

SALE NOTICE 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 SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

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 Authorized Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", "Whatever there is" basis for recovery of dues in below mentioned account/s. The details of Borrower/s /Mortgagor / Guarantor/s / Secured Asset/s / Dues / Reserve Price / e-Auction Date & Time, EMD and Bid Increase Amount are mentioned below:-

Sr./ Lot No.	Name & Address of Borrower/s / Guarantor/s / Mortgagor/s	Total Amount Dues	Date & Time of E-Auction	Reserve Price EMD and Bid Increase Amt.	EMD Start Date and Time	Status of Possession (Symbolic / Physical)	Property Inspection Date & Time
1.	M/s. Shree Yashwantrao, Add:- Vajraghat 57, Maa Gayatri Nagar, Near Govardhan Nakhvi Haveli Barmeri road, Godhra, Panchmahals Gujarat-390001. (Mrs. Kiruben Prakash Jhambhura (Borrower & Mortgagor) / Mrs. Rupesh Prakash Jhambhura (Proprietor & Mortgagor))	Rs.2,13,05,872.75 (Rs. on 06.09.2025) Plus further interest and other charges and cost, less recovery if any	28.07.2026 From 2 PM To 6 PM	1) Rs.92,16,000/- 2) Rs.92,16,000/- 3) Rs.10,00,000/-	10.07.2026 To 28.07.2026 From 10.00 AM To 6.00 PM	Physical	On 10.07.2026 to 27.07.2026 From 10.00 AM to 1.00 PM.

Give short description of the immovable property with known encumbrances (Mortgaged by: Mrs. Kiruben Prakash Jhambhura): All that part and parcel of the property consisting Immovable Property situated at Plot No. 57, Revenue Survey No. 252(1) in the "Maa Gayatri Nagar", being Municipal House No. 41/11M/67 of measuring land area 154.00 Sq. Mtrs., Construction area 2930 Sq. Ft., Carpet area 2800 Sq. Ft. situated at Godhra, Taluka: Godhra, District: Panchmahals, Gujarat belonging to Mrs. Kiruben Prakash Jhambhura. Bounded as under: Plot No. 57: East: 6.00 Mtrs. Road, North: Land of Plot No. 58, South: Land of Plot No. 254(Paiki).

15 DAYS STATUTORY SALE NOTICE TO THE BORROWER, GUARANTOR AND MORTGAGOR
For detailed terms and conditions of sale, please refer / visit to the Website link <https://www.bankofbaroda.in/e-auction.htm> and online auction portal <https://banknet.com>. Also, prospective bidders may contact the Authorized Officer on Mobile No. 9687891914. Sd/- 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/s) and Guarantor (s) that the below described immovable property mortgaged / charged to the Secured Creditor, possession of which has been taken by the Authorized Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", "Whatever there is" basis for recovery of dues in below mentioned account/s. The details of Borrower/s /Mortgagor / Guarantor/s / Secured Asset/s / Dues / Reserve Price / e-Auction Date & Time, EMD and Bid Increase Amount are mentioned below:-

Sr./ Lot No.	Name & Address of Borrower/s / Guarantor/s / Mortgagor/s	Total Amount Dues	Date & Time of E-Auction	Reserve Price EMD and Bid Increase Amt.	EMD Start Date and Time	Status of Possession (Symbolic / Physical)	Property Inspection Date & Time
1.	M/s. Vraj Enterprise, Add:- Vajraghat 57, Maa Gayatri Nagar, Near Govardhan Nakhvi Haveli Barmeri road, Godhra, Panchmahals Gujarat-390001. (Mrs. Kiruben Prakash Jhambhura (Borrower & Mortgagor) / Mrs. Poonam Rupesh Jhambhura (Proprietor & Mortgagor))	Rs. 1,97,05,234.08 (Rs. on 06.09.2025) Plus further interest and other charges and cost, less recovery if any	28.07.2026 From 2 PM To 6 PM	1) Rs.39,31,000/- 2) Rs.39,31,100/- 3) Rs.10,00,000/-	10.07.2026 To 28.07.2026 From 10.00 AM To 6.00 PM	Physical	On 10.07.2026 to 27.07.2026 From 10.00 AM to 1.00 PM.

Give short description of the immovable property with known encumbrances (Mortgaged by: Mrs. Poonam Rupesh Jhambhura): Part A: All that part and parcel of the property situated at Old R.S. No. 250 paiki, New C.S. No. NA 250 Paiki/55, Plot No. 55 measuring 70.00 sq. mtrs. NA land situated at Godhra Kaska, Taluka Godhra, District PMS belonging to Mrs. Poonam Rupesh Jhambhura. Bounded as under: Plot No. 55: East: Land of R.S. No. 251, West: 6.00 Meter Road, North: Plot No. 54, South: Plot No. 56. Part B: All that part and parcel of the property consisting Immovable Property situated at Old R.S. No. 250 paiki, New C.S. No. NA 250 Paiki/55, Plot No. 56 measuring 112.00 sq. mtrs. NA land situated at Godhra Kaska, Ta. Godhra, District PMS belonging to Mrs. Poonam Rupesh Jhambhura. Bounded as under: Plot No. 56: East: Land of R.S. No. 251, West: 6.00 Meter Road, North: Plot No. 55, South: 6.00 Meter Road.

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APPENDIX - IV-A (See proviso to Rule 6 (2) & 8 (6))

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

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 Authorized Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", "Whatever there is" basis for recovery of dues in below mentioned account/s. The details of Borrower/s /Mortgagor / Guarantor/s / Secured Asset/s / Dues / Reserve Price / e-Auction Date & Time, EMD and Bid Increase Amount are mentioned below:-

Sr./ Lot No.	Name & Address of Borrower/s / Guarantor/s / Mortgagor/s	Total Amount Dues	Date & Time of E-Auction	Reserve Price EMD and Bid Increase Amt.	EMD Start Date and Time	Status of Possession (Symbolic / Physical)	Property Inspection Date & Time
1.	M/s. Balaji Enterprise, Add:- Vajraghat 57, Maa Gayatri Nagar, Near Govardhan Nakhvi Haveli Barmeri road, Godhra, Panchmahals Gujarat-390001. (Mrs. Kiruben Prakash Jhambhura (Borrower & Mortgagor) / Mrs. Poonam Rupesh Jhambhura (Proprietor & Mortgagor))	Rs.2,27,61,736.27 (Rs. Two crore twenty seven lakhs sixty one thousand seven hundred thirty six and seventy three paise only) Total Dues: Rs.4,43,97,739.02 (Rupees Four Crores Forty Three Lakhs Ninety Seven Thousand Seven Hundred Thirty Nine and Paise Two Only)	28.07.2026 From 2 PM To 6 PM	1) Rs.2,84,73,000/- 2) Rs.2,84,73,000/- 3) Rs.10,00,000/-	10.07.2026 To 28.07.2026 From 10.00 AM To 6.00 PM	Physical	On 10.07.2026 to 27.07.2026 From 10.00 AM to 1.00 PM.

Give short description of the immovable property with known encumbrances (Mortgaged by: Mr. Rupesh Prakash Jhambhura): All that part and parcel of the property consisting Immovable Property bearing revenue survey no. 250 paiki, plot no 57 of 58, measuring 280.00 sq. meter situated at Godhra Kaska, Taluka Godhra, District Panchmahals, Gujarat-390001 belonging to Mr. Rupesh Prakash Jhambhura. Bounded as under: Plot No. 57: East: S.No. 251, West: 6.00 Meter Road, North: 6.00 Meter Road, South: Plot No. 58, East: S.No. 251, West: 6.00 Meter Road, North: Plot No. 57, South: Plot No. 58.

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For detailed terms and conditions of sale, please refer / visit to the Website link <https://www.bankofbaroda.in/e-auction.htm> and online auction portal <https://banknet.com>. Also, prospective bidders may contact the Authorized Officer on Mobile No. 9687891914. Sd/- Authorised Officer, Bank of Baroda

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Union Bank of India

Asset Recovery Branch : Union Bank Bhavan, 4th Floor, Racecourse Road, Opp. Indoor Stadium, Rajkot. E-Mail: ar.rajkot@unionbankofindia.bank.in

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

Notice is hereby given to the public in general and in particular to the Borrowers and Guarantors, that the below described immovable property mortgaged / charged to Union Bank of India (secured creditor), possession of which has been taken by the Authorized Officers of Union Bank of India, will be sold on "AS IS WHERE IS", "AS IS WHAT IS", and "WHATEVER THERE IS" basis, for recovery of interest and other dues in below mentioned account/s. The details of Borrower/s /Mortgagor / Guarantor/s / Secured Asset/s / Dues / Reserve Price / e-Auction Date & Time, EMD and Bid Increase Amount are mentioned below:-

01	Borrower M/s KGN Industries - Prop. Sajid Iqbal Motwanala (Borrower), Mr. Sajid Iqbal Motwanala (Proprietor), Iqbal Ibrahim Motwanala (Co-Owner)	All that Piece and Parcel of Commercial Property, Shop No. 5, Admeasuring Sq. Ft. 229.83 on Ground Floor in 'Vishal Tower', Building constructed of C.S. Block No. 15, C.S. No. 18 & 19 in Municipal Corporation Junagadh, situated Kaska Chowk, Junagadh locality, in the City of Junagadh, District Junagadh of Gujarat State and standing in the name of Mr. Iqbal Ibrahim Motwanala. Bounded as Follows : On North : Public Road, On South : Adj. Wall of Lift, Passage, On East : Shop No. 6, On West : Shop No. 6	Rs. 25,68,000.00 as on 31.05.2026 and further interest at contractual rate & cost thereof.	Physical	Rs. 20,25,000 EMD 10% Bid Increase 20,000
02	M/s Shree Ram Enterprise (Partnership Firm), Represented through its Partners: Vijaybhaji Vannaldas Virani Nayabn Vijaybhaji Virani (Partner), 2) Vijaybhaji Vannaldas Virani (Partner cum Guarantor), 2) Nayabn Vijaybhaji Virani (Partner cum Guarantor), 2) Champaben Balabhai Virani (Guarantor), 2.4) Babubhai Naranbhai Virani (Guarantor), 2.5) Babubhai Kalubhai Virani (Guarantor), 2.6) Bhupathal Mohanbhai Patel/Virani (Guarantor), 2.7) Mohanbhai Arjanbhai Virani/ Kulkadiya, (Guarantor) Now Deceased, Through Legal Heir and Representatives :- Babubhai Mohanbhai Patel/ Virani & others, 2.8) Bhimibhai Vashrambhai Virani (Guarantor), 2.9) Jayubhai Veljibhai Patel (Guarantor), 2.10) Manjibhai Arjanbhai Patel (Guarantor) Now deceased, Through legal heir and Representatives :- Sureshbhai Manjibhai Virani & others, 2.11) Tulsi Mohanbhai Patel (Guarantor), 2.12) Balabhai Raghavbhai Patel (Guarantor), 2.13) Bhavanbhai Vashrambhai Patel/Virani (Guarantor)	Flat No. A-104, situated at the First Floor in the Flats constructed by Shri Ramdhani Co-operative Housing Society Ltd., located and situated at Havamahal Road, Behind Laxmandham, Pallitana, District Bhavnagar (in name of Shri Jayubhai Veljibhai Patel). Bounded by : On the East : Passage & Stair, On the West : Road, On the North : Flat No. 103, On the South : Building B	Rs. 1,41,29,000.00 as on 31.05.2026 and further interest at contractual rate & cost thereof.	Physical	Rs. 2,80,000 EMD 10% Bid Increase 5,000
03	Vijaybhaji Virani (Partner), 2) Guarantors : 2.1) Vijaybhaji Vannaldas Virani (Partner cum Guarantor), 2.2) Nayabn Vijaybhaji Virani (Partner cum Guarantor), 2.3) Champaben Balabhai Virani (Guarantor), 2.4) Babubhai Naranbhai Virani (Guarantor), 2.5) Babubhai Kalubhai Virani (Guarantor), 2.6) Bhupathal Mohanbhai Patel/Virani (Guarantor), 2.7) Mohanbhai Arjanbhai Virani/ Kulkadiya, (Guarantor) Now Deceased, Through Legal Heir and Representatives :- Babubhai Mohanbhai Patel/ Virani & others, 2.8) Bhimibhai Vashrambhai Virani (Guarantor), 2.9) Jayubhai Veljibhai Patel (Guarantor), 2.10) Manjibhai Arjanbhai Patel (Guarantor) Now deceased, Through legal heir and Representatives :- Sureshbhai Manjibhai Virani & others, 2.11) Tulsi Mohanbhai Patel (Guarantor), 2.12) Balabhai Raghavbhai Patel (Guarantor), 2.13) Bhavanbhai Vashrambhai Patel/Virani (Guarantor)	All that Piece and Parcel of one Flat No. A-303, Admeasuring 550 Sq. Feet, situated at the Third Floor, in Flats constructed by Shri Ramdhani Co-operative Housing Society Ltd., over the lands of Plot No. 22 and 23, forming part of R.S. No. 39, located at Havamahal Road, Laxmandham, Pallitana Owned by Sh. Balabhai Raghavbhai Patel. That the above Property is Bound by : On or towards East : Flat No. A-302, On or towards West : Flat No. A-304, On or towards North : Open Plot, On or towards South : Open Common Passage.	Rs. 2,80,000 EMD 10% Bid Increase 5,000	Physical	Rs. 2,80,000 EMD 10% Bid Increase 5,000
04	Champaben Balabhai Virani (Guarantor), 2.4) Babubhai Naranbhai Virani (Guarantor), 2.5) Babubhai Kalubhai Virani (Guarantor), 2.6) Bhupathal Mohanbhai Patel/Virani (Guarantor), 2.7) Mohanbhai Arjanbhai Virani/ Kulkadiya, (Guarantor) Now Deceased, Through Legal Heir and Representatives :- Babubhai Mohanbhai Patel/ Virani & others, 2.8) Bhimibhai Vashrambhai Virani (Guarantor), 2.9) Jayubhai Veljibhai Patel (Guarantor), 2.10) Manjibhai Arjanbhai Patel (Guarantor) Now deceased, Through legal heir and Representatives :- Sureshbhai Manjibhai Virani & others, 2.11) Tulsi Mohanbhai Patel (Guarantor), 2.12) Balabhai Raghavbhai Patel (Guarantor), 2.13) Bhavanbhai Vashrambhai Patel/Virani (Guarantor)	All that Piece and Parcel of one Flat No. A-402, Ad-measuring 550 Sq. Feet, situated at the Fourth Floor, in Flats constructed by Shri Ramdhani Co-operative Housing Society Ltd., over the lands of Plot No. 22 and 23, forming part of R.S. No. 39, located at Havamahal Road, Laxmandham, Pallitana, Owned by Balabhai Kalubhai Virani. That the above Property is Bound by : On or towards East : Flat No. A-401, On or towards West : Flat No. A-403, On or towards North : Other Property, On or towards South : Open Common Passage.	Rs. 2,80,000 EMD 10% Bid Increase 5,000	Physical	Rs. 2,80,000 EMD 10% Bid Increase 5,000
05	Mohanbhai Patel/Virani (Guarantor), 2.7) Mohanbhai Arjanbhai Virani/ Kulkadiya, (Guarantor) Now Deceased, Through Legal Heir and Representatives :- Babubhai Mohanbhai Patel/ Virani & others, 2.8) Bhimibhai Vashrambhai Virani (Guarantor), 2.9) Jayubhai Veljibhai Patel (Guarantor), 2.10) Manjibhai Arjanbhai Patel (Guarantor) Now deceased, Through legal heir and Representatives :- Sureshbhai Manjibhai Virani & others, 2.11) Tulsi Mohanbhai Patel (Guarantor), 2.12) Balabhai Raghavbhai Patel (Guarantor), 2.13) Bhavanbhai Vashrambhai Patel/Virani (Guarantor)	All that Piece and Parcel of one Flat No. A-404, Ad-measuring 550 Square Feet, situated at the Fourth Floor in Flats constructed by Shri Ramdhani Co-operative Housing Society Ltd., over the lands of Plot No. 22 and 23, forming part of R.S. No. 39, located at Havamahal Road, Laxmandham, Pallitana owned by Champaben Balabhai Virani. That the above Property is Bound by : On or towards East : Flat No. A-403, On or towards West : Other Property, On or towards North : Other Property, On or towards South : Open Common Passage.	Rs. 2,80,000 EMD 10% Bid Increase 5,000	Physical	Rs. 2,80,000 EMD 10% Bid Increase 5,000
06	Mohanbhai Patel/Virani (Guarantor), 2.7) Mohanbhai Arjanbhai Virani/ Kulkadiya, (Guarantor) Now Deceased, Through Legal Heir and Representatives :- Babubhai Mohanbhai Patel/ Virani & others, 2.8) Bhimibhai Vashrambhai Virani (Guarantor), 2.9) Jayubhai Veljibhai Patel (Guarantor), 2.10) Manjibhai Arjanbhai Patel (Guarantor) Now deceased, Through legal heir and Representatives :- Sureshbhai Manjibhai Virani & others, 2.11) Tulsi Mohanbhai Patel (Guarantor), 2.12) Balabhai Raghavbhai Patel (Guarantor), 2.13) Bhavanbhai Vashrambhai Patel/Virani (Guarantor)	Flat No. B-104, situated at the First Floor in the Flats constructed by Shri Ramdhani Co-operative Housing Society Ltd., located and situated at Havamahal Road, Behind Laxmandham, Pallitana, District Bhavnagar (in name of Babubhai Naranbhai Virani). Bounded by : Passage & Stair, West : Road, North : Building A, South : Flat No. B-103	Rs. 2,80,000 EMD 10% Bid Increase 5,000	Physical	Rs. 2,80,000 EMD 10% Bid Increase 5,000
07	Mohanbhai Patel/Virani (Guarantor), 2.7) Mohanbhai Arjanbhai Virani/ Kulkadiya, (Guarantor) Now Deceased, Through legal heir and Representatives :- Sureshbhai Manjibhai Virani & others, 2.11) Tulsi Mohanbhai Patel (Guarantor), 2.12) Balabhai Raghavbhai Patel (Guarantor), 2.13) Bhavanbhai Vashrambhai Patel/Virani (Guarantor)	All that Piece and Parcel of one Flat No. B-302, Ad-measuring 550 Sq. Feet, situated at the Third Floor, in Flats constructed by Shri Ramdhani Co-operative Housing Society Ltd., over the lands of Plot No. 22 and 23, forming part of R.S. No. 39, located at Havamahal Road, Laxmandham, Pallitana owned by Sh. Tulsi Mohanbhai Patel. That the above Property is Bound by : On or towards East : Flat No. B-301, On or towards West : Flat No. B-303, On or towards North : Open Common Passage, On or towards South : Other Property.	Rs. 2,80,000 EMD 10% Bid Increase 5,000	Physical	Rs. 2,80,000 EMD 10% Bid Increase 5,000
08	Mohanbhai Patel/Virani (Guarantor), 2.7) Mohanbhai Arjanbhai Virani/ Kulkadiya, (Guarantor) Now Deceased, Through legal heir and Representatives :- Sureshbhai Manjibhai Virani & others, 2.11) Tulsi Mohanbhai Patel (Guarantor), 2.12) Balabhai Raghavbhai Patel (Guarantor), 2.13) Bhavanbhai Vashrambhai Patel/Virani (Guarantor)	All that Piece and Parcel of one Flat No. B-304, Ad-measuring 550 Sq. Feet, situated at the Third Floor, in Flats constructed by Shri Ramdhani Co-operative Housing Society Ltd., over the lands of Plot No. 22 and 23, forming part of R.S. No. 39, located at Havamahal Road, Laxmandham, Pallitana owned by Bhupathal Mohanbhai Patel/ Virani. That the above Property is Bound by : On or towards East : Flat No. B-303, On or towards West : Other Property, On or towards North : Open Common Passage, On or towards South : Other Property.	Rs. 2,80,000 EMD 10% Bid Increase 5,000	Physical	Rs. 2,80,000 EMD 10% Bid Increase 5,000
09		All that Piece and Parcel of one Flat No. B-401, Ad-measuring 550 Square Feet, situated at the Fourth Floor, in Flats constructed by Shri Ramdhani Co-operative Housing Society Ltd., over the lands of Plot No. 22 and 23, forming part of R.S. No. 39, located at Havamahal Road, Laxmandham, Pallitana owned by Mohanbhai Arjanbhai Virani/ Kulkadiya. That the above Property is Bound by : On or towards East : Flat No. B-401, On or towards West : Flat No. B-403, On or towards North : Open Common Passage, On or towards South : Other Property.	Rs. 2,80,000 EMD 10% Bid Increase 5,000	Physical	Rs. 2,80,000 EMD 10% Bid Increase 5,000
10		All that Piece and Parcel of one Flat No. B-402, Ad-measuring 550 Square Feet, situated at the Fourth Floor, in Flats constructed by Shri Ramdhani Co-operative Housing Society Ltd., over the lands of Plot No. 22 and 23, forming part of R.S. No. 39, located at Havamahal Road, Laxmandham, Pallitana owned by Manjibhai Arjanbhai Patel. That the above Property is Bound by : On or towards East : Flat No. B-401, On or towards West : Flat No. B-403, On or towards North : Open Common Passage, On or towards South : Other Property.	Rs. 2,80,000 EMD 10% Bid Increase 5,000	Physical	Rs. 2,80,000 EMD 10% Bid Increase 5,000
11		All that Piece and Parcel of one Flat No. B-403, Ad-measuring 550 Sq. Feet, situated at the Fourth Floor, in Flats constructed by Shri Ramdhani Co-operative Housing Society Ltd., over the lands of Plot No. 22 and 23, forming part of R.S. No. 39, located at Havamahal Road, Laxmandham, Pallitana owned by Bhimijibhai Vashrambhai Virani. That the above Property is Bound by : On or towards East : Flat No. 402, On or towards West : Flat No. 404, On or towards North : Open Common Passage, On or towards South : Other Property.	Rs. 2,80,000 EMD 10% Bid Increase 5,000	Physical	Rs. 2,80,000 EMD 10% Bid Increase 5,000

Date and time of Auction : 28.07.2026 from 12.00 NOON to 5.00 PM (UNLIMITED EXTENSION OF 10 MINUTES)
Property Inspection (BY TAKING PRIOR APPOINTMENT) Inspection Date : 21.07.2026, Time : 11.00 AM to 4.00 PM

For detailed Terms and Conditions of Sale, Please refer to the link provided in the above mentioned account/s. Prospective bidders may contact for more details to Mr. Parveen Verma - Mob.: 71158 9844, Arshad Kureshi - Mob.: 99239 12600 and Mr. Jagdish Kumar - Mob.: 73895 89964 (GST/ITDS shall be payable as per applicable Government Rules by purchase or sale of Movable/Immovable Assets)

AS PER SARFAESI ACT, STATUTORY 15 - DAYS SALE NOTICE TO THE BORROWER, GUARANTOR, MORTGAGOR
Date : 01.07.2026, Place : Rajkot
(In The Event Of Any Discrepancy Between The English Version And Any Other Language Version This Auction Notice, The English Version Shall Prevail)
Chief Manager & Authorised Officer, Union Bank of India

बैंक ऑफ बरोडा

Bank of Baroda

Branch: Gandhi Chowk
Tal Godhra, Dist.Panchmahals

Public Notice for Clearance of Title Report.

It is to be informed to whomsoever it may concern thatmy client has decided to take the agricultural lands stated in the table below lease by virtue of registered lease deed. If any one/s having any sort of right, interest, claim, charge lien, encumbrance, objection, easement or receivable pertaining to the said lands then are requested to intimate and inform the same along with the written documents within a period of 15(fifteen) days from the date of publication of this notice. Post lapse of stipulated period of time, the necessary action and proceeding for the issuance of the title report and the registration of the lease deed shall be undertaken. The dispute, if any, taken after that time shall not be binding upon my client or his lands. Which to be noted by all.

No.	Village	Survey/Block No.	Area Hq. Sq. Mtr.	Owner Name
1.	Aladar, Sub Dist. Vagra, Dist. : Bharuch.	Old Block no. 350/B paiki 1, New Block no. 340	14-49-33	Dineshbhai Hirubhai etc.
2.	Aladar, Sub Dist. Vagra, Dist. : Bharuch.	Old Block no. 350/B paiki2, New Block no. 341	1-87-69	Varshaben Wd/o Bhupendrabhai Patel etc.
3.	Aladar, Sub Dist. Vagra, Dist. : Bharuch.	Old Block no. 350/Apaiki2, New Block no. 342	10-08-55	Varshaben Wd/o Bhupendrabhai Patel etc.
4.	Janiadara, Sub Dist. Vagra, Dist. : Bharuch	Old Block no. 152, New Block no. 89	2-32-62	Hitendrasinh Bhupendrasinh etc.
5.	Janiadara, Sub Dist. Vagra, Dist. : Bharuch	Old Block no. 92-3, New Block no. 151	2-52-30	Mahendrasinh Nansang Vaghela.

Office: 305, Kumi Eruchasa Pandol Building, N. R-Mart, Singapor, Surat. (M) 99098 28664
ERIC BOMI MAHETA Advocate

SB Home Loan Centre Valsad (Code 64147), Ground Floor, Sai Leela Mall, Dahmapur Road, VALSAD-396 001. Email: sbi.64147@sbi.co.in

E-AUCTION SALE NOTICE

SALE OF IMMOVABLE ASSETS CHARGED TO THE BANK UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST (SARFESI) ACT, 2002

Whereas, the Authorized Officer of State Bank of India has taken Possession of the following properties pursuant to the notice issued under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and under section 13(4) read with rule 89 of Security Interest (Enforcement) Rules 2002 in the following loan accounts with right to sell the same on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" for realization of Bank's dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act read with rule 89 of the Security Interest (Enforcement) Rules 2002, proposes to realize the Banks dues by sale of the said properties. The sale will be done by the undersigned through service provider PSB ALLIANCE) at the web portal www.banknet.com

Sr.	Name of the borrowers	Description of the Property	Reserve Price (Rs.)	EMD (Rs.)	Bid Increase (Rs.)
1.	Mr. Ashokbhai Devji Patel & Mrs. Ranjanben Patel	All that piece and parcel of Flat no. B/403, 4th Floor, 'Sai Darshan Demand Notice Building', Station Road, Rellav, Udawada (R.S.) Ta-Pardi & Dist.-Valsad, Rs.14,47,796/-	12,00,000/-	1,20,000/-	20,000/-

E-auction Date : 27/07/2026, Time : 10.00 am to 05.00 pm & Inspection Date : 20/07/2026 between 03.00 pm to 04.00 pm

Date and time for submission of request letter of participation/KYC Documents/ Proof of EMD: On 27/07/2026 up to 4.00 pm. Date & Time of E-Auction: 27/07/2026 from 10.00 am. To 05.00 pm, with unlimited extensions of 5 Minutes each. Other Terms and Conditions of the sale will be available from SBI, Home Loan Centre Valsad (64147), Valsad and from (www.banknet.com)

15-DAYS SALE NOTICE TO THE BORROWERS/MORTGAGORS UNDER SARFESI ACT, 2002.

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

Date : 11/07/2026
Place : Valsad
Sd/- Chief Manager & Authorised Officer, State Bank of India, Home Loan Centre, Valsad.

यूनियन बैंक ऑफ इंडिया

Union Bank of India

Regional Office, Union Bank Bhavan, 2nd Floor, Savliyung, Near Kala Ghoda Circle, Vadodra, Gujarat. Ph:2655-22286

E-AUCTION NOTICE FOR SALE OF IMMOVABLE ASSETS

Notice is hereby given to the public in general and in particular to the Borrowers and Guarantors 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) and Guarantor(s). The Reserve Price and Earnest Money Deposit (EMD) are also mentioned hereunder.

DATE OF E-AUCTION : 28.07.2026 (Tuesday)
TIME OF E-AUCTION : From 12:00 PM to 05:00 PM

Branch: Sama - Savli Road, Vadodra (25841)
Address: Shri Emporium, Near Sama Talav, Dist: Baroda-390024

Sr. No.	Borrower Name	Property Details	Property Owner Name	Property Type	Possession Type	Outstanding (in Rs. Lacs)	Reserve Price in Rs. EMD in Rs.
1	Mr. Abhay Ramjiabhai Paghar (Borrower & Mortgagor)	Registration District & Sub-District Vadodra at Moje - Vadiwadi, the land Revenue Survey No. 1, 3/3, 4/2, City Survey No. 522, wherein Nutan Bharat Co. Operative Housing Society Limited is organized, in said scheme, Plot No. 3, adm 511.20 sq. meters situated, wherein Scheme namely 'Kesarat Flats' is organized, wherein on Third Floor of Tower - B, Flat No. 303 admeasuring 625 sq. feet built-up area situated at Alkapuri, Vadodra, bounded as follows: East: Flat No. 303 West: Adjoining Building North: Flat No. 301 & Flat No. 302 South: Adjoining Building	Mr. Abhay Ramjiabhai Paghar	Residential	Physical	Rs. 29,06,000.00	38.38 + Interest + Expenses
2	Mr. Rathod Ketankumar Narsinhbhai (Borrower & Mortgagor)	Registration District & Sub-District Vadodra at Moje - Vadiwadi, the land bearing Revenue Survey No. 1, 3/3, 4/2, City Survey No. 522, wherein Nutan Bharat Co. Operative Housing Society Limited is organized, in said scheme, Plot No. 3, adm 511.20 sq. meters situated, wherein Scheme namely 'Kesarat Flats' is organized, wherein on First Floor of Tower - B, Flat No. 104 admeasuring 600 sq. feet built-up area situated at Alkapuri, Vadodra, bounded as follows: East: After Margin Plot No. 101 & Flat No. 102 West: After Margin Road	Mr. Rathod Ketankumar Narsinhbhai	Residential	Physical	Rs. 35,25,000.00	39.78 + Interest + Expenses
3	MS Dhanraj Traders (Borrower) Sh. Sanjay Jayantibhai Limbani (Proprietor & Mortgagor)	All that piece and parcel of Tower - B, Flat No. 402, built-up Area admeasuring 944 sq. ft. in the scheme known as "Shreeji Gold" being situated in R.S. No. 255, C.S. No. 3883 of Village Gorwa, Taluka & District Vadodra in Registration District Vadodra and Sub-Registration District Vadodra which is bounded as under: East: Flat No. 401 West: Building O.T.S. North: Building O.T.S. South: Building O.T.S.	Sh. Sanjay Jayantibhai Limbani	Residential	Physical	Rs. 30,62,000.00	56.52 + Interest + Expenses
4	MIS MARLIN (Borrower) Smt. Bakula Kishoribhai Karkar (Proprietor & Mortgagor)	All that pieces and parcels of Tower-A, Flat No. 101, built-up Area admeasuring 944 sq. ft. in the scheme known as "Shreeji Gold" being situated in R.S. No. 255, C.S. No. 3883 of Village Gorwa, Taluka & District Vadodra in Registration District Vadodra and Sub-Registration District Vadodra which is bounded as under: East: Building O.T.S. West: Internal Road North: Building Margin South: Flat No. 102.	Smt. Bakula Kishoribhai Karkar	Residential	Physical	Rs. 30,69,000.00	53.99 + Interest + Expenses

Details of Encumbrances over the property as known to the Bank: Nil

CONTACT DETAILS : Shri Satish Sahoo Mobile No. 9250911123, Shri Anubhav Singh Mobile No. 8780339390, Shri Rishikesh Dongar Mobile No. 8200198337

Date & Time for Inspection of Properties: From 13/07/2026 to 27/07/2026 (12 PM to 4 PM)

This may also be treated as statutory 30/15 Days sale notice under 89(1) of Security Interest (Enforcement) Rules 2002 to the borrower(s) and guarantor(s) of the above said loan(s), about the holding of E-Auction Sale on the above mentioned date.

For Detailed Terms & Conditions of the sale, please refer to the link provided in <https://www.unionbankofindia.com>

& for Registration and Login and bidding rules visit <https://banknet.com>

Note : EMD shall be deposited and Unlinked/Mapped the EMD amount with the Property ID before End Time of Auction.

Date : 10