यूको बैंक UCO BANK
Bharuch Branch, 1st Floor, Shalimar Complex, Station Road, Bharuch - 392001.
Email : broach@uco.bank.in | Ph : 02642-2436470

The Security Interest Enforcement Rules, 2002 Rule 8 (1)
POSSESSION NOTICE (For Immovable Property)

Whereas, The undersigned being the authorized officer of the **UCO Bank Bharuch Branch** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 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 **06/08/2026** Calling upon the **Mrs. Pratima Manish Mishra (Borrower) Manish Mishra (Guarantor)** to repay the amount mentioned in the notice being **Rs. 10,50,693/- (Rupees Ten Lakhs Fifty Thousand Six Hundred Ninty Three Only) as on 29.07.2026 (inclusive of interest upto 30.06.2026)** with interest as mentioned in notice, within 60 days from the date of receipt of the said notice less recovery if any.

The borrower having failed to repay the amount, notice is hereby given to the borrowers 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 read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this **13th Day of October of the year 2026.**

The borrower/guarantor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the **UCO Bank Bharuch Branch** for an amount **Rs. 10,50,693/- (Rupees Ten Lakhs Fifty Thousand Six Hundred Ninty Three Only) as on 29.07.2026 (inclusive of interest upto 30.06.2026) (Amount deposited after issuing of demand notice U/Section 13(2) has given effect)**

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.

Description of the Immovable Property

All that piece and parcel of land bearing Old R.S.No. 99 paikee Plot No. 44, 45 new R.S. No. 502, 503 paikee Vaishnodevi Residency paikee Plot No. 142 ad area 36.82 sqmt. common plot Ad area 25.51 sqmt. Total ad area 62.33 sqmt. situated at limit of Gadkhol, Ta. Ankleshwar, District - Bharuch, having boundaries namely : East : Adjoining Plot No. 141, West : Adjoining Plot No. 143, North : Adjoining Society Road, South : Adjoining Plot No. 156.

Date : 13-10-2026 | Place : Bharuch **Authorized Officer, UCO Bank.**

बैंक ऑफ़ बड़ौदा Bank of Baroda
Race Course Road Branch :
The City Centre, Old Amprapali Cinema, Raiya Road, Rajkot - 360 007

POSSESSION NOTICE (For Movable Property)

Whereas The undersigned being the Authorized Officer of the **Bank of Baroda** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 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 **02.07.2026,** calling upon the Borrower **Mrs. Nitaben Nikhilbhai Vaishnav (Borrower)** to repay the amount mentioned in the notice being **Rs. 42,46,491.95/- (Rupees Forty Two Lakhs Forty Six Thousand Four Hundred Ninety One and Paisa Ninety Five Only)** + Interest and other charges thereon within 30 days from the date of receipt of the said notice. (Less recovery in any)

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 **Possession** of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest Enforcement) Rules, 2002 on this the **15.10.2026.**

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.

The Borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of **Bank of Baroda** for an amount of **Rs. 42,46,491.95/- (Rupees Forty Two Lakhs Forty Six Thousand Four Hundred Ninety One and Paisa Ninety Five Only)** + Interest and other charges thereon less recovery if any.

Description of the Movable Property

Hypothecation of entire Raw Materials, Stock-in-Process, Stores & Spares, Packing Materials, Finished Goods. Old/Existing Plant & Machinery and Book-Debts of the firm, both present & future situated at R.S. No. 139/1, Plot No. 35/A, Golden Industrial Estate, Pal Pipaliya, Taluka : Lodhika, Dist. : Rajkot - 360 311 and / or J K Industrial Green, Sub Plot No. 26/3, East, at Lothda, Kotda Sangani, Rajkot - 360024.

Date : 15.10.2026, Place : Rajkot **Sd/- Authorized Officer, Bank of Baroda**

PUBLIC NOTICE REGARDING TITLE CLEARANCE

NOTICE is hereby given that, Mrs. Rasilaben Laljibhai Savaliya and Mr. Laljibhai Naranbhai Savaliya is absolute owner of the below mentioned property and he has availed financial facility and mortgaged the said property with HDFC Bank Limited. Now, they have sought a title clearance certificate from me and they have to availed the financial facilities by Mortgaging the property in bank. But among the Original documents of the said property, Original registered Agreement for Sale Deed No.: 19915 dated 30.07.2018 and its original registration receipt is missing from his possession, so if anyone has any kind of objection, obstruction or dispute regarding the said property, hereby requested to make the same known in writing within a period of 07 days from the date of publication hereof, failing which the claim of such person/s will be deemed to have been waived and/or abandoned. And I will give the title clearance certificate of the said property and my client shall create the equitable mortgage and any claim of whatsoever nature lodged by any person after the expiry of above-mentioned period will not be entertained, which please note.

DESCRIPTION OF PROPERTY

All those piece and parcels to the immovable property bearing Revenue Block No.: 1244 paiki, (Survey No.: 1304), T. P. Scheme No.: 36 (Variyav), Final Plot No.: 3/A, Known as "Opera Crystal" Building No.: F/2, 4th Floor, Flat No.: F/2-401, admeasuring carpet area 50.25 square meters (built up area 57.59 square meters), Situated at Village : Variyav, Sub District : Katargam, District : Surat.

Date:- 18.10.2026 Place:- Surat
Address : 301, Shiv Mangalam Building, B/h. Bahumali BhavanBuilding, Nanpura, Surat.
Bhavin S. Vyas Advocate

FORM G
INVITATION FOR EXPRESSION OF INTEREST FOR TAKSHASHILA HEIGHTS INDIA PRIVATE LIMITED
OPERATING IN REAL ESTATE BUSINESS AT AHMEDABAD
(Under sub-regulation (1) of regulation 36A of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016)

SL.	RELEVANT PARTICULARS	
1.	Name of the corporate debtor along with PAN & CIN/ LLP No.	Takshashila Heights India Private Limited CIN: U45100GJ2017PTC098463 PAN: AAGCT3592D
2.	Address of the registered office	Block-B, F. P No. 583(B,C) Paiki, T.P No 3/5, Takshashila Elegna, beside Fortune Park Hotel, Towards Nagri Hospital from Gujarat, Ellisbridge, Ahmedabad, Ahmedabad City, Gujarat, India. 380006.
3.	URL of website	No Website
4.	Details of place where majority of fixed assets are located	Ahmedabad, Gujarat.
5.	Installed capacity of main products/ services	The Corporate Debtor has developed a real estate project named "Takshashila Elegna," located at Ahmedabad, Gujarat comprising of Wings A, B, C, and D. The Building Use Certificate has been obtained for all wings.
6.	Quantity and value of main products/ services sold in last financial year	Information can be sought by writing an email at cirp.thipl@gmail.com
7.	Number of employees/ workmen	4 employees
8.	Further details including last available financial statements (with schedules) of two years, lists of creditors are available	Information can be sought by writing an email at cirp.thipl@gmail.com
9.	Eligibility for resolution applicants under section 25(2)(h) of the Code is available at URL:	Information can be sought by writing an email at cirp.thipl@gmail.com
10.	Last date for receipt of expression of interest	2nd November 2026
11.	Date of issue of provisional list of prospective resolution applicants	12th November, 2026
12.	Last date for submission of objections to provisional list	17th November, 2026
13.	Date of issue of final list of prospective resolution applicants	27th November 2026
14.	Date of issue of information memorandum, evaluation matrix and request for resolution plans to prospective resolution applicants	2nd December, 2026
15.	Last date for submission of resolution plans	1st January, 2027
16.	Process email id to submit Expression of interest	cirp.thipl@gmail.com
17.	Details of the corporate debtor's registration status as MSME.	UDYAM-GJ-01-0141578

Date: 18th October, 2026
Place: Mumbai

SD/-
Abhijit Gokhale,
Authorised IP/ Director,
Orion Resolution & Turnaround Private Limited
Resolution Professional of Takshashila Heights India Private Limited
Registration No. of IPE- IBBI/IPE-0089/IPA-3/2023-24/50066
Registered Address: 811,8th Floor, Meadows, Sahar Plaza Complex, Off. J B Nagar Chakala Metro Station, Andheri – Kurla Road, Andheri East, Mumbai - 400059

FORM G
ADDENDUM TO EXPRESSION OF INTEREST TO SUBMIT RESOLUTION PLAN FOR
COMET GRANITO PRIVATE LIMITED
(CIN: U26914GJ2006PTC049091)

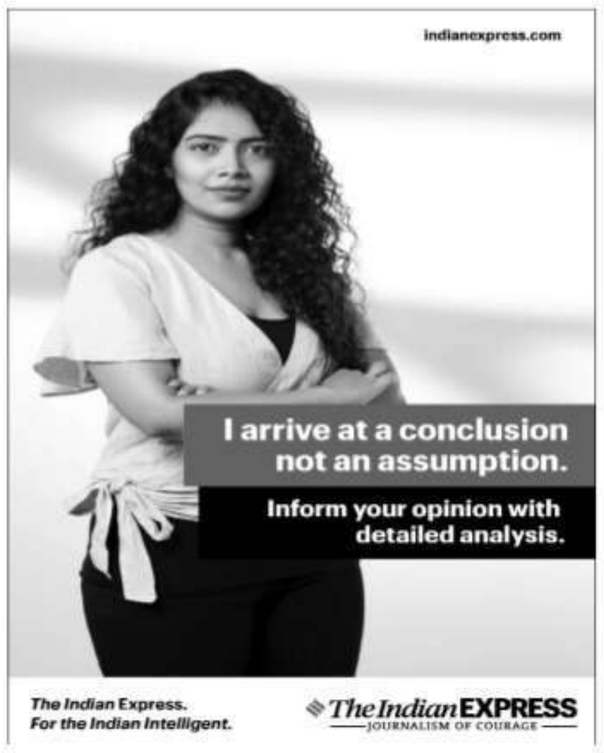
Pursuant to Public Announcement dated 02-10-2026 inviting Expression of Interest (EOIs) from Prospective Resolution Applicants, it is hereby informed that, in order to facilitate wider participation and provide additional time to prospective resolution applicants for submission of their EOIs, the Committed of Creditors has decided to extend last date submission of EOIs on 17-10-2026. Accordingly, the revised timelines for the Corporate Insolvency Resolution Process (CIRP) are as follows:

Particulars	Proposed date
Last date for receipt of expression of interest	October 24, 2026
Date of issue of provisional list of prospective resolution applicants	November 3, 2026
Last date for submission of objections to provisional list	November 8, 2026
Date of issue of final list of prospective resolution applicants	November 18, 2026
Date of issue of information memorandum, evaluation matrix and request for resolution plans to prospective resolution applicants	November 23, 2026
Last date for submission of resolution plans	December 23, 2026
Process email id to submit Expression of Interest	cirp.comet@gmail.com

All other terms and conditions of the Public announcement dated 02-10-2026 shall remain unchanged. The details of invitation for Expression of Interest containing Eligibility criterion can be obtain cirp.comet@gmail.com.

Anil Kashi Drolia
Resolution Professional of Comet Granito Private Limited
Reg. No: IBBI/IPA-001/IP-P02327/2020-2021/13482
Correspondence address: 5th Floor, Building No. 4, Solitaire Corporate Park, 451-452, Andheri-Kurla Road, Chakala, Andheri East, Mumbai - 400093.
Registered Address: 508, Ekta Woods, Raheja Estate, Kulupwadi, Borivali-East, Near National Park, Mumbai -400066.

Date: October 18, 2026
Place: Mumbai



बैंक ऑफ़ बड़ौदा Bank of Baroda
Dr. YAGNIK ROAD BRANCH : Oman Bhuvan, Dr. Yagnik Road, Rajkot - 360 001

AUCTION OF SEIZED VEHICLE

Following Vehicles are sized and to be sold on **"As is where is"** and **"As is What is"** and **"Without Recourse"** basis. Conditions for Realization of the secured debts due to **Bank of Baroda, Yagnik Road Branch, Rajkot.** The Sale will be done by the undersigned through E-Auction Platform provided at the website **https://baanknet.com.**

Auction Date 20.11.2026, Auction Time : 12.00 PM to 4.00 PM
Vehicle Inspection Date : 16.11.2026 & Time : 11.00 AM to 3.00 PM

S. No.	Name & Address of Borrower/s/ Guarantor	Total Outstanding as on 02.02.2025 + Interest & Other charges	Vehicle Make & Model RTO Regd. No.	Reserve Price / EMD / Bid Increase Amt.	Contact Person Name & No.
1	**Shri Vinubhai Maganbhai Parmar, Address:** Jay Chamunda Krupa, Shyam Park-1, Behind Ranuja Temple, Kothariya Main Road, Rajkot - 360005	**Rs. 3.79 Lakh + Interest thereon & Other Charges**	**Maruti Suzuki Ignis Sigma (Petrol) Kms Running: 31138 Approx Colour: Grey Model Year :** 2022 **Reg No GJ-03- ML-7828**	**Rs. 3,20,000 / Rs. 32,000 / Rs. 10,000**	**Mr. Sandeep Lohchab M. 99902 28102**

(1) For Detailed Terms and Conditions of the Sale, please refer to the Link provided in Bank of Baroda, Secured Creditor's Website i.e. www.bankofbaroda.com/webast.htm. All the charges including GST / Tax / RTO etc. are to be borne by successful bidder. Bidder has to bid with one incremental for first bid. (2) The Auction-Cum-Sale shall be conducted through E-Auction mode only, through the official portal of https://baanknet.com. (3) The intending bidders are advised to go through the portal https://baanknet.com for detailed Terms and Conditions for E-Auction Sale before submitting their bids and taking part in the E-Auction Sale proceedings and contact the respective Authorised Officer for the concerned Vehicle as mentioned above.

SCAN HERE For detailed terms & conditions

Date : 18.10.2026, Place : Rajkot **Authorized Officer, Bank of Baroda**

सेन्ट्रल बैंक ऑफ इण्डिया सेन्ट्रल बैंक ऑफ़ इंडिया Central Bank of India
RAJKOT REGIONAL OFFICE : 1st Floor, BSNL Telephone Exchange, Opp. Jubilee Baug, Rajkot-360001
Mail ID : recoveryrajkro@centralbank.bank.in

E-AUCTION / SALE NOTICE

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 proviso 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 property mortgaged / charged to the secured creditor, the **Symbolic / Physical Possession** of which have been taken by the authorized officer of **Central Bank of India,** Secured creditors, will be sold on **"As is where is", "As is what is" and "whatever is there is"** basis on **04.11.2026** for recovery of due to the Central Bank of India from Borrower(s) and Guarantor(s). The Reserve Price and earnest money deposit (EMD) is displayed against the details of respective properties.

APPENDIX- IV-A [See proviso to rule 8 (6)] Sale Notice for Sale of Immovable Properties on 04.11.2026

Sr. No.	Name of the Borrowers/Guarantors /Mortgagers	Branch Contact Details	Demand Notice Date & Due Amount	Description of the Immovable Property	Reserve Price, EMD 10% & Bid Incremental Amount (Type of Possession)
01	M/s Balaji Food Products (Partnership Firm) (Borrower) Mrs. Vandanaben Rajanbhai Pandya, (Partner / Guarantor) Mr. Rajanbhai Bhupendrabhai Pandya (Partner / Mortgagor / Guarantor)	Mr. Himanshu Ranjan Chief Manager Bhaktinagar Industrial Area Branch Mo. 96876 90004	03.04.2024 Rs. 1,11,95,002/- + Overdue Interest + Other Charges thereon	**Equitable Mortgage of Property in the name of Mr. Rajanbhai Bhupendrabhai Pandya Commercial Shop at Shop No. 5,** having Built up Area 20.44 Sq. Mtrs., Ground Floor, Jayant Villa Complex, Opp. Vardhaman Complex, Behind K. K. Jewellers, Constructed on Land Adm. 174.76 Sq. Mts., Land of Aghet Lekh No. 40, Dated 24.02.1932 of Rajkot, bearing City Survey No. 1923 paiki, Sheet No. 145 of City Survey Ward No. 5 of Rajkot, area known as Palace Road, Rajkot - 360 001. Adm. 20.44 Sq. Mtrs. **Boundaries : East :** Shop No. 4, **West :** Remaining Part of this Building, **North :** Other Building, **South :** Open Passage & Shop Shutter	Rs. 36,63,000/- Rs. 3,66,300/- Rs. 25,000/- (Physical)
02	M/s Shree Mandavrayji Industries - (Proprietorship Firm) - Borrower Smt. Jignaba Ajitsinh Parmar (Proprietor/ Mortgagor)	Surendranagar Branch Mr. Nitesh Kumar Branch manager Mo. 96876 90029 Mr. Yashwant Kumar Authorized Officer Mo. 96876 90014	15.06.2019 Rs. 76,81,826 + Interest + Other Charges thereon	**Industrial Property In the name of Ms. Jignaba Ajitsinh Parmar,** situated at "Shree Mandavrayji Industries", Shekhpar, Revenue Survey No. 439/1 Paiki, Plot No. 7 paiki, (South Side), At. : Shekhpar, B/H Shakti Jin, Off. Surendranagar to Rajkot Highway, Taluka : Muli, Dist. Surendranagar - 363020, **Admeasuring - 231.00 Sq. Mtrs. Boundaries : North :** Plot No. 7 Paiki North Side, **South :** R. S. No. 438, **East :** 9.00 MT. Wide Road, **West :** R.S. No. 439 Paiki	Rs. 17,93,000/- Rs. 1,79,300/- Rs. 20,000/- (Physical)
03	Mr. Jayesh B. Maradiya (Borrower) Mrs. Nisha Maradiya (Co-Borrower)	Mr. Arvind Shrivastav Jagnath Plot Branch Authorized Officer Mo. 96876 90039	10.06.2025 Rs. 4,95,204/- + Interest + Other Charges thereon.	**Property in the name of Mr. Jayesh B. Mardiya & Mrs. Nisha Mardiya Residential Flat No. 703** having Built up area Admeasuring 41.65 Sq. Meters, Carpet Area 35.15 Sq. Mtrs, situated at the Seventh Floor of Building No. LIG/2 (LIG/B) of LIG Scheme of EWS Yojna, T.P. Scheme No. 9, F.P. No. 31/A, Total Land Admeasuring 22885.00 Sq. Mtrs. of Revenue Survey No. 39 paiki of Village Munjka, Tal. & Registration Sub District Rajkot, Dist. Rajkot, Gujarat. **Area : 41.65 Sq. Mtrs. Boundary : North :** Garden, **South :** Lagu Flat No. 704 and Lift, **East :** Garden, **West :** Passage and Lagu Flat No. 702	Rs. 3,95,000/- Rs. 39,500/- Rs. 10,000/- (Physical)
04	Kishan Agro Industries (Proprietorship Firm) Mr. Akashkumar Chamanlal Kanani (Proprietor / Mortgagor / Guarantor)	Surendranagar Branch Mr. Nitesh Kumar Branch manager Mo. 96876 90029 Mr. Yashwant Kumar Authorized Officer Mo. 96876 90014	30.12.2024 Rs. 1,01,88,300/- + Interest + Other Charges thereon	**Property In the name of Mr. Akash Chamanlal Kanani Industrial Plot including construction thereon,** situated at Plot No. 5, Adm. 486 Sq. Mtrs. R.S. No. 963/P2, Adm. Total Land Area 10421 Sq. Mtrs., Sayla Muli Road, At Sayla, Dist. Surendranagar, Gujarat - 363 430. **Boundary : North :** Agriculture land of R.S. No. 633 Paiki, **South :** 12 Meters Wide Road, **East :** Common Plot - A, **West :** Plot No. 4.	Rs. 42,26,000/- Rs. 4,22,600/- Rs. 50,000/- Symbolic
05	1. M/s Tirupati Industries (Partnership Firm) (Borrower), 2. Chamanlal Nanubhai Kanani (Partner / Mortgagor / Guarantor) 3. Dashrathbhai Devjibhai Vanecha (Partner / Guarantor) 4. Gaturbhai Kanjibhai Sabhani (Partner / Mortgagor / Guarantor) 5. Manjuben Natubhai Jesadiya (Mortgagor / Guarantor) 6. Rajubhai Haribhai Pedhadiya (Mortgagor / Guarantor) 7. Bharatbhai Devjibhai Sarvaliya (Mortgagor / Guarantor) 8. Mrs. Santiben NanjibhaiKanani (Mortgagor / Guarantor)	Surendranagar Branch Mr. Nitesh Kumar Branch manager Mo. 96876 90029 Mr. Yashwant Kumar Authorized Officer Mo. 96876 90014	20.12.2024 Rs. 3,65,05,015/- + Interest + Other Charges thereon.	**Property in the name of Manjuben Natvarbhai Jesadiya Sayla Sim Survey No. 1267 paiki,** Plot No. 24, Admeasuring 236.73 Sq. Yards i.e. 197.93 Sq. Mtrs., At : Sayla, Taluka : Sayla, Dist. : Surendranagar. **Boundaries : East :** 8.70 Meters in that direction there is 9.00 Meters Wide Road, **West :** 8.70 meters in that direction adjoining R.S. No. 1267 Paiki, **North :** 22.75 meters in that direction adjoining R.S. No. 1267 Paiki, **South :** 22.75 meters in that direction there is Plot No. 23	Rs. 9,80,000/- Rs. 98,000/- Rs. 10,000/- (Physical)
06	M/s Vinayak Brass Instruments Mr. Jigar Jigneshbhai Sinojiya Mrs. Darshitaben Jignesh Sinojiya	Mrs. Neha Mangal Branch Manager Ghanteshwar Branch Mo. 96876 90040 Mr. Arvind Shrivastav Authorized Officer Mo. 96876 90039	07.04.2025 Rs. 46,64,483/- + Interest + Other Charges thereon.	**Property in the name of Mrs. Darshitaben Jigneshbhai Sinojiya All that Piece and Parcel of Immovable Property** comprising of Industrial Property of Mavdi Revenue Survey No. 99 paiki and 100 paiki NA Land known as ' Gokulnagar' paike Plot No. 56 paiki South-East Corner Plot paiki East side Corner Land about 98.24 Sq. Mt. i.e. 117-5-0 Sq. Yard paiki North Side Land 49.12 Sq. Mt., Near Gokuldham Society, Street No. 5, Gokul Nagar, Mavdi, within the limits of Rajkot, State of Gujarat, **Bounded by : East :** This is Shutter and then after Public Road, **West :** This Plots Paiki Shed that Side Wall is Joint, **North :** Others Property, **South :** Shed of this Plot Paiki that Side Wall is Joint	Rs. 21,12,000/- Rs. 2,11,200/- Rs. 25,000/- (Physical)

Date of E-Auction : 04.11.2026 • Time - 12.00 Noon to 5.00 PM with Auto extension of 10 Minutes
Date of Inspection & Time : 02.11.2026 Between 12.00 Noon to 5.00 PM
Last Date of Submission of EMD & Documents (Online) : 04.11.2026 upto 4.00 PM

Bidder will register on website and upload KYC documents and after verification of KYC documents by the service provider, EMD to Be Deposited In Global EMD wallet through NEFT/RTGS/transfer (after generation of challan from)The auction will be conducted through the Bank's approved service provider "https://baanknet.com,"

E-auction will be held **"As is where is", "As is what is" and "whatever is there is"** basis. For detailed terms and conditions please refer to the link provided in **www.centralbankofindia.co.in** secured creditor or or auction platform {https://baanknet.com} baanknet Helpline No. Mo. 82912 20220

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

Borrowers/Guarantors/ Mortgagors are hereby notified to pay the sum as mentioned above along with up to date 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 : 17.10.2026, Place : Rajkot **Sd/- Authorised Officer, Central Bank of India**

बैंक ऑफ़ बड़ौदा Bank of Baroda
Bank of Baroda, Becharaji Branch – Opp. Becharaji Gram Panchayat, Becharaji – 384210, Dist. Mehsana, Gujarat, India, E-mail: Bechar@bankofbaroda.com

Notice For Sale of Immovable / Movable Property/ies
[Under Rule 6(2) and 8(6) of Security Interest (Enforcement) Rules, 2002]

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 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 movable/ immovable property/ies hypothecated/mortgaged/charged to Bank of Baroda, the Secured Creditor, the **Physical Possession** of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on **05.11.2026** "As is where is", "As is what is", and "Whatever there is" basis for recovery of dues 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	Description of the immovable / movable properties	Total dues	Reserve Price EMD & Bid Increase Amount
1	**M/s Megh Industries, (Prop. Mr. Bipinkumar Ranchhodbhai Patel), Factory Add:** Revenue Survey No 874 (Old Revenue Survey No 55 paiki), City Survey No NA874, Sheet No NA99, Vill.-Sanpavada, Ta-Becharaji, Di-Mehsana, Gujarat – 384210 **Registered Add:** 1st Floor, Shop No F19, Vinayak Hub, Becharaji Road, Reliance Petrol Pump, Taluka Becharaji, Dist.Mehsana, Gujarat -384210 **1. Mr. Bipinkumar Ranchhodbhai Patel (Through Prop. M/s Megh Industries & Guarantor)** Add: 95, Vraj Vihar Bunglows, Vill. Sankhalpur, Taluka Becharaji, Dist. Mehsana, Gujarat -384210 **2. Mr. Vipulkumar Ranchhodbhai Patel (Guarantor & Mortgagor)** Add: 95, Vraj Vihar Bunglows, Vill. Sankhalpur, Taluka Becharaji, Dist. Mehsana, Gujarat -384210 **3.Shri Ranchhodbhai Bechardas Mulchandbhai Patel (Guarantor & Mortgagor)** Add: 95, Vraj Vihar Bunglows, Vill. Sankhalpur, Taluka Becharaji, Dist. Mehsana, Gujarat - 384210	**(1)** All that piece and parcel of N.A. Land for Industrial Purpose with construction thereon area admeasuring 6515.00 Sq. Mtrs of Revenue Survey No 874 (Old Revenue Survey No 55 paiki), City Survey No NA874, Sheet No NA99, situated within the limits of Sanpavada, Ta-Becharaji, Di-Mehsana in the name of Ranchhodbhai Bechardas Mulchandbhai Patel and leased to the borrower M/S Megh Industries. The Belongings leftover by the borrower in the premises (as per panchnama) are not part of the Auction. The Property bounded as under : **North:** Adj. R.S. No - 825, **South:** Adj. R.S. No - 875, **East:** Adj. R.S. No - 873, **West:** Becharaji-Harij Road. **(2)** All that piece and parcel of movable Hypothecated Securities (Plant & machineries) situated and lying at borrower (M/S Megh Industries) premises at Revenue Survey No 874 (Old Revenue Survey No 55 paiki), City Survey No NA874, Sheet No NA99, situated within the limits of Sanpavada, Ta-Becharaji, Di-Mehsana. Description of Machineries and Quantity 1) Automatic Dipping Machie-4, 2) Rubber Band Moulds – 1600, 3) Hydraulic Drum Lifter – 1, 4) Rubber Band Cutting Machine – 8, 5) Air Compressor – 2, 6) Rubber Band Sorting Machine – 1, 7) Chemical Mixing Stirrer - 2	**Total dues Rs.3,61,80,138.00 (Rupees Three Crore Sixty One Lakh Eighty Thousand One Hundred Thirty Eight Only) as on 24.09.2025 and interest thereon at the contractual rate plus cost, charges and expenses till date of payment.**	**1.Reserve Price- (Factory Land & Building = Rs.1,47,82,000 + Plant & Machineries= Rs.1,73,34,000/-) Total Reserve Price = Rs.3,21,16,000/- 2. Earnest Money Deposit (EMD) – Rs. 32,11,600/- 3. Bid Increase Amount Rs. 50,000/-**

E-Auction Date : 05.11.2026 and E-Auction Time: 02:00 PM to 06:00 PM (unlimited extension of 10 minutes) • Status of Possession : Physical • Property inspection Date : 04.11.2026, Time : 11.00 Am to 4.00 PM (BY TAKING PRIOR APPOINTMENT)

For detailed terms and conditions of sale, please refer to the link provided in **https://bankofbaroda.bank.in/e-auction and https://baanknet.com** Also, prospective bidders may contact the For **Authorised officer on Mobile 8980039890 / 8980039848. (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

Date : 17.10.2026 | Place : Bechraji **Sd/- Authorized Officer, BANK OF BARODA**

यूनियन बैंक ऑफ इंडिया Union Bank of India
ARB Surat, Add : Tulsi Market, Ring Road, Maan 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 – 13-11-2026 (Friday) from 12:00 p.m. to 05:00 p.m.

Branch Name, Address & Contact No.	Union Bank of India, ARB - Surat Branch, Tulsi Market, Ring Road, Maan Darwaja, Surat - 395002.
Name of the Borrower & Guarantor/s : M/s. A.R. Buildcon (A partnership firm), Mr. Vipul Dinesh Mehta (Partner and Guarantor), Mr. Chandan Prafulla Baruah (Partner and Guarantor), Mrs. Archana Vipul Mehta (Guarantor & Mortgagor), Mrs. Rashmirekha Chandan Baruah (Guarantor & Mortgagor)	**Amount due :- Rs. 55,40,357.90 together with interest as on 30-11-2025 and future interest from 01-12-2025 plus expenses**
Property No. 01 : All that Shop No. A-3, admeasuring 250 Sq. Ft. equivalent to 23.23 Sq. Mtrs. (Super Built-Up area) on the Ground Floor along with 5 Sq. Mtrs. undivided share of land in Vardhaman Building constructed on N.A. land bearing Plot No. 5 Revenue Survey No. 166/4/P25 admeasuring 810 Sq. Mtrs. being situated at Santivan, Village-Solsumba, (E), Taluka: Umbergaon, District - Valsad. **Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any : None**	
Reserve Price : Rs. 3,96,000.00 | EMD : Rs. 39,600.00	
Name of the Borrower & Guarantor/s : M/s Kuber Enterprise Proprietor - Mr. Chirantar Shantibhai Jadhav (Borrower), Mr. Chirantar Shantibhai Jadhav (Proprietor of M/s Kuber Enterprise) (Borrower), Mr. Chirag Rameshbhai Patel (Guarantor), Mr. Vivek Rameshbhai Patel (Guarantor)	**Amount due :- Rs. 1,41,04,259.28 together with interest and expenses as on 31-08-2025 and future interest from 01-09-2025 plus charge and expenses**
Property No. 02 : Office No. S-486, 4th Floor, Silver Plaza Complex, Belgium Square, admeasuring 458.00 Sq. ft. (Carpet Area - 311.44 Sq. Ft.) situated at Ward No. 7, City Survey Nondh No. 4824-A, Rampura, Taluka-Chorayasi, Surat. Boundary : East : Ring Road, West : Entry, Passage & Office No. S-4442, North : Lift. South : Japan market (Owned by Mr. Chirantar Shantibhai Jadhav). **Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any : None**	
Reserve Price : Rs. 10,71,000.00 | EMD : Rs. 1,07,100.00	
Name of the Borrower & Guarantor/s : Mr. Jimi Pankajbhai Patel Alias Mr. Jimmy P. Patel	**Amount due :- Rs. 24,68,845.33 as per Demand Notice Dated 01-11-2022 plus further interest, cost & expenses (Subject to Subsequent recovery, if any)**
Property No. 03 : All the piece & parcel of Flat No. 107 in Shubh Mangal 1, which is constructed on the N.A. land bearing R. S. No. 262/1/P/2, constructed on N.A. Land admeasuring 9365 Sq. Mtrs., flat admeasuring 1250 sq. ft. & 116.27 sq. mtrs., which is situated within the Grampanchayat Limit of Nandawala Tal. & Dist. Valsad with all right in the name of Mr. Jimi Pankajbhai Patel Alias Mr. Jimmy P. Patel. **Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any : None**	
Reserve Price : Rs. 11,63,000.00 | EMD : Rs. 1,16,300.00	

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 : 17-10-2026 **For Registration and Login and Bidding Rules visit https://baanknet.com** **Authorised Officer,**
Place : Surat, Gujarat **Union Bank of India**

Publication Date : 18-10-2026 **News Paper : Financial Express (Ahmedabad Edition)**