasuring 35.05 sq. mts. is situated of Mouje Paldi, Taluka Sabarmati, District Ahmedabad And Sub District Ahmedabad 4 (Paldi), Municipality, City Ahmedabad City, District Ahmedabad, State/region Gujarat, Country India, Pin Code 380007, Belonging to Mrs Pinalben Ashishbhai Shah , Boundary Description * East : Lift, Passage And Flat No. A- 102 * West : Margin Then Road * North : Society Margin Space * South : Stairs And Margin Space. Physical possession	Rs. 83,49,517.00 plus interest (Rupees Eighty Three Lakh Forty Nine Thousand Five Hundred Seventeen only) + Uncharged interest + Legal & Other Expenses	Reserve Price: Rs. 84,00,000/- EMD:- Rs. 8,40,000/- Bid inc. Amount: Rs. 50,000
3	Mr. Rajesh Chhajed & Others (Branch: Bhadra)	All That Piece And Parcel Of Immovable Property Unit no. 301 paiki 301/A admeasuring about 2495 Square Feet of Carpet area on the Third Floor in the Scheme known as "Dev Arc Commercial Complex" situated and lying being at Final Plot No. 181/1 part and 161/1 part of Town Planning Scheme No. 6 of Village/Mouje Jodhpur, Taluka city in the registration District Sub District Ahmedabad. Having four direction and four boundaries are as under On or towards East: Open Parking Plot and Road On or towards West: Passage On or towards North: Office no. 302 On or towards South: Office no. 301 Physical possession	Rs. 79,50,563.70 (Rupees Seventy-Nine Lakhs Fifty Thousand Five Hundred Sixty-Three and Seventy paisa) and Further Interest + Uncharged interest + Legal & Other Expenses	Reserve Price: Rs. 1,98,90,000/- EMD:- Rs. 19,89,000 Bid inc. Amount: Rs. 50,000

E-Auction Date : 18.07.2026 and E-Auction Time: 02:00 PM to 06:00 PM (unlimited extension of 10 minutes) • Status of Possession : Symbolic/Physical

• Property inspection Date : 17/07/2026, Time : 11.00 Am to 2.00 PM (BY TAKING PRIOR APPOINTMENT)

Note : For Sr. No. 1 only]
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.
g. The intending purchaser has to produce an Undertaking duly Stamped and Notarised as per Bank Format (in case of Sale on the basis of Symbolic Possession):
For detailed terms and conditions of sale, please refer to the link provided in <https://bankofbaroda.bank.in/e-auction> and <https://banknet.com> Also, prospective bidders may contact the For Sr. No. 1 Branch head Abhishek: 9559725032 & Sr. No. 2 Branch head Ms Leena Bodra - 7654548319 & Sr. No. 3 Branch Head Mr. Madan Gopal Mob. No. 9399283341 & Recovery Head Manoj Kumar Gupta- 9024338042 (GST/TDS as per Government Rules applicable shall be payable by purchaser on sale of Movable / Immovable Assets.)

AS PER SARFAESI Act, STATUTORY -15- DAYS SALE NOTICE TO THE BORROWER /GUARANTOR/ MORTGAGOR

The above mentioned borrower is/ is are hereby notified to pay the sum as mentioned in section 13(2) Notice in full before the date of auction, failing which property will be auctioned / sold and balance dues if any will be recovered with interest and cost from borrowers/ guarantors/ mortgagor.

Date : 30.06.2026 | Place : Ahmedabad

Sd/- Authorized Officer, BANK OF BARODA



Bandhan Bank

Regional Off.: Netaji Marg, Nr. Mithakhali Six Roads, Ellisbridge, Ahmedabad-6.
Fax: +91-79-26560649, Toll Free No.: 18002335300
Website: www.bandhan.bank.in

AUCTION CUM TENDER FOR SALE NOTICE

E-Auction Sale Notice for sale of Immovable assets under the SARFAESI Act, 2002 read with proviso to Rule 9(1) with reference 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 assets mortgaged/charged to the Bandhan Bank ("Secured Creditor"), the possession of which has been taken by the Authorized Officer of Bandhan Bank Ltd., will be sold on "As is where is", "As is what is basis" and "Whatever there is basis" for realization of Bank's dues.

The specific details of the assets which is/are intended to be sold, is/are enumerated in the schedule below:

Sr. No.	Name of Borrowers, Loan A/c No., Date of Possession / Name of Branch	Description of the property to be sold (Secured Assets)	Secured Debt which includes amount paid by the borrowers till date, if any, with further interest, costs, charges, etc.	Reserve Price & EMD being 10%
1.	Mr. Pankajsingh Mahavirsingh Tomar Mrs. Anshu Pankajsingh Tomar 90001013335208 23.08.2025 Vyara	All that part and parcel of the residential property being situated at Survey No: Final Plot No: 133, Near Ten Railway Fatak ,Baben, Bardoli ,Baben, Bardoli H.O. Bardoli, Surat Bardoli Gujrat.	Rs 15,61,184.16/- as on 16.09.2025 Rs. 16,80,344.60 as on 27.04.2026	Rs. 12,97,626.08 EMD Rs. 1,29,763
2.	Mr. Shantubhai Fakirbhai Patel Mrs. Umaben Shantubai Patel 20003070002728 31.10.2025 Surat	All That Piece And Parcel Of The Immovable Property Situated At Flat No.202 & 203- Ushakiran Apartment Coop Housing Society Ltd, Second Floor, Desaiwad, Kaliyawadi Navsari Gujarat 396445.	Rs. 4,29,736.01 as on 24.03.2025 Rs. 5,58,980.61 as on 27.04.2026	Rs. 3,23,842.50 EMD Rs. 32,384
3.	Mr. Manoj Kumar Gautam Mrs. Suneta Manoj Kumar Gautam 200031400003718 07.12.2025 Surat City Light	All that piece and parcel of the immovable property situated at Plot No. 87, Shre Govardhan Dream Residency, Survey No. 293, Village: Haldharu, Ta: Kamrej, Dist: Surat, Gujarat 394310.	Rs. 9,62,808.54 as on 21.04.2025 Rs. 11,39,116.53 as on 27.04.2026	Rs. 7,01,381.25 EMD Rs. 70,138
4.	Mr. Vikash Verma Mrs. Sudamakumari Vikash Verma 20003110004560 28.09.2025 Surat Adajan	All that piece and parcel of immovable property situated at Residential Flat Area 40.15 Sq. Mtr., Plot No. 199, Blok No. 88, Garden City Vibhag-2, Jolva, Palsana, Surat, Gujarat	Rs. 8,00,792.37 as on 01.12.2024 Rs. 9,79,702.73 as on 27.04.2026	Rs. 6,00,565.50 EMD Rs. 60,057