ARKA FINCAP LIMITED

Regd. Office: - Regd. Office: - 2504, 25th Floor, One Lodha Place, Senapati Bapat Marg, Lower Parel, Mumbai- 400013, Maharashtra Email: customercare@arkaholdings.com. **CIN Number:-** U65993MH2018PLC308329 **Contact No.** 022 40471000 **Mobile No.** 9582835081/ 9987189750

[SALE NOTICE FOR AUCTION SALE OF IMMOVABLE PROPERTIES]

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 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) that pursuant to physical possession of the secured asset mentioned hereunder by the Authorized Officer of ARKA FINCAP LIMITED (hereinafter referred to as "Secured Creditor") under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the recovery of amount due from borrower(s), offers are invited to be submitted online on the Web Portal of our Sales & Marketing and e-Auction Service Partner, CredResolution India Private Limited i.e. **www.credauction.com** by the undersigned for purchase of the immovable property, as described hereunder.

Borrower(s) Details	Date & Amount of 13(2) Demand Notice	Reserve Price / EMD / Bid Increase Amount	Date & Time of eAuction
Branch: Surat **Borrower: M/S. Vishnu Textiles** **Co-borrowers:** **1.M/S. Maanveer Impex** **2.Mr. Vishnu Raghunath Pandey** **3.Mrs. Mamta Pandey**	**Date: - 09/06/2026** **INR 3,28,25,199.80/- (Rupees Three Crore Twenty-Eight Lacs Twenty Five Thousand One Hundred and Ninety Nine and Paise Eighty Only) for Loan Account 2002031806 as on 08/06/2026**	**INR 2,80,00,000/- (Rupees Two Crore Eighty Lacs Only)** **INR 28,00,000/- (Rupees Twenty-Eight Lacs Only)** **INR 50,000/- (Rupees Fifty Thousand only)**	**22nd December 2026, Time: 10.30 am to11.30 am with unlimited extension of 5 minutes**

Description of Property

Property – 1 - All that Piece and Parcel of property bearing Non-agricultural plot of land in Moje: Magob, Surat lying being land bearing Revenue survey no. 27/3, Block no. 45, admeasuring 20234.00 Sq. Mtrs., Draft T. P. Scheme no. 64 (Dumbhal- Magob), O. P. Plot no. 59, Final Plot no. 59, admeasuring 13152.00 Sq. Mtrs., Known as "RAJ TEXTILE TOWER" Paikki Building no. - A, 8th Floor, As Per Plan 9th Floor, Shop no. 8001, Built up admeasuring 654.28 Sq. Mtrs., Carpet admeasuring 644.00 Sq. Mtr., Paikki Shop No. 8001-A, Built up admeasuring 65.43 Sq. Mtrs., Carpet admeasuring 64.50 Sq. Mtrs., at Registration District & Sub-District (Surat), District Surat within the State of Gujarat. AND

Property- 2 - All that Piece and Parcel of property bearing Non-agricultural plot of land in Moje: Magob, Surat lying being land bearing Revenue survey no. 27/3, Block no. 45, admeasuring 20234.00 Sq. Mtrs., Draft T. P. Scheme no. 64 (Dumbhal- Magob), O. P. Plot no. 59, Final Plot no. 59, admeasuring 13152.00 Sq. Mtrs., Known as "RAJ TEXTILE TOWER" Paikki Building no. - A, 8th Floor, As Per Plan 9th Floor, Shop no. 8001, Built up admeasuring 654.28 Sq. Mtrs., Carpet admeasuring 644.00 Sq. Mtr., Paikki Shop No. 8001-B, Built up admeasuring 65.43 Sq. Mtrs., Carpet admeasuring 64.50 Sq. Mtrs., at Registration District & Sub-District (Surat), District Surat within the State of Gujarat. AND

Property – 3 - All that Piece and Parcel of property bearing Non-agricultural plot of land in Moje: Magob, Surat lying being land bearing Revenue survey no. 27/3, Block no. 45, admeasuring 20234.00 Sq. Mtrs., Draft T. P. Scheme no. 64 (Dumbhal- Magob), O. P. Plot no. 59, Final Plot no. 59, admeasuring 13152.00 Sq. Mtrs., Known as "RAJ TEXTILE TOWER" Paikki Building no. - A, 8th Floor, As Per Plan 9th Floor, Shop no. 8001, Built up admeasuring 654.28 Sq. Mtrs., Carpet admeasuring 644.00 Sq. Mtr., Paikki Shop No. 8001-C, Built up admeasuring 65.43 Sq. Mtrs., Carpet admeasuring 64.50 Sq. Mtrs., at Registration District & Sub-District (Surat), District Surat within the State of Gujarat. AND

Property – 4 - All that Piece and Parcel of property bearing Non-agricultural plot of land in Moje: Magob, Surat lying being land bearing Revenue survey no. 27/3, Block no. 45, admeasuring 20234.00 Sq. Mtrs., Draft T. P. Scheme no. 64 (Dumbhal- Magob), O. P. Plot no. 59, Final Plot no. 59, admeasuring 13152.00 Sq. Mtrs., Known as "RAJ TEXTILE TOWER" Paikki Building no. - A, 8th Floor, As Per Plan 9th Floor, Shop no. 8001, Built up admeasuring 654.28 Sq. Mtrs., Carpet admeasuring 644.00 Sq. Mtr., Paikki Shop No. 8001-D, Built up admeasuring 65.43 Sq. Mtrs., Carpet admeasuring 64.50 Sq. Mtrs., at Registration District & Sub-District (Surat), District Surat within the State of Gujarat. AND

Property – 5 - All that Piece and Parcel of property bearing Non-agricultural plot of land in Moje: Magob, Surat lying being land bearing Revenue survey no. 27/3, Block no. 45, admeasuring 20234.00 Sq. Mtrs., Draft T. P. Scheme no. 64 (Dumbhal- Magob), O. P. Plot no. 59, Final Plot no. 59, admeasuring 13152.00 Sq. Mtrs., Known as "RAJ TEXTILE TOWER" Paikki Building no. - A, 8th Floor, As Per Plan 9th Floor, Shop no. 8001, Built up admeasuring 654.28 Sq. Mtrs., Carpet admeasuring 644.00 Sq. Mtr., Paikki Shop No. 8001-E, Built up admeasuring 65.43 Sq. Mtrs., Carpet admeasuring 64.50 Sq. Mtrs., at Registration District & Sub-District (Surat), District Surat within the State of Gujarat. AND

Property – 6 - All that Piece and Parcel of property bearing Non-agricultural plot of land in Moje: Magob, Surat lying being land bearing Revenue survey no. 27/3, Block no. 45, admeasuring 20234.00 Sq. Mtrs., Draft T. P. Scheme no. 64 (Dumbhal- Magob), O. P. Plot no. 59, Final Plot no. 59, admeasuring 13152.00 Sq. Mtrs., Known as "RAJ TEXTILE TOWER" Paikki Building no. - A, 8th Floor, As Per Plan 9th Floor, Shop no. 8001, Built up admeasuring 654.28 Sq. Mtrs., Carpet admeasuring 644.00 Sq. Mtr., Paikki Shop No. 8001-F, Built up admeasuring 65.43 Sq. Mtrs., Carpet admeasuring 64.50 Sq. Mtrs., at Registration District & Sub-District (Surat), District Surat within the State of Gujarat. AND

Property – 7 - All that Piece and Parcel of property bearing Non-agricultural plot of land in Moje: Magob, Surat lying being land bearing Revenue survey no. 27/3, Block no. 45, admeasuring 20234.00 Sq. Mtrs., Draft T. P. Scheme no. 64 (Dumbhal- Magob), O. P. Plot no. 59, Final Plot no. 59, admeasuring 13152.00 Sq. Mtrs., Known as "RAJ TEXTILE TOWER" Paikki Building no. - A, 8th Floor, As Per Plan 9th Floor, Shop no. 8001, Built up admeasuring 654.28 Sq. Mtrs., Carpet admeasuring 644.00 Sq. Mtr., Paikki Shop No. 8001-G, Built up admeasuring 65.43 Sq. Mtrs., Carpet admeasuring 64.50 Sq. Mtrs., at Registration District & Sub-District (Surat), District Surat within the State of Gujarat. AND

Property – 8 - All that Piece and Parcel of property bearing Non-agricultural plot of land in Moje: Magob, Surat lying being land bearing Revenue survey no. 27/3, Block no. 45, admeasuring 20234.00 Sq. Mtrs., Draft T. P. Scheme no. 64 (Dumbhal- Magob), O. P. Plot no. 59, Final Plot no. 59, admeasuring 13152.00 Sq. Mtrs., Known as "RAJ TEXTILE TOWER" Paikki Building no. - A, 8th Floor, As Per Plan 9th Floor, Shop no. 8001, Built up admeasuring 654.28 Sq. Mtrs., Carpet admeasuring 644.00 Sq. Mtr., Paikki Shop No. 8001-H, Built up admeasuring 65.43 Sq. Mtrs., Carpet admeasuring 64.50 Sq. Mtrs., at Registration District & Sub-District (Surat), District Surat within the State of Gujarat. AND

Property- 9 - All that Piece and Parcel of property bearing Non-agricultural plot of land in Moje: Magob, Surat lying being land bearing Revenue survey no. 27/3, Block no. 45, admeasuring 20234.00 Sq. Mtrs., Draft T. P. Scheme no. 64 (Dumbhal- Magob), O. P. Plot no. 59, Final Plot no. 59, admeasuring 13152.00 Sq. Mtrs., Known as "RAJ TEXTILE TOWER" Paikki Building no. - A, 8th Floor, As Per Plan 9th Floor, Shop no. 8001, Built up admeasuring 654.28 Sq. Mtrs., Carpet admeasuring 644.00 Sq. Mtr., Paikki Shop No. 8001-I, Built up admeasuring 65.43 Sq. Mtrs., Carpet admeasuring 64.50 Sq. Mtrs., at Registration District & Sub-District (Surat), District Surat within the State of Gujarat.

Property – 10 - All that Piece and Parcel of property bearing Non-agricultural plot of land in Moje: Magob, Surat lying being land bearing Revenue survey no. 27/3, Block no. 45, admeasuring 20234.00 Sq. Mtrs., Draft T. P. Scheme no. 64 (Dumbhal- Magob), O. P. Plot no. 59, Final Plot no. 59, admeasuring 13152.00 Sq. Mtrs., Known as "RAJ TEXTILE TOWER" Paikki Building no. - A, 8th Floor, As Per Plan 9th Floor, Shop no. 8001, Built up admeasuring 654.28 Sq. Mtrs., Carpet admeasuring 644.00 Sq. Mtr., Paikki Shop No. 8001-J, Built up admeasuring 65.43 Sq. Mtrs., Carpet admeasuring 64.50 Sq. Mtrs., at Registration District & Sub-District (Surat), District Surat within the State of Gujarat.

TERMS AND CONDITIONS OF E- AUCTION:

1) The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may go through the website of Arka Fincap Limited **(www.arkaholdings.com)** and website of our Sales & Marketing and e-Auction Service Provider, **www.credauction.com** for bid documents, the details of the Secured Asset put up for e-Auction and the Bid Form which will be submitted online
2) All the intending purchasers/bidders are required to register their name on the Web Portal mentioned above as www.credauction.com and generate their User ID and Password free of cost of their own to participate in the e-Auction on the date and time aforesaid.
3) For any enquiry, information & inspection of the property, support, procedure and online training on eAuction, the prospective bidders may contact the Client Service Delivery (CSD) Department of our Sales & Marketing and e-Auction Service Partner CredResolution India Private Limited, **E-mail ID: balram@credsolv.com or amit@credsolv.com** or the Authorized Officer, **shantanu.dorlikar@arkaholdings.com**. To the best of knowledge and information of the Authorized Officer, there is no encumbrance in the property/ies. However, the intending bidders should make their own independent inquiries regarding the encumbrance, title of property/ies put on e-Auction and claims/right/dues/affecting the property prior to submitting their bid. The e-Auction advertisement does not constitute any commitment or any representation of the Secured Creditor/Authorized Officer. The property is being sold with all the existing and future encumbrances unknown to Secured Creditor/Authorized Officer. The Authorized officer/Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues;
4) For participating in the e-Auction, intending purchasers / bidders will have to submit the hard copy of duly filled-up bid form at the branch of Secured Creditor's office at office No - 506/507 - United Trade Centre, Opp Indian Oil Petrol pump, Near Hari om circle, adajan Gam LP Savani, Surat, Gujarat - 395009 with the details of payment of interest-free refundable Earnest Money Deposit (EMD) of the secured asset as mentioned above by way of Demand Draft in favour of 'Arka Fincap Limited' or by way of RTGS/NEFT to the account details mentioned as follows:
   a.Account Name: Arka Fincap Limited **b.Bank Name:** ICICI Bank Limited
   c.Address of the Bank: CG Road, Ahmedabad **d.Bank Account No.:** 032305006479
   e.IFSC Code:ICIC0001367
   along with self-attested copies of the PAN Card, Aadhar Card, Residence Address Proof, Board Resolutions in case of company and Address Proof on or **before 5 pm of 21st December 2026.**
5) The Property will not be sold below the Reserve Price. The Successful Purchaser/ Highest Bidder shall have to deposit the 25% (inclusive of EMD) of his/her/ its offer by way of RTGS/NEFT to the account mentioned herein above within 24:00 hours from the completion of e-Auction, failing which the sale will be deemed have been failed and the EMD of the said Successful Bidder shall be forfeited;
6) The EMD of all other bidders who did not succeed in the e-Auction will be refunded by the Authorized Officer of the Secured Creditor within 72 working hours of the closure of the e-Auction. The EMD will not carry any interest.
7) The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15th) day from the date of 'Confirmation of Sale' of the said secured asset by the Authorized Officer/ Secured Creditor or such extended period as may be agreed upon in writing by the Authorized Officer at his/ her discretion. In case of default, all amounts deposited till then shall be liable to be forfeited;
8) The date of Inspection of the Immovable Property is on **15th November 2026 between 12 pm to 5 pm**. At any stage of the e-Auction, the Authorized Officer may accept/reject/modify/cancel the bid/offer or postpone the e-Auction without assigning any reason thereof and without any prior notice. In case any bid is rejected, Authorized Officer can negotiate with any of the rendered or intending bidders or other parties for sale of property by way of Private Treaty;
9) The Successful Purchaser/ Bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her/its favour as per the applicable law;
10) Sale is subject to the confirmation by the Authorized Officer;
11) The Total Loan Outstanding amount is not the loan foreclosure amount. All other charges (if any) shall be calculated at the time of closure of the loan.
12) The Secured Creditor/Authorized Officer is not responsible for any liabilities whatsoever pending upon the property as mentioned above. The Property shall be auctioned on "As Is Where Is Basis", "As Is What Is Basis", "Whatever is There Is Basis" and "No Recourse" condition basis.
13) The sale shall be subject to rules/conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, as amended from time to time; It shall solely be the responsibility of the Successful Bidder/ Purchaser to get the sale registered. All expenses relating to stamp duty, registration charges, transfer charges and any other expenses and charges in respect of the registration of the sale for the above referred property shall be borne by the Successful Bidder/ Purchaser. The sale has to be registered at the earliest else the purchaser has to give the request letter to the Authorized Officer of the Secured Creditor mentioning the reason of delaying the registration;
14) No person other than the intending bidder/ offer or themselves, or their duly authorized representative shall be allowed to participate in the e-Auction/sale proceedings. Such Authorization Letter is required to submit along with the Bid Documents;
15) Special Instruction: e-Auction shall be conducted by the Service Provider, CredResolution India Private Limited on behalf of the Secured Creditor, on pre-specified date, while the bidders shall be quoting from their own home/ offices/ place of their Bid as per their choice above the Reserve Price. Internet connectivity and other **paraphernalia** requirements shall have to be ensured by bidders themselves. Please note that failure of Internet connectivity (due to any reason whatsoever it may be) shall be sole responsibility of bidders and neither Authorized Officer of the Secured Creditor nor CredResolution India Private Limited shall be responsible for these unforeseen circumstances. In order to ward-off such contingent situation, bidders are requested to make all the necessary arrangements/ alternatives whatever required so that they are able to circumvent such situation and still be able to participate in the e-Auction successfully. However, it is requested to the Bidder(s) not to wait till the last moment to quote/improve his/ her Bid to avoid any such complex situations.
16) This notice is also to be treated as 30 (Thirty) days' notice to the Borrower(s)/Mortgagor of the above said loan account pursuant to Rule 8(6) of Security Interest (Enforcement) Rules, 2002.
17) The Borrower/s have filed Securitisation Application Nos. 634/2026 before the Hon'ble Debt Recovery Tribunal-II at Ahmedabad, however there is no interim or restrictive order as on the date of publication of this Auction notice.

Place: - Surat **Sd/- Authorised Officer**
Date: - 04/11/2026 **ARKA FINCAP LIMITED**

STATE BANK OF INDIA

Stressed Assets Recovery Branch (18735) : 1st Floor, SBI Gymkhana Road Branch, Jawahar Road, Near Trikon Baug, Rajkot-360001.

SALE FOR IMMOVABLE PROPERTY UNDER SARFASI ACT
APPENDIX IV-A-[SEE PROVISO TO RULE 8(6)]

E-AUCTION SALE NOTICE
AUCTION DATE : 30/11/2026

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 provision 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 properties Mortgaged / Charged to the Secured Creditor, the **Physical Possession** of which has been taken by the Authorised Officer of **State Bank of India** "The Secured Creditor", will be sold in **"As is Where is ", As is What is", and "Whatever is there is"** basis on **30th November 2026** for recovery of dues to Secured Creditor.

Sr. No.	Details of Property	Amt. to be recovered	Possession Type / Date	Name of Borrower / Guarantor	Title deed Holder	Reserve Price/EMD/ BID Increase	Date & Time of Inspection
1.	All that Piece and Parcel of the Land and Building of Block - A, Plot No. 54/A, Admeasuring 83.615 Sq. mtrs. situated at Shri Tilaknagar Co-op. Housing Society Ltd., Tilaknangar, bearing City Survey Ward No. 5, Sheet No. 158, Survey No. 5428/A, Bhavnagar, State of Gujarat. **(Property ID: SBIN200069607198)**	As per Demand Notice dated 29/07/2025 for **Rs. 29,96,804/-** plus interest thereon, cost and expenses etc. thereafter Less: Recovery, if any	**Physical Possession (03/07/2026)**	Jayaben Hareshbhai Naiya Hareshbhai Bachubhai Naiya	Jayaben Hareshbhai Naiya	**Rs. 29,04,000/-** **Rs. 2,90,400/-** **Rs. 10,000/-**	**23/11/2026 from 01:00 PM to 02:00 PM**

DATE AND TIME OF E-AUCTION : 30/11/2026 at 11:00 AM To 04:00 PM - WITH UNLIMITED EXTENSION OF 10 MINUTES EACH.

DATE & TIME FOR SUBMISSION OF REQUEST LETTER OF PARTICIPATION/KYC DOCUMENTS/PROOF OF EMD "Interested bidder may deposit Pre-Bid EMD with BAANKNET.COM (PSB Alliance) before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in BAANKNET.COM's Bank account and updation of such information in the e-auction website. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last minute problem.".

AUTHORISED OFFICERS FOR ALL THE PROPERTIES – Shri Arvind Kumar Ojha (Mobile No. 9006381236)
(Contact Persons for Details : Shri Jayant Marathe - 7028789882)

TERMS & CONDITION : THE AUCTION WILL BE CONDUCTED ON LINE THROUGH BAANKNET.COM Portal, E-Auction service provider M/s. PSB Alliance Private Limited having its Registered Office at 4th Floor, Metro House, Mahatma Gandhi Road, Dhobi Talao, Near New Marine Lines, Mumbai - 400020 (Helpdesk Numbers: +918291220220) at the web portal https://baanknet.com

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the secured Creditor website https://sbi.bank.in/web/sbi-in-the-news/auction-notices/sarfaesi-and-others

STATUTORY 15 DAYS SALE NOTICE UNDER SARFAESI ACT 2022

(1). The Borrower / Directors / Guarantors / Mortgagors / Legal Heirs are hereby noticed to pay the sums mentioned above before the date of Auction, failing which the property / ies will be auctioned and balance if any will be recovered from them with interest and cost by legal avenues. **(2).** It shall be the responsibility of the successful bidder to remit the TDS@1% as applicable u/s 194 1-A if the aggregate of the sums credited or paid for such consideration is Rs. 50 lakhs or more. TDS Should be filed online by filling form 26QB & TDS certificate to be issued in form 16B. The purchaser has to produce the proof of having deposited the income tax into the government accounts within 15 days of e-auction. **(3).** GST applicable if any will be borne by the bidder

Sd/-,
Date : 04.11.2026, Place : Rajkot **Authorised Officer, State Bank of India, Rajkot**

STATE BANK OF INDIA

Stressed Assets Recovery Branch (18735) : 1st Floor, SBI Gymkhana Road Branch, Jawahar Road, Near Trikon Baug, Rajkot-360001.

SALE FOR IMMOVABLE PROPERTY UNDER SARFASI ACT
APPENDIX IV-A-[SEE PROVISO TO RULE 8(6)]

E-AUCTION SALE NOTICE
AUCTION DATE : 24/11/2026

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 provision 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 properties Mortgaged / Charged to the Secured Creditor, the **Physical Possession** of which has been taken by the Authorised Officer of **State Bank of India** "The Secured Creditor", will be sold in **"As is Where is ", As is What is", and "Whatever is there is"** basis on **24th November 2026** for recovery of dues to Secured Creditor.

Sr. No.	Details of Properties	Amt. to be recovered	Possession Type / Date	Name of Borrower / Guarantor	Title deed Holder	Reserve Price/EMD/ BID Increase	Date & Time of Inspection
1.	Residential Plot No. 7, Admeasuring 396.92 Sq. Mtrs. of Survey No. 141p, in Village - Royal, Taluka – Talaja, District – Bhavnagar - 364140. **(Property ID: SBIN100000761756)**	As per Demand Notice dated 29/07/2024 for **Rs. 8,89,73,702.46** plus interest thereon, cost and expenses etc. thereafter Less: Recovery, if any	**Physical Possession (10/06/2026)**	**1).** Gajanand Ginning & Pressing Pvt Ltd **2).** Rajubhai Gordhanbhai Kukadiya **3).** Lakhmanbhai Shamjibhai Kukadiya **4).** Tulsibhai Vashrambhai Kukadiya **5).** Kishorbhai Vashrambhai Kukadiya **6).** Nareshbhai Gordhanbhai Kukadiya **7).** Madhuben Laxmanbhai Kukadiya **8).** Legal Heirs of Late Premjibhai Vallabhbhai Kukadiya - Piyushbhai Premjibhai Kukadiya, Rasilaben Premjibhai Kukadiya and Satishbhai Premjibhai Kukadiya **9).** Legal Heirs of Late Bhaturbhai Zaverbhai Dhameliya - Manuben Bhaturbhai Dhameliya, Kishorbhai Bhaturbhai Dhameliya, Balvantbhai Bhaturbhai Dhameliya and Bhadreshbhai Bhaturbhai Dhameliya **10).** Legal Heirs of Late Vallabhbhai Mavjibhai Kukadiya - Liliben Vallabhbhai Kukadiya, Govardhanbhai Vallabhbhai Kukadiya, Pravinbhai Vallabhbhai Kukadiya and Geetaben Vallabhbhai Kukadiya	Smt. Madhuben Laxmanbhai Kukadiya	**Rs. 12,31,000/-** **Rs. 1,23,100/-** **Rs. 10,000/-**	**17/11/2026 from 01:00 PM to 02:00 PM**
2.	Residential Plot No. 8, Admeasuring 413.03 Sq. Mtrs. of Survey No. 141p in Village - Royal, Taluka – Talaja, District – Bhavnagar - 364140. **(Property ID: SBIN100000761757)**					**Rs. 12,80,000/-** **Rs. 1,28,000/-** **Rs. 10,000/-**	
3.	Residential Plot No. 10, Admeasuring 569.57 Sq. Mtrs. of Survey No. 141p in Village - Royal, Taluka – Talaja, District – Bhavnagar - 364140. **(Property ID: SBIN100000761758)**					**Rs. 17,66,000/-** **Rs. 1,76,600/-** **Rs. 10,000/-**	

DATE AND TIME OF E-AUCTION : 24/11/2026 at 11:00 AM To 04:00 PM - WITH UNLIMITED EXTENSION OF 10 MINUTES EACH.

DATE & TIME FOR SUBMISSION OF REQUEST LETTER OF PARTICIPATION/KYC DOCUMENTS/PROOF OF EMD "Interested bidder may deposit Pre-Bid EMD with BAANKNET.COM (PSB Alliance) before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in BAANKNET.COM's Bank account and updation of such information in the e-auction website. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last minute problem.".

AUTHORISED OFFICERS FOR ALL THE PROPERTIES – Shri Arvind Kumar Ojha (Mobile No. 9006381236)
(Contact Persons for Details : Shri Jayant Marathe - 7028789882)

TERMS & CONDITION : THE AUCTION WILL BE CONDUCTED ON LINE THROUGH BAANKNET.COM Portal, E-Auction service provider M/s. PSB Alliance Private Limited having its Registered Office at 4th Floor, Metro House, Mahatma Gandhi Road, Dhobi Talao, Near New Marine Lines, Mumbai - 400020 (Helpdesk Numbers: +918291220220) at the web portal https://baanknet.com

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the secured Creditor website https://sbi.bank.in/web/sbi-in-the-news/auction-notices/sarfaesi-and-others

STATUTORY 15 DAYS SALE NOTICE UNDER SARFAESI ACT 2022

(1). The Borrower / Directors / Guarantors / Mortgagors / Legal Heirs are hereby noticed to pay the sums mentioned above before the date of Auction, failing which the property / ies will be auctioned and balance if any will be recovered from them with interest and cost by legal avenues. **(2).** It shall be the responsibility of the successful bidder to remit the TDS@1% as applicable u/s 194 1-A if the aggregate of the sums credited or paid for such consideration is Rs. 50 lakhs or more. TDS Should be filed online by filling form 26QB & TDS certificate to be issued in form 16B. The purchaser has to produce the proof of having deposited the income tax into the government accounts within 15 days of e-auction. **(3).** GST applicable if any will be borne by the bidder

Sd/-,
Date : 04.11.2026 **Authorised Officer,**
Place : Rajkot **State Bank of India, Rajkot**

बैंक ऑफ़ बड़ौदा Bank of Baroda — REGIONAL STRESSED ASSET RECOVERY BRANCH, NAGPUR

Mytri Willows, 2nd Floor, Opp. Empress Mall, Above Lotus Electornics, Sir Bezonjee Mehta Road, Nagpur -440018.

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 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), 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 Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on **"As is where is", "As is what is"**, and **"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	Description Of The Immovable Property (Mortgagor/s)	Total Dues	1. Reserve Price 2. Earnest Money Deposit (EMD) 3. Bid Increase Amount	1. Auction of Date & Times 2. Last Date & Time of submission Bid	EMD deposit Account No IFSC Code Branch	Status of Possession (Constructive /Physical)	Property Inspection date & Time.
1	1. **M/s Dev Darshan Tiles Mr. Dipesh Dilipbhai Kanabar (Proprietor)** **1 Add.** : Plot No. 12, Gangabai Ghat Chowak Nagpur-440008. **2 Add.** : Flat No401, 4th Floor, Matoshree Apartment, Anand Vidyarthi Grih Layout, Satnami Nagar, Lakadganj Nagpur-440008 3. **Mrs. Nisha Dipesh Kanabar (Guarantor)** 4. **Mrs. Rekha Dilip Kanabar** **3 & 4 are both address** : Flat No401, 4th Floor, Matoshree Apartment, Anand Vidyarthi Grih Layout, Satnami Nagar, Lakadganj Nagpur-440008 5. **Mrs. Kundanben Kiranbhai Kanabar** 6. **Mr. Kiranbhai Chaturbhuj Kanabar** **5 & 6 are both address** : Shri Shiv Heritage, A-Wing Block No. 301, 3rd Floor, Shri Ram Society, Ravapar Road Morbi-363641 Gujrat.	1. All that piece and parcel of **Residential Flat No 601** situated in survey number 8/2 (p.1) Residential Plot Number.1 "Bhumi Tower-C" Sixth Floor, admeasuring Sq. ft.796.40 i.e. 73.99 sq.mtr Village- Nani Vavdi, Dist: Morbi, Gujrat in the name of Mr. Kiranbhai Chaturbhuj Kanabar & Smt. Kundanben Kiranbhai Kanabar. **bounded as under – East –** Canal Service Road, **West –** Flat NO. 602, **North –** Passage, stair & Main Door, **South –** Open Space & Then Bhumi Tower – B. **Mortgagor – Mr. Kiranbhai Chaturbhuj Kanabar & Smt. Kundanben Kiranbhai Kanabar** **BAANKNET Property ID -** BARB599120200352 **Auction ID - 381364** 2. All that piece and parcel of **Residential Flat No 603** situated in survey number 8/2 (p.1) Residential Plot Number.1 "Bhumi Tower-C" Sixth Floor, Admeasuring Sq. ft.1083.84 i.e.100.69 sq.mtr Village- Nani Vavdi, Dist: Morbi, Gujrat in the Name of Smt. Rekhaben Dilipbhai Kanabar. **bounded as under – East –** Canal Service Road, **West –** R. s. No. 7/ Paiki, **North –** R. s. No. 9/ Paiki, **South –** Passage, Stair, Lift, Main Door & Flat No. 602. **Mortgagor – Smt. Rekhaben Dilipbhai Kanabar.** **BAANKNET Property ID -** BARB599120200353 **Auction ID - 381352**	Rs. **2,29,79,761.82** + unapplied interest + unserviced intrest and other charges	**Rs. 9,09,500/-** **Rs. 90,950/-** **Rs. 10,000/-** **Rs. 12,41,000/-** **Rs. 1,24,100/-** **Rs. 10,000/-**	**05/12/2026** between 13:00:00 Hrs. to 17:00:00 Hrs. **Last Date & Time of submission Bid** **05/12/2026** Till 17:00:00 hrs.	**Ac No:** 59910015181869 **IFSC:** BARBOSARNAG (Fifth Character is zero) **Bank of Baroda - ROSARB Branch Nagpur**	Physical Possession	**27/11/2026** between 10:00:00 Hrs. to 17:00:00 Hrs.

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://baanknet.com.** Also, prospective bidders may contact the Authorised officer on Tel No./ Mobile. 8275971189.

Date: 02/11/2026
Place: Nagpur

VRNG KRISHNA
CHIEF MANAGER/ AUTHORISED OFFICER
BANK OF BARODA
ROSARB NAGPUR BRANCH

SCAN HERE
For detailed terms & conditions.