



Indian Overseas Bank

Alkapuri, Branch-0195

No 16, G J Central, R. C. Dutt Road, Alkapuri, Vadodara,
Gujarat-390 007

IFSC Code: IOBA0000195	☎: 0265-2313128, 2343583
MICR Code: 390020003	e-mail: iob0195@iob.in
SWIFT Code: IOBAINBB001	Website: www.iob.in
Ref. No. 0195/MISC/2026-27	Date: 04.07.2026

SALE NOTICE OF IMMOVABLE SECURED ASSETS

Issued under Rule 8(6) and 9(1) of the Security Interest (Enforcement) Rules 2002

To

(1) M/s Ambe enterprises [Proprietor – Mrs. Urmilaben Surendrakumar Patel]
[Borrower] at Ground Floor, 31 Alka Society, Akota Aithi Gruh, Akota, Vadodara,
Gujarat 390 020 and

(2) Mrs. Urmilaben Surendrakumar Patel [Proprietor and Mortgagor] residing at
Ground Floor, 31 Alka Society, Akota Aithi Gruh, Akota, Vadodara, Gujarat 390
020.

Dear Madam/ Sir,

1. This has reference to recovery actions initiated against you under the provisions of the SARFAESI Act 2002.
2. Please refer to the possession notice dated: 28.04.2025 issued to you regarding taking possession of the secured assets at more fully described in the schedule below and the publication of the said possession notice in **Lok Satta** (daily) and **Business Standard** (daily) on **30.04.2025** by the undersigned for the purpose of realization of the secured assets in exercise of the powers conferred on the bank as Secured Creditor under the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the Rules there under.
3. You the above named borrowers / mortgagors / guarantors have failed to pay the dues in full and except payments amounting to **Rs. 0/-** after issuance of demand notice dated **20.11.2024**. Hence, it is proposed to sell the secured assets mentioned in the Schedule below on "as is where is" and "as it is what is" and "whatever there is" condition under Sec 13(4) of the Act read with Rules 8 & 9 of the Security Interest (Enforcement) Rules, 2002.
4. After appropriating the aforesaid repayments, the dues in the loan accounts as on **30.06.2026** is **Rs.30,37,862.72/- (Rupees Thirty Lakhs Thirty Seven Thousand Eight Hundred Sixty Two and Paise Seventy Two Only)** payable



together with further interest at contractual rates and rests along with costs, charges etc., incurred till the date of repayment in full.

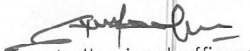
5. We hereby give you notice of 15 days that the below mentioned secured assets shall be sold by the undersigned on **23.07.2026** between **11:30 AM and 03:30 PM** with auto extension of 20 minutes through e-auction using <https://baanknet.com> (Web portal).
6. A copy of the E-auction notice inviting offers for e-auction setting out the terms & conditions of sale such as particulars of the secured asset, the dues of the Bank, reserve price, earnest money deposit, date and time fixed for inspection, last date for submission of offers and date, time of sale etc is enclosed for your ready information. Please also be advised that the said sale notice will also be published in **Sandesh** and **Financial Express** shortly. A copy of the proposed paper publication is also enclosed.

Residential immovable property Details:

Immovable property being Plot/Block No 7 admeasuring 113.99 sq. mtr., plot area and proportionate undivided share of land of common plot and road admeasuring 36.13 sq. mtr. in the scheme titled as Shreedhar villa laid up on land bearing Revenue Survey No 217/2 of Moje village Tandalja in the registration sub-district and District Vadodara and having boundaries as Follows.

East – Plot No 6
West – Plot No 8
North - Plot No 16
South - 7.5 Mtr. Road

Yours Faithfully,


Authorized officer



Date: 04.07.2026

Encl:

1. E-auction notice containing terms and conditions
2. Proposed paper publication of E-auction notice



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Ref. No.-0195/MISC/2026-27	Date: 04.07.2026

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES [Under Proviso to Rule 8(6) of Security Interest (Enforcement) Rules]

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 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, the possession of which has been taken by the Authorized Officer of Indian Overseas Bank, Secured Creditor, will be sold on "As is where is" "As is what is" and "Whatever there is" basis on **23.07.2026** for recovery of **Rs.30,37,862.72/- (Rupees Thirty Lakhs Thirty Seven Thousand Eight Hundred Sixty Two and Paise Seventy Two Only)** as on **30.06.2026** payable together with further interest at contractual rates and rests along with costs, charges etc., due to the Indian Overseas Bank, Secured Creditor from **(1) M/s Ambe enterprises [Proprietor - Mrs. Urmilaben Surendrakumar Patel] [Borrower]** at Ground Floor, 31 Alka Society, Akota Atithi Gruh, Akota, Vadodara, Gujarat 390 020 and **(2) Mrs. Urmilaben Surendrakumar Patel [Proprietor and Mortgagor]** residing at Ground Floor, 31 Alka Society, Akota Atithi Gruh, Akota, Vadodara, Gujarat 390 020.

DESCRIPTION OF THE PROPERTY

S. No.	Property Details	Reserve Price Rs.	EMD Rs.
1.	Immovable property being Plot/Block No 7 admeasuring 113.99 sq. mtr., plot area and proportionate undivided share of land of common plot and road admeasuring 36.13 sq. mtr. in the scheme titled as Shreedhar villa laid up on land bearing Revenue Survey No	Rs.28,62,000/- (Rupees Twenty Eight Lakhs Sixty Two Thousand Only)	Rs.2,86,200/- (Rupees Two Lakhs Eighty Six Thousand Two Hundred Only)



	217/2 of Moje village Tandalja in the registration sub-district and District Vadodara and having boundaries as Follows. East – Plot No 6 West – Plot No 8 North - Plot No 16 South - 7.5 Mtr. Road		
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***Bank's dues have priority over the statutory dues**

For detailed terms and conditions of the sale, please refer to the link provided in secured creditor's website i.e. www.iob.in [http://www.iob.in/TenderDetails.aspx?Tendertype=E_auction] and Bank's approved e-auction service provider website i.e. <https://baanknet.com>

Date: 04.07.2026
Place: Vadodara



Authorized Officer

This may also be treated as a Notice under Rule 8(6) / Rule 9(1) of Security Interest (Enforcement) Rules 2002 to the borrower/s and guarantor/s of the said loan about holding of e-auction on the above mentioned date.