बैंक ऑफ़ बड़ौदा
Bank of Baroda

Jamiyatpura Branch (Inland Container Depot) (ICD)
Khodiyar Compound, PO. Jamiyatpura, Gandhinagar-382421.
Email : jamiyatpura@bankofbaroda.com

ANNEXURE 3 - SYMBOLIC POSSESSION NOTICE - FOR IMMOVABLE PROPERTY

Whereas, The undersigned being the Authorised Officer of the **Bank of Baroda** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (Second) 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 Notice dated **29/04/2026** calling upon the Borrower **Mr. Chauhan Parshotambhai Rupkishorbhai, Mayurkumar Parshottambhai Chauhan & Laxmiben Parshottambhai Sharma** to repay the amount mentioned in the notice being **Rs. 29,41,580/- (Rupees Twenty nine lakh forty one thousand five hundred eighty only)** + unapplied interest + unserviced interest + legal charges + other expenses within **60 days** from the date of receipt of the said notice

The Borrower 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/her under **sub section (4) of Section 13** of the said Act read with **Rule 8** of the **Security Interest (Enforcement) Rules 2002** on this **07th day of July 2026**.

The Borrower / Guarantor / Mortgagors 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 Bank of Baroda for an amount of **Rs. 29,41,580/- (Rupees Twenty nine lakh forty one thousand five hundred eighty only)** + unapplied interest + unserviced interest + legal charges + other expenses and interest thereon at the contractual rate plus cost, charges and expenses till date of payment.

The borrower's attention is invited to sub-section (8) of Section 13 in respect of time available to redeem the secured assets.

DESCRIPTION OF THE IMMOVABLE PROPERTY

All that part and parcel of the property consisting of Flat No. 203, Block No. A, "Second Floor" Admeasuring 57.07 sq. mtrs. Carpet Area, 65.06 sq. mtrs. Built Up Area (as Per Approved Plan), 5.24 sq. mtrs. Balcony and Wash Area with 24.25 sq. mtrs. Undivided Share of Land of N.A. Land situated at Old Block / Survey No. 106/A/1/2, F.P. No.15/1 Paiki Sub Plot No. 2, T.P. Scheme No. 75 (Hanspura-Naroda-Muthiya) in scheme known as "Shankheshwar Township Phase-2" situated at Village Muthiya, Taluka Asarwa, District-Ahmedabad in the Registration District Ahmedabad and Sub District of Ahmedabad-6 (Naroda). Bounded : North : Flat No. A/209 and Flat No. A/208; South : Flat No. A/204 and 18 Meter Road; East : Flat No. A/206 and Block No. H; West : 18 Meter Road and Open Plot.

Date : 07/07/2026
Place : Gandhinagar

R K T Raman,
Chief Manager, Autho. Officer, BOB

IndusInd Bank

Registered Office : 2401, Gen. Thimmayya Road (Cantonment), Pune -411 001.
Consumer Finance Division : New No. 34, G.N. Chetty Road, T. Nagar, Chennai - 600 017 **State Office :** Indusind Bank, 3rd Floor, Business Empire-5,1/5 Jagnath Plot Corner,Yagnik Road, Opp RKC Collage, Rajkot-360001

PUBLICATION OF DEMAND NOTICE
Notice issued under Section 13(2) of The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002,

A notice is hereby given that the following Borrowers/ Guarantors have defaulted in the repayment of the below mentioned credit facilities obtained by them from the bank and said facilities have been classified as Non- performing assets by the Bank. Whereas the notices issued to them under section 13(2) of SARFAESI act, 2002 through Registered Post on their last known address were returned un-served and as such they are hereby informed by way of public notice about the same.
The steps are being taken for substituted service of the notice. The above borrowers, Co-borrowers and or/their guarantor (wherever applicable) are advised to make the payments of outstanding within the 60 days from the date of publication of this notice failing which further steps will be taken as per the provision of Securitisation and reconstruction of financial assets and enforcement of security interest act 2002. The borrower's attention is invited to the provisions of sub section (13) of sec.13 of the act, that the borrowers are not entitled to transfer the secured assets by way of Sale, Lease or otherwise without the prior written consent of the Bank.

S. No	Loan A/c Number, Loan Amount, Name of the Borrower/Co-borrower/ Guarantor/ Date of Demand Notice / Amount Outstanding	Description of Property/ Secured Assets
1.	**Loan Agreement No:** GAM05022M **Loan Amount:** Rs.7,50,000 **Date of Demand Notice:** 22/11/2022 **Amount Outstanding:** Rs.6,85,759.13/- as on 16.11.2022 with further interest thereon. **Borrower : Mr. MEMON YASINBHAI K MEMON, S/o, KADARBHAI,** **At:** R/o, NO. 1-4-143, RANGREJWAS VEPARIWAS, NEAR ANJUMAN SCHOOL, RADHANPUR, PATAN — 385340, Mobile: 9825282205 **Also at :** No.95, RESIDENTIAL ROW HOUSE, ZAMZAM RESIDENCY, NEAR OLD PRABHAT CINEMA, OPP. KHARI VADI, NEAR RAILWAY STATION ROAD, RADHANPUR - 385340 Mobile: 9825282205 **Co Borrower : Ms. MEMAN A YESHABEN YASINBHAI, W/O, MEMON YASINBHAI,** **At:** R/o, NO.1-4-143, RANGREJWAS VEPARIWAS, NEAR ANJUMAN SCHOOL, RADHANPUR, PATAN — 385340, Mobile: 9825282205	All the piece and parcel of land and building in Survey / Block No.689, known as "Zam Zam Residency", Plot No.95, construction area 31.68 square meters and margin land 19.19 square meters total area 50.87 square meters situated at Village Radhanpur, Taluk Radhanpur, District Patan and bounded as under:On the North by : Survey Number On the South by: 6.00 meter roadOn the East by : Plot No.96On the West by : Plot No.94together with building constructed over the said site along with furniture, fixtures and appurtenance thereto.

Date: 11-07-2026
Place: GUJARAT

For IndusInd Bank Limited,
(Authorized Officer)

SBI

STATE BANK OF INDIA
Home Loan Centre (HLC - West) (04482)
First Floor, C N Vidyalay Campus, Ambawadi, Ahmedabad-380006

DEMAND NOTICE

A notice is hereby given that the following Borrower(s)/Co-Borrower(s)/Guarantor(s) have defaulted in the repayment of principal and interest of the loans facilities obtained by them from the Bank and the loans have been classified as Non-Performing Assets (NPA). The notices were issued to them under Section 13(2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 on their last known addresses, but they have been returned unserved and as such they are hereby informed by way of this public notice.

Description of the Immovable Property

Name of the Borrower(s)/ Guarantor(s)	Details of Properties / Address of Secured Assets to be Enforced	Date of Demand Notice	Date of NPA	Amount outstanding (as on the date of demand notice)
Mr. Vipulbhai Rameshbhai Parmar	All that piece and parcel of Immovable property bearing Flat No. H/203 on 2nd Floor, admeasuring 74.63 sq.mt. (Built up Area) with undivided share of the land 27.53 sq.mt., of Block No. H in "Devkrupa Crystal", Vinzol, Ahmedabad, constructed on NA land being F.P. No. 26/2 of T.P. Scheme No. 73 in Survey No. 57/2 land admeasuring 11028 sq.mt., situated at Mouje: Vinzol, Taluka: Vatva, Sub-Registration District : Ahmedabad-11 (Aslali), Registration District-Ahmedabad. Boundaries of the property by : North : Block-I, South : Passage & Flat No. H-204, East : Open Plot, West : Flat No. H/202	**25.06.2026**	**23.06.2026**	**Rs. 28,31,915.00 (Rupees Twenty-Eight Lakh Thirty-One Thousand Nine Hundred Fifteen only) as on 25.06.2026** with further interest and incidental expenses, costs, etc.

The steps are being taken for substituted service of notice. The above Borrower(s) and/or their Guarantors are hereby called upon to make payment of outstanding amount within 60 days from the date of publication of this notice, failing which further steps will be taken after expiry of 60 days from the date of this notice under sub-section (4) of Section 13 of Securitisation and Reconstruction of Financial Assets and Enforcement of Security interest Act, 2002.
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.

Date: 10.07.2026
Place: Ahmedabad

Chief Manager & Authorized Officer
For, State Bank of India, HLC (W), Ahmedabad

यूनियन बैंक Union Bank of India

Asset Recovery Branch, Ahmedabad,
1st Floor, Rangoli Complex,
Opp.V S Hospital, Ashram Road,
Ellisbridge, Ahmedabad-380006

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 provison 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 Physical/Symbolic 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.

Sr.No.	Branch Name, Address & Contact No.	Name of the Borrower & Guarantor/s	Amount due	Reserve Price and EMD & Bid Increase Amount
1	**Union Bank of India, Asset Recovery Branch** at First Floor, Rangoli Complex, Opp. V S Hospital, Ellisbridge, Ashram Road, Ahmedabad-380006.	M/s Gotiz Healthcare Limited (Borrower), Ms. Roshni Rajendra Goti (Guarantor),Ms. Kailashben Rameshbhai Gotiz (Guarantor), Mr. Amit Vinubhai Goti (Guarantor), Mr. Rajendra Mavjibhai Goti (Guarantor)	Rs. 5,44,98,893.68 (Rupees five crore forty-four lacs ninety-eight thousand eight hundred ninety-three and sixty-eight paise only) as on 30.06.2026 and further interest at contractual rate & cost from 01.07.2026	Property No.1 : Reserve Price : Rs. 73,13,000.00/- EMD : Rs. 7,31,300.00/- Bid. Inc. : Rs. 74,000.00/-

Shop Nos	AREA SM	Reserve Price	EMD	Bid Increment	EAST	WEST	NORTH	SOUTH	Sale Deed Dt.4.7.14
01 to 04	54.08	739781.22	73978.12	7397.81	Passage	Passage	38 & 39	Passage	5773
05 to 08	54.08	739781.22	73978.12	7397.81	Passage	Passage	54 & 9	Passage	5774
09 to 12	54.44	744705.80	74470.58	7447.06	Passage	54 to 51	13	7 & 8	5775
12 to 16	54.44	744705.80	74470.58	7447.06	Passage	50 to 47	Passage	12	5776
17 to 20	45.36	620496.97	62049.70	6204.97	Passage	21	Land	Passage	5777
31 to 34	54.44	744705.80	74470.58	7447.06	46 to 43	Passage	Passage	35	5778
35 to 38	54.44	744705.80	74470.58	7447.06	42 to 39	Passage	34	1 & 2	5782
43 to 46	54.44	744705.80	74470.58	7447.06	Passage	34 to 31	Passage	42	5783
47 to 50	54.44	744705.80	74470.58	7447.06	16 to 13	Passage	Passage	51	5785
51 to 54	54.44	744705.80	74470.58	7447.06	12 to 9	Passage	50	5 & 6	5786
Total	534.60	7313000.00	731300.00	73130.00					

Property No.1: All that Part and parcel of the 40 Nos Commercial Shops admeasuring built up area 534.60 square meters plus undivided share in land 120 square meters situated at Second Floor of High Cross Shopping Mall at Mouje village Palej, Dist. Bharuch on Survey No. 2369/B and Block No. 268, 269 & 270 and owned by M/s. Gotiz Healthcare Limited through Mr. Rajendra M. Goti and bounded by: Details of encumbrances over the property, as known to the secured creditor, if any: **None (Physical Possession)**

Sr.No.	Branch Name, Address & Contact No.	Name of the Borrower & Guarantor/s	Amount due	Reserve Price and EMD & Bid Increase Amount
2	**Union Bank of India, Asset Recovery Branch** at First Floor, Rangoli Complex, Opp. V S Hospital, Ellisbridge, Ashram Road, Ahmedabad-380006.	M/s. Star Enterprise (Borrower), Mr. Moiz Kadarbhai Rupawala (Proprietor), Mr. Mohmmed Arif J. Chhavniwala (Guarantor), Mrs. Shafurabanu Y. Imamwala (Guarantor)	Rs. 1,82,98,919.82 (Rupees one crore eighty-two lacs ninety-eight thousand nine hundred nineteen and eighty-two paise only) as on 30.06.2026 and further interest at contractual rate & cost from 01.07.2026	Property No. 2 : Reserve Price : Rs. 58,57,000.00 EMD : Rs. 5,85,700.00/- Bid. Inc. : Rs.60,000.00/-
	Property No. 2: All the piece and parcel of 18 commercial shops No.201 to 206, 2011 to 215, 218 to 224, on the second floor, in the complex Maruti Shopping Mall, admeasuring approximately 305.03 Square Yards, situated at survey no. 2043, near Sunshine School, New 80 feet Road, Mouje Wadhawan, Dist. Surendranagar, owned by Mr. Moiz Kadarbhai Rupawala. Details of encumbrances over the property, as known to the secured creditor, if any: **None (Physical Possession)**			
3	**Union Bank of India, Asset Recovery Branch** at First Floor, Rangoli Complex, Opp. V S Hospital, Ellisbridge, Ashram Road, Ahmedabad-380006.	M/s Chaudhary Construction (Borrower) (Prop. Girishkumar Chhaganbhai Patel), Mr. Dharampal Gunvantsinh Bhati (Guarantor)	Rs.52,13,072.38 (Rupees Fifty-Two Lakhs Thirteen Thousand Seventy-Two and Thirty-Eight Paisa only as on 31.03.2026 and further interest at contractual rate & cost from 01.04.2026.	Property No. 3 : Reserve Price : Rs. 6,43,000.00/- EMD : Rs. 64,300.00/- Bid. Inc. : Rs.7,000/-
	Property No. 3: All the Property consisting of Revenue survey no 440 paiki 2 of village katwad, Shop no 23, siruated at second floor of jasmin complex admeasuring about 22.02sq.mtrs., constructed in the commercial NA use land of block/survey no 440 paiki 2 of kotwas situated within the limits of village katwas under katwad gram panchyat, ta-HimmatnagarDist-sabarkantha. Surrounded by: East: as per plan there is Stair, West: As per plan shop no 24, North: as per plan there is passage,South: as per plan there is gardannagarpalika Details of encumbrances over the property, as known to the secured creditor, if any: **None (Physical Possession)**			
4	**Union Bank of India, Asset Recovery Branch** at First Floor, Rangoli Complex, Opp. V S Hospital, Ellisbridge, Ashram Road, Ahmedabad-380006.	Mr. Rinku Hitesh Mehta (Prop. Shree Associates) Mr. Hitesh K Mehta	Rs. 43,30,387.00/- (Rupees Forty Three Lakhs Thirty Thousand Three Hundred Eighty Seven only) as on 30.06.2026 and further interest at contractual rate & cost from 01.07.2026 and thereafter	Property No. 4 : Reserve Price : Rs. 29,11,000.00/- EMD : Rs. 2,91,100.00/- Bid. Inc. : Rs. 30,000/-
	Property No. 4: Registration Dist. Jambusar, Sub. Dist. Jambusar in respect of property that is for house No. 13 in Rudra Bunglow bearing RS No. 578/B Paiki admeasuring area is 125.51 Sq. Mtrs. & total admeasuring area is 968.40 Sq. Ft that is 90.00 Sq. Mtrs., Mouje Village Jambusar, Dist. Bharuch in the name of HitestKanayalal Mehta and bounded by: East-House No. 12, West-Internal Road of 7.5 Mtrs, North- Internal Road of 6.00 Mtrs., South- House No. 4. Details of encumbrances over the property, as known to the secured creditor, if any: **None (Physical Possession)**			
5	**Union Bank of India, Asset Recovery Branch** at First Floor, Rangoli Complex, Opp. V S Hospital, Ellisbridge, Ashram Road, Ahmedabad-380006.	Mr.Pradip Nagindas Thakkar (Akhani)	Rs 43,79,184.00 (Rupees Forty three Lakhs Seventy Nine thousand one hundred eighty four only) as on 30.06.2026 and further interest at contractual rate & cost from 01.07.2026	Property No. 5 : Reserve Price : Rs. 20,40,000/- EMD : Rs. 2,04,000/- Bid. Inc. : Rs. 21,000/-
	Property No. 5: All that piece and parcel of immovable property Situated at Flat No.A-502, admeasuring 160.00 Sq.Yardsie. 133.78 Sq.Mtrs. in Block No.A together with undivided proportionate share in the land of the said scheme known as "Devkrupa Crystal" which is constructed on the N.A. land bearing Survey No.57/2 of T.P. Scheme No.73 (Vinzol-1) and Final Plot No.26/2 admeasuring 6617.00 Sq.Mtrs situated at Mouje-Vinzol, Taluka-Dascroi in the Registration District Ahmedabad and Sub-District Ahmedabad-11 (Aslali) in the name of Mr.PradipNagindas Thakkar (Akhani) bounded by following boundaries: East-Margin & Block-BWest- Adjoining Flat No.A-501 North- Margin & other PropertySouth- Passage,Staircase& Flat No.A-503. Details of encumbrances over the property, as known to the secured creditor, if any: **SA/60/2025 in DRT – 1, Ahmedabad (Physical Possession)**			Property No. 6 : Reserve Price : Rs. 20,40,000/- EMD : Rs. 2,04,000/- Bid. Inc. : Rs. 21,000/-
	Property No. 6: All that piece and parcel of immovable property Situated at Flat No.A-503, admeasuring 160.00 Sq.Yardsie. 133.78 Sq.Mtrs. in Block No.A together with undivided proportionate share in the land of the said scheme known as "Devkrupa Crystal" which is constructed on the N.A. land bearing Survey No.57/2 of T.P. Scheme No.73 (Vinzol-1) and Final Plot No.26/2 admeasuring 6617.00 Sq.Mtrs situated at Mouje-Vinzol, Taluka-Dascroi in the Registration District Ahmedabad and Sub-District Ahmedabad-11 (Aslali) in the name of Mr.PradipNagindas Thakkar (Akhani) bounded by following boundaries:East-Margin & Block-BWest- Adjoining Flat No.A-504 North- Internal society road &Blcok F & GSouth- Passage,Staircase& Flat No.A-504 Details of encumbrances over the property, as known to the secured creditor, if any: **SA/72/2025 in DRT – 1, Ahmedabad (Physical Possession)**			

Contact Details : Mr. Vinay Prasad, Mobile No : 97314 26553, Mr. Deepak Pal Mobile No : 9099931578

This may also be treated as statutory 15 days sale 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.

Date and Time of inspection for properties : as per consultation with Branch Manager.

For detailed terms and condition of the sale, please refer to the link provided in https://www.unionbankofindia.bank.in/auction-property/viewauction-property.aspx. The same is also enclosed herewith.

Date : 11.07.2026, Place : Ahmedabad

Authorised Officer, Union Bank of India

बैंक ऑफ़ इंडिया
Bank of India BOI
Relationship beyond banking

BANK OF INDIA
AHMEDABAD ZONAL OFFICE: RECOVERY DEPARTMENT
6TH FLOOR, BANK OF INDIA BUILDING, BHADRA, AHMEDABAD. PHONE:079-66122528,66122530

STAR MEGA E-AUCTION FOR SALE OF PROPERTIES

SALE NOTICE FOR SALE OF MOVABLE/IMMOVABLE PROPERTIES

DATE AND TIME OF E-AUCTION : 11.08.2026, 11:00 AM TO 06.00 PM WITH AUTO EXTENSION CLAUSE INCASE OF BID IN LAST 10 MINUTES BEFORE CLOSING

E-AUCTION SALE NOTICE FOR SALE OF MOVABLE/IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISO TO RULE 8(6) & 6(2), 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 (Movable & Immovable Property/ies) mortgaged/hypothecated/pledged/charged to the bank of India. The constructive / **physical possession** of which has been taken by the Authorized Officer of Bank of India (Secured Creditor), will be sold on **"As is where is", "As is what is" and "Whatever there is" basis on 11.08.2026**

DESCRIPTION OF THE MOVABLE / IMMOVABLE PROPERTIES WITH NOT KNOWN ENCUMBRANCES IF ANY

1	**M/s. Aquasoft Beverages,** Partner: **Mr. Nimeshkumar Jayantibhai Patel,** Partner: **Mrs. Neshmaben Nimeshkumar Patel,** Guarantor: **Mr. Atulbhai Jayantibhai Patel,** Guarantor: **Mr. Jayantibhai Ambalal Patel,** To repay the amount mentioned in the notices being **Rs. 94,14,848/-** and further interest & expenses thereon. **Authorised Officer : Mr. Prahlad Pandit** **Ahmedabad Recovery Branch, Ahmedabad, Mob. : 9835307772**	**Lot 1,** Property 1: All the pieces and parcels of land situated at **C.S.No. 4/2,** T.P.S. No. 4 Final Plot No. 4/2 paiki admeasuring 220.00 sq.mt. in the name of Mr. Nimeshkumar Jayantibhai Patel at Anand within the limits of Anand, Anand District in the State of Gujarat within the Juridiction of Sub-Registrar Anand together with the Building, Sheds, Standing thereon. **Boundaries as per MOE:** North West: Final Plot No. 4/2 Paiki of Mrs. Neshma N. Patel, North East: Railway Line, South East: Final Plot No. 5 of Rameshwar Building, South West: Land of Mr. Mahendra J. Pandya. **Property 2:** All the pieces and parcels of land situated at **C.S.No. 4/2,** T.P.S. No. 4 Final Plot No. 4/2 paiki admeasuring 583.00 Sq.Mt. in the name of Mrs. Neshma Nimeshkumar Patel at Anand within the limits of Anand, Anand District in the State of Gujarat within the Juridiction of Sub-Registrar Anand together with the Building, Sheds, Standing thereon. **Boundaries as per MOE:** North West: Final Plot No. 4/1, North East: Railway Line, South East: Final Plot No. 4/2 paiki part of Mr. Mahendra J. Pandya, South West: 12 Mt. wide Road. **(Property is under Physical Possession).**	Rs. 90,50,000/-	Rs. 9,05,000/-
		Lot 2: Machineries (Lying at the Factory Premises) **Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 205490200000033, Bank of India, Ahmedabad Recovery Branch, Ahmedabad. IFSC Code : BKID0002054**	Rs. 3,00,000/-	Rs. 30,000/-
2	**Mr. Dattu Thakorlal Rami, Mrs. Manisha Dattu Rami** To repay the amount mentioned in the notices being **Rs. 74,82,351.00/-** and further interest & expenses thereon. **Authorised Officer : Mr. Prahlad Pandit** **Ahmedabad Recovery Branch, Ahmedabad. Mob. : 9835307772**	Extension of EQM of Residential Open Plot No. 7, in the Scheme Titled as BHAGWAN PARK-2, R.S. No. 430, having C.S.No. 3510/1, T.P. Scheme No. 19, F.P. No. 3, Mouje Vadodara, Kasba, (Vibhag - 1) Plot Area of 1136.25 Sq.Mts. (105.56 Sq.Mts.) with Construction Sq.Mtr. Thereon in the name of Ms. Manishaben Dattubhai Rami (Mortgagor/Guarantor) which is bounded as under: East: Own land and adj. 7.50 Mt. Sq. Mts. With wide Road of Society and Partial Plot No. 6, West: Leaving adj. Land Partial plot No. 16 and plot No. 15, North: Railway Colony, South: Plot No. 8 and Partial 7.50 Sq.Mts. Wide Road of the Society.. **(Property is under Physical Possession).** **Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 205490200000033, Bank of India, Ahmedabad Recovery Branch, Ahmedabad. IFSC Code : BKID0002054**	Rs. 41,00,000/-	Rs. 4,10,000/-
3	**M/s. Redvia Pharmaceuticals, Mr. Ashish Hasmukhbhai Patel (Partner of M/s. Redvia Pharmaceuticals), Mr. Ashish Balchandra Dave (Partner of M/s. Redvia Pharmaceuticals), Mrs. Ila Hasmukhbhai Patel (Guarantor of M/s. Redvia Pharmaceuticals)** To repay the amount mentioned in the notices being **Rs. 53,43,172.00/-** and further interest & expenses thereon. **Authorised Officer : Mr. Prahlad Pandit** **Ahmedabad Recovery Branch, Ahmedabad. Mob. : 9835307772**	An immovable property being a Residential Shop No. 210 on First Floor, admeasuring 46.10 Sq.Mt. Super Built up area, in the scheme known as Ambica Complex, GHB, Gorwa, Vadodara bearing Revenue Survey No. 705 being City No. 4367/A, in village moje Gorwa, Tal. & Dist. Vadodara in the Registration Dist. & Sub Dist. Vadodara, Gujarat State. Boundaries: East: OTS, West: Road, North: Shop No. 211 & 212, South: Shop No. 209. **(Property is under Physical Possession).** **Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 205490200000033, Bank of India, Ahmedabad Recovery Branch, Ahmedabad. IFSC Code : BKID0002054**	Rs. 10,80,000.00/-	Rs. 1,08,000.00

Inspection Date & Time for Above Mention Properties For Sr. No. 1 to 3: Dt. 03.08.2026 during 12.00 Noon to 03.00 PM.

TERMS & CONDITIONS :- (1) The e-auction is conducted by PSB alliance through the **website: https://baanknet.com/ (2)** To participate in the auction, bidders must register themselves on the website by provide accurate and complete information including their name, address. contact details and other required documents. **(3)** Bidders must have a valid pan and aadhar card. **(4)** After successful registration bidder must deposite the earnest money deposit (EMD) as specified for each property. the EMD will be refunded to unsuccessful bidders after the auction. **(5)** Bidders can place bids on the property during the specified auction period. **(6)** The highest bidder at the end of the auction period will be the successful bidder and a communication to this effect will be issued through electronic mode which shall be subject to the approval by the authorised officer of the bank. the successful bidder shall deposit 25% of the sale price on the same day or not later than next working day (including the emd already paid), balance amount of the sale price has to be deposited within 15 days from the date of confirmation of sale, failing which the bank shall forfeit the amount already paid/deposited by the purchaser (including EMD) in default of payment property may be offered to the second highest offer/bidder or resold and defaulting purchaser Shall not have any claim whatsoever. any statutory and other dues payable and due on the property/ies shall be borne by the buyer. **(7)** Incase sale is not confirmed or set aside on any ground whatsoever, the bidder shall bear all the incidental expenses, if any to the sale and purchaser/bidder shall not be entitled to claim any compensation or damages whatsoever. **(8)** The interested parties/intending bidder may contact for further details to the authorised officer, bank of india. **(9)** The decision of the bank/authorized officer regarding sale of property shall be final, binding and unquestionable. the bank reserves its right to cancel/postpone the sale without assigning any reasons. **(10)** On payment of entire sale price and completion of sale formalities a sale certificate (as per format prescribed in the SARFAESI rule) will be issued to the successful purchaser/bidder. the successful purchasers shall bear **all existing/Previous / future taxes and Charges, stamp duty, registration fee, incidental expenses** etc. for getting the sale certificate registration. **(11)** This notice is also a notice to the above borrowers/mortgagors/guarantors under rule 8(6) / 6(2) / 9(1) of the security interest (enforcement) rules-2002. **(12)** The bidders may participate in e-auction for bidding from their place of choice. internet connectivity shall have to be ensured by bidder himself, bank/service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc. **(13)** The intending bidders should make discreet inquires as regards any claim, charge and encumbrances on the property any authority besides the banks charges and should satisfy themselves about the title, extent, quality and quantity of the property before submitting their bid. **(14)** If the borrower pays the amount dues to the banks in full before the date of sale, auction liable to be stopped/canceled/withdrawn. **(15)** The sale shall be subject to the conditions prescribed in the security interest (enforcement) rules-2002 and the guidelines of the banks in pursuance of the instructions of govt. of india in this regard. **(16)** Priority will be given to offer of composite lot and bid for plant and machinery will be considered for sale only if no bid is received for land and building. **(17) The bid price shall be above the reserve price and bidder shall improve their future offer in multiple of Rs. 10,000/-. (18)** If the final bid amount of any lot exceeds rs. 50 lakh, the auction buyer, while making final payment to bank, has to deduct 1% of the sale price of the immovable properties as TDS as per section 194 IA of income tax act & remit it to income tax department in the name of bank of india pan no. **AAACB0472C** & should mandatorily submit challan / taxpayers counterfoil & form 26qb to bank. the buyer shall also bear all other applicable statuary taxes, dues, registration charges, stamp duty, property tax, society charges & all other similar charges etc. **(19)** In case of any discrepancy between the english version & vernacular language version, the english version will be preferred. **(20) Bidders are advised to exercise caution while submitting the online bids on the day of e-auction. In any case, once the bid has been submitted the bidder(s) is/are bound to amount submitted and no request/communication will be entertained. (21)** As per 'the registration (Gujarat Amendment) act, 2018, the sale certificate shall be registered in lieu of sale deed. (22) Property Inspection will be available for only those properties which are in Physical Possession with the bank.

STATUTORY 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT - 2002

The borrower / guarantors are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned / sold and balance dues, if any, will be recovered with interest and cost.

Date : 10.08.2026, Place : Ahmedabad

Sd/- Authorised Officer, Bank of India