Tax exemption for housing, but why not for MFs?



TRUTH BE TOLD

HARSH ROONGTA

Dharam, a non-resident Indian (NRI), was discussing the revamping of his equity portfolio with me. He had been an NRI for decades and built up a substantial share portfolio by remitting money from overseas. He now wanted to sell and consolidate into an equity index fund. But the tax law put him in a piquant situation. If he sold his shares and bought other shares, the entire capital gain would be exempt under Section 115F of the Income Tax Act, 1961. But an equity mutual fund would attract full capital gains tax. "If attracting and retaining foreign currency into Indian equity shares was the motivation behind providing this exemption, then why are equity mutual funds not covered under this section?" he wondered. The law seemed to favour concentrated equity exposure and tax diversification.

I remembered this conversation as I read that the Securities and Exchange Board of India (Sebi) had recommended concessions on long-term capital gains tax to the finance ministry. Sebi has reportedly asked for the long-term capital gains tax on foreign portfolio investors to be scrapped. It has also reportedly recommended that a switch from one mutual fund scheme to another should not be treated as a sale. A possible reading is that no tax would be charged when money moves from one equity mutual fund scheme to another after a year. This is like a gift or an inheritance. The receiver pays no tax on receipt. The giver's cost and purchase date pass on to the receiver, who pays tax only on the final sale. The tax is postponed, not removed. The foreign investor may get an exemption. The resident investor may get only a postponement.

Back to Dharam's question. I explained that the exemption was not discrimination against mutual funds. It was inserted in 1983 to help with the balance of payments situation. It allowed reinvestment in shares, debentures, deposits and government securities but not mutual funds. At that time, Unit Trust of India was the only mutual fund, and the industry was in its infancy.

Section 54EA, inserted in 1996, was a wider tax exemption. It covered all taxpayers and all long-term capital gains, if the sale consideration was invested in equity initial public offerings (IPOs) or mutual funds. The exemption was discontinued in 2000. One reason cited was that the low long-term capital gains tax rate left little justification for the exemption. Ironically, the same Budget widened the exemption for reinvesting capital gains in residential property. A taxpayer who already owned one house could now buy another and still claim it. The low-rate argument applied to all long-term gains. It was not applied to housing.

Twenty-four years later, the Union Budget of July 2024 broadly harmonised long-term capital gains tax rates, and the finance minister said every asset class has to be treated similarly. But neutrality needs more than uniform rates. It must extend to exemptions. Today the regime treats residents and mutual funds less favourably than NRIs and housing.

There are good reasons to encourage investment in housing and to attract foreign money into Indian markets. There are equally good reasons to encourage investment by residents in financial assets. How can the law exempt an entrepreneur who sells shares in his business to buy a second home, yet tax a retiree who sells equity shares to build a mutual fund portfolio for retirement income?

Truth be told, Dharam was luckier than that retiree. He found a workaround. He got the exemption and still diversified by investing in a portfolio of shares advised by a portfolio manager. Resident investors do not have even this tax advantage. Yet they are taken for granted, perhaps because they have nowhere else to go. Postponing tax on mutual fund switches is just a start. It is not enough. Residents reinvesting long-term capital gains in mutual funds or equity shares should get an exemption along the lines of the erstwhile Section 54EA with the same lock-in and cap that housing carries. After 26 years, it is time to reverse the decision made in 2000.

The writer heads Fee-Only Investment Advisors LLP, a Sebi-registered investment adviser; X: @harshroongta

Global health insurance: How to get value for higher premiums

Buy such policies after comparing exclusions, deductibles, and hospital networks

HIMALI PATEL



Overseas claims: What to keep in mind

- Have contact of customer service handy
- Get pre-approval for non-emergency treatment, typically 7–15 days ahead
- Inform insurer immediately in an emergency
- Seek guarantee of payment letter from insurer to avoid large hospital deposit
- Keep translated medical records ready if required
- Verify whether hospital accessible to you is a network hospital offering cashless facility

Rajiv Menon (name changed on request), 46, a Bengaluru-based management consultant, spends at least four months a year outside India. His daughter studies in Toronto, and his wife often accompanies him on longer trips. For years, he relied on a ₹30 lakh domestic family floater and bought travel insurance for each trip. A surgery in Singapore last year left him with a hefty deposit and a bill that his travel policy covered only partly. He now wants one family policy for emergencies and planned care in India and abroad.

Around 10 insurers now offer global health plans. Given their steep premiums, buyers must research carefully to find a policy that justifies the cost.

What global plans cover

These plans cover emergencies arising from sudden illness or accidents abroad. "They also allow customers to access specialised expertise and advanced treatments available overseas," says Nimish Agrawal, director, digital business unit, and chief marketing officer, Niva Bupa Health Insurance.

Inpatient cover in India and abroad includes room rent, intensive care, surgeons' fees, tests, medicines and surgery. Other benefits may include day care (under 24 hours), expenses typically incurred 30-60 days before admission and 60-180 days after discharge, medical evacuation by road or air to the nearest suitable facility or home, and repatriation of mortal remains.

Sum insured options can begin from ₹1 crore and go up to $1 million (about ₹9.27 crore). One plan even offers unlimited sum insured.

Customers can choose an overseas-only or combined India and overseas cover. "The worldwide cover can be with or without United States (US) coverage," says Rohan Goel, business head, health insurance, Policybazaar.

Access to specialist care

With a single policy paid for in India, a buyer can acquire round-the-year coverage for family members across countries. Planned care can include specialised surgery, advanced cancer therapy or treatment for rare diseases. Some plans also cover robotic surgery and gene and cell therapies.

"An overseas cover can help manage the high cost of treatment abroad," says Renuka Kanvinde, vice president, health insurance, Tata AIG General Insurance.

Round-the-clock concierge services offer a single point of contact. Assistance partners arrange direct billing at network hospitals.

Where they fall short

Cost is a barrier for those planning to purchase a global plan. "These policies can cost several times as much as a domestic cover, especially if they include the US," says Goel.

If you get treated at a hospital outside the provider's network, you may have to pay large bills upfront and claim reimbursement. "Overseas claims often carry a co-payment of 10-20 per cent. Higher deductibles and caps on travel, accommodation and room rent can leave you with significant out-of-pocket bills," says Shilpa Arora, co-founder and chief operating officer, Insurance Samadhan.

Some plans cover only emergencies or specified critical illnesses abroad. "Many exclude treatment in specific countries, commonly the US and Canada," says Abhishek Kumar, Securities and Exchange Board of India (Sebi)-registered investment adviser and founder, SahajMoney.com. Both are high-cost medical destinations.

Some plans require a diagnosis in India first. This can delay planned care or rule out direct consultations abroad. "Insurers often require policyholders to obtain approval seven to 15 days before non-emergency treatment," says Arora. Policies may exclude pre-existing diseases or impose waiting periods. "Waiting periods of two to three years for pre-existing diseases are common," says Goel.

Who should buy them?

A global cover may suit people with complex medical needs or a family history of critical illness who want specialised treatment or second opinions at leading overseas hospitals.

"A global health cover may suit mobile professionals and business leaders who frequently travel overseas, non-resident Indians (NRIs) who maintain strong connections with India, or families whose children study or whose family members reside abroad," says Agrawal. Foreign nationals may want a cover single cover for India and their home country.

How premiums compare

Global plans can cost roughly two to five times as much as domestic equivalents. Including the US and Canada can raise premiums by about 40 per cent. "Annual premiums for a ₹1 crore of global cover range from about ₹25,000 to ₹1 lakh, depending on the plan and the age of the oldest person insured," says Kumar.

Pre-purchase checks

Opt for at least ₹1 crore of global cover. "If the policy covers treatment in the US, consider a sum insured of ₹2-3 crore," says Kumar.

Secure adequate domestic health insurance first. "Only then should you consider buying a global cover after factoring in your mobility, healthcare preferences and ability to pay the premium," says Arun Ramamurthy, chief executive officer and co-founder, Staywell.Health.

Read the policy wording and match the geographical scope to the countries where you travel or expect treatment. "Exclude the US and Canada if you do not travel or plan to seek treatment there, as doing so cuts premiums substantially," says Arora.

Ensure that the policy covers both emergency and planned hospitalisation. Enquire whether the insurer accepts a diagnosis first made abroad or requires a diagnosis in India first for planned care.

Confirm how much of the sum insured you can use abroad. "Compare overseas co-payments, deductibles and treatment limits," says Ramamurthy. Check whether the plan covers outpatient care, diagnostics, maternity or other services you may need.

Think of the hospitals you are most likely to use. "Verify whether the overseas hospitals you would use offer cashless treatment under the plan," says Kanvinde.

Finally, understand the procedure for handling overseas claims, the assistance available at the time, and the documentation required.

The writer is a Mumbai-based independent journalist

Tamilnad Mercantile Bank Limited

Ringroad Branch :
Plot No.25/C, 25/D,& 25/E Ground Floor, Animesh House, Kinnary Cinemas, Ringroad Branch, Surat - 395002, Gujarat
Email:- surat_ringroad@tmb.bank.in, Phone No.0261- 2366500, 2367600

CIN - L65110TN1921PLC001908

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Auction Sale Notice for Sale of Immovable Assets mortgaged / charged to the Bank under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provisio to Rule 8 (6) and 9 (1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower **M/s.Ambika Agro Food Products, Proprietor cum Mortgagor Mr. Ramawat Deepak, S/o. Pradeep Kumar Surajmal Ramawat and Guarantor Mr.Pradeep Kumar Ramawat, S/o.Surajmal Priyagdas Ramawat** that the below described immovable property mortgaged to the Secured Creditor, the Physical possession of which has been taken by the Authorized Officer of Tamilnad Mercantile Bank Limited, Ring Road, Surat Branch, will be sold on **"As is where is", "As is what is", and "Whatever there is" on 11-12-2026 for recovery of Rs.69,52,777.07 (Rupees Sixty Nine Lakh Fifty Two Thousand Seven Hundred Seventy Seven and Seven Paise Only) {i.e. Cash Credit of Rs 54,04,868.52 + Term Loan of Rs 12,77,775.00 + Expenses of Rs 2,70,133.55} as on 31-10-2026** due to the Tamilnad Mercantile Bank Limited, Ring Road, Surat Branch with subsequent interest and expenses.

The Reserve Price for Property will be **Rs 28,62,000/-** (Rupees Twenty Eight Lakh and Sixty Two Thousand Only) and the earnest money deposit will be **Rs. 2,86,200/-** (Rupees Two Lakh Eighty Six Thousand and Two Hundred Only).

Place of submission of EMD and Auction:	TAMILNAD MERCANTILE BANK LTD., Plot No.25/C, 25/D,& 25/E Ground Floor, Animesh house, Kinnary Cinemas, Ring Road, Surat Branch, Surat-395002, Gujarat.
Date and Time of Auction Sale	11-12-2026 11.30 AM
Upset Price	Rs. 28,62,000/- (Rupees Twenty Eight Lakh and Sixty Two Thousand Only)

Description of the Property:

All that piece and parcel of land to the extent of 2240 sq.ft (208.10 sq.mtr) in Plot No.28 and 29 together with industrial building constructed thereat to the extent of { Actual measurement - GF - 2324 sq.ft (RCC) and FF – 1162 sq.ft (RCC), 1162 sq.ft (AC sheet)} (As per approved plan – GF – 1920 sq.ft) situated at Plot No.28 & 29, together with common right in Road and COP at Dattanand Industrial Estate, Near Sahjanand Industrial Estate, Vadoli – Kim – Mandavi Road, Block No.13 / Part – 1 (Rev S.No.14) in the village of Bolav, Olpad Taluka, Sub district Olpad, District Surat; Boundaries: NORTH: Plot No. 18 & 19, SOUTH: Road / Plot No. 58 & 59, EAST: Plot No.30, WEST: Plot No.27 .

For detailed terms and conditions of the sale, please refer to the link provided in secured creditors website (www.tmb.bank.in)

Authorised Officer
Place: Surat, Date: 21.11.2026 Tamilnad Mercantile Bank Ltd. Ring Road, Surat Branch

यूनियन बैंक ऑफ इंडिया Union Bank of India — Salun Branch, Near Bus Stand, Nadiad-Dakor Road, Salun

Rule 8(1) **POSSESSION NOTICE** (For Immovable property)

Whereas

The undersigned being the authorised officer of Union Bank of India, Salun Branch Address at Near Bus stand, Nadiad-Dakor Road, Salun under the Securitisation and Reconstruction of Financial Assets and Enforcement Security Interest (Second) Act, 2002 (Act No. 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 27.08.2026** calling upon **the Mr. Najirbhai Abdulbhai Vohra (Borrower)** to repay the amount mentioned in the notice being **Rs. 7,47,556.46/- (Rupees Seven Lakhs Forty Seven Thousand Five Hundred Fifty Six and Paise Forty Six Only)** and interest 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 Possession of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with rule 8 of the said rules on this 17 th November of the year 2026.

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 the Union Bank of India for an amount Rs. 7,47,556.46/- (Rupees Seven Lakhs Forty Seven Thousand Five Hundred Fifty Six and Paise Forty Six Only) and interest thereon.

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

Description of the Immovable Property

Residential Property situated at Salun Talpad Tal. Nadiad, Distt. Kheda, bearing Survey/Block No. 10 admeasuring 0-73-86 Paiki known as "D-star Residency" paiki Plot No 64, Area 880 sq. ft. (35.00 sq.mts.) on Ground floor 25.00 sq.mts. and First Floor 25.00 sq.mts. built up area, at Salun Talpad Tehsil Nadiad District Kheda.

Boundaries: East: House No.65, **West:** House No.63, **North:** Road, **South:** House No.55

Sd/-
Date: 17.11.2026 Place: Salun **Authorised Officer, Union Bank of India**

सेन्ट्रल बैंक ऑफ़ इंडिया Central Bank of India

1911 से आपके लिए "केंद्रित" "CENTRAL" TO YOU SINCE 1911

Short Notice Inviting Tenders

Central Bank of India invites e-bids for Bid No.GeM/2026/B/8298521 for "Supply, Implementation, Configuration, Integration, Maintenance & Management of On-Premises Data Loss Prevention Solution, Software Licenses, Email Protector Appliances of Forcepoint" Deadline for Tender Submission on **GeM** portal is 11.12.2026 up to 15:00 Hrs. For details, please visit our Bank's Website : www.centralbank.bank.in

Chief Manager IT

TENDER NOTICE

PRABHA ENERGY LIMITED

Corporate Office : 12A, Abhishree Corporate Park, Opp. Swagat Bungalows BRTS Bus Stop, Ambli Bopal Road, Ambli, Ahmedabad - 380058, Phone: 02717-488 611, E-mail : pncamd2@prabhaenergy.com

1	Tender No.	PEL/CBM/NK BLOCK/HIRING SECURITY SERVICES/11/26
	Description of Work	Hiring Services for Security Services for North Karanpura CBM Block, Jharkhand
	Last date of submission of bid	01 December 2026 at 17:00 Hrs. IST
2	Tender No.	PEL/CBM/NK/LSTK CONTRACT OF GGS # 1 & GGS # 2 WITH FACILITIES/11/26
	Description of Work	LSTK Contract of Two GGS (GGS #1 & GGS #2) with Facilities for NK CBM Block
	Last date of submission of bid	04 December 2026 at 17:00 Hrs. IST

PEL, as joint operator, on behalf of consortium comprising with PEL, ONGCL and IOCL, invites tender from reputed and experienced Service Providers / Contractors for above mentioned service at North Karanpura CBM Block, Jharkhand, India.

Interested agency may please visit **https://pepl.etenders.in**. Tender Documents are available for download on e-tender portal.

SBI STATE BANK OF INDIA

PUBLICATION OF NOTICE REGARDING POSSESSION OF PROPERTY U/S 13(4) OF SARFAESI ACT 2002

Stressed Assets Recovery Branch (SARB) (18735) : 1st Floor, SBI Gymkhana Road Branch, Jawahar Road, Near Trikon Baug, Rajkot, Gujarat - 360 001. Phone No. 0281-2991380, E-mail : sbi.18735@sbi.co.in

Notice is hereby given under the Securitization 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 9 of the Security Interest (Enforcement) Rules, 2002, a demand notice was issued on the dates mentioned against each account and stated hereinafter calling upon them to repay the amount within 60 days from the date of receipt of said notice.

The Borrower having failed to repay the amount, notice is hereby given to the Borrower in particular and the public in general that the undersigned has taken **Symbolic / Physical Possession** of the property described herein below in exercise of power conferred on him/her under section 13(4) of the said Act read with Rule 8 & 4(2) of the Security Interest (Enforcement) Rules 2002 on the dates mentioned against each account.

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 the **STATE BANK OF INDIA** for an amount and interest thereon.

The Borrowers 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.

Name of Account / Borrower/s & address	Name of Proprietor/ Partners/ Guarantors/ Owner of property etc.	Description of the property / Machinery mortgaged/ charged	Date of Demand Notice	Date & Type of Possession	Outstanding Amount in Rs.
M/s Mahalaxmi Gold Ornaments, (Borrower) Add. : 103 - Shiv Arcade Complex, Opp. Ram Aur Shyam Gola, Palace Road, Rajkot - 360 001	**1. Ajay Jayantilal Ghadhda (Partner), 2. Late Shri Sanjay Jayantilal Ghadhda (Partner), 3. Hitesh Jayantilal Ghadhda (Partner), 4. Harshaben Sanjaybhai Ghadhda (Guarantor), 5. Legal heir of Partner Sanjybhai Jayantilal Ghaghda : (i) Harsahben Sanjaybhai Ghadhda, (ii) Vismita Sanjaybhai Ghadhda, (iii) Dhruvi Sanjaybhai Ghadhda**	**1. Commercial Shop No. F/3** on the First Floor, "Shiv Arcade Apartment, Palace Road, Rajkot, City Survey Ward No. 5, City Survey 1951 to 1955 paiki of Rajkot, Carpet Area 13.365 Sq. Mtrs., standing in the name of **Shri Sanjaybhai Jayantilal Ghaghda** **2. Residential Property situated at Flat No. 402** on 4th Floor, Swamini Vihar-2 Apartment, 10/16, Karanpara Corner, Rajkot, City Survey Ward No. 4, City Survey No. 400 to 410 of Rajkot, Built up Area 32.88 Sq. Mtrs. along with Open Terrace Adm. 63.48 Sq. Mtrs., standing in the name of **Shri Ajaybhai Jayantilal Ghaghada** **3. Residential Property situated at Swamini Vihar-2** bearing Survey Number 400 to 410, situated at City Survey No. 400-410 in City Survey Ward No. 4, Flat No. 303, Rajkot, Admeasuring Total Area 321.50 Sq. Mtrs., in the name of **Shri Ajaybhai Jayantilal Ghaghada**	30.03.2026	18.11.2026 ---------- Symbolic Possession	Rs. 1,79,78,626.35 (Rupees One Crore Seventy Nine Lakh Seventy Eight Thousand Six Hundred Twenty Six and Thirty Five Paisa only) as on 27.03.2026
M/s Mahi Polymers (Borrower) Add. : Plot No. 13, Shed No. 2, PAN Business Park, Revenue Survey No. 267, Shapar (Veraval), Ta. : Kotadasangani, Dist. : Rajkot - 360 024	**Vijaybhai Mohanbhai Bagada (Proprietor & Guarantor)**	**Movable Properties** i.e. Plant and Machineries used for manufacturing of Suction Hose Pipes and allied items of unit Mahi Polymers located at Plot No. 13, Shed No. 2, PAN Business Park, Revenue Survey No. 267, Shapar Veraval, Taluka : Kotadasangani, Dist. : Rajkot - 360 024	26.08.2025	20.11.2026 ---------- Physical Possession	Rs. 41,84,167.48 (Rupees Forty One Lakhs Eighty Four Thousand One Hundred Sixty Seven & Forty Eight Paisa Only) as on 26.08.2025

Date : 23.11.2026, Place : Rajkot **Authorised Officer, State Bank of India, SARB, Rajkot (18735)**

बैंक ऑफ़ बड़ौदा Bank of Baroda

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Regional Office : Bardoli Region, Shop No. 59 to 66 & 155 to 122, 2nd Floor, Callista Mall, Vill Baben, Tal Bardoli, Dist Surat-394601
Mo: 9860252616 | Tel No: 02622-200819
Email: recovery.robardoli@bankofbaroda.bank.in

E-AUCTION DATE 23.12.2026 Time : 02:00 PM to 06:00 PM

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 Authorisezl 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/SecuredAsset/s/Dues/Reserve Price/EMD and Bid Increase Amount are mentioned below -

Sr. No	Branch	Name of Borrower / Mortgagor	Property Description & Property ID	Assets Type	Total Dues (In Lakh)	Reserve Price (In Rs.)	EMD (In Rs.)	Status of Possession	Contact for Property Inspection
1	GOTHAN	Gopal Lal Teli	Flat No. H-102 Swarg Residency Part 2 Arjun Nagar, Puna, Dist. Surat, Gujarat 395010. **ID: BARB061955106**	FLAT	20.96	23,01,000	2,30,100	Symbolic	Mr BHARDWAJ NIKHIL-9651503950
2	GOTHAN	Vadher Dipeshbhai Vinaybhai	Flat no B-107, GOPINATHJI RESIDENCY near Sweet E=Residency Amroli-Sayan road Moje kosad sub dist Adajan Dist Surat. **ID: BARB3PA069642**	FLAT	17.87	12,15,000	1,21,500	Symbolic	Mr BHARDWAJ NIKHIL-9651503950
3	KADODARA	Jani Naynaben Dineshbhai	Flat No. C/ 2 1101 "shivranjani Residency" Moje Village: Pardi Kande, Sub District Choryasi, District Surat. **ID: BARBCUX074618**	FLAT	21.46	9,47,000	94,700	Physical	Mr SINHA KUMAR RANJAN-8980026708
4	KANPURA	Ramesh Singh	Plot No 66 And Its 14-b , M.n.nagar, Musa Road, Kanpura, Ta Vyara, Dist.tapi. **ID: BARBGLI066465**	RESIDENTIAL	30.84	9,46,000	94,600	Symbolic	Mr SONWANE ANIL DILIPRAO-8975174999
5	MANDVI MAIN	Bhutaram	Plot NO. 231, "Shri Krishna Residency", Nr. Sai Krupa Residency, Nr. Jay Ambe Residency, Tundi — Ena — Palsana Road, Tundi, Palsana, Surat—394310. **ID: BARBHQA075895**	RESIDENTIAL	12.06	9,46,000	94,600	Symbolic	Mr KUMAR NITIN-9616006972
6	UMBHEL	Brijbhan Chanderdhari Yadav	Plot No 622 Dastan Residency Respectively Of Village. Dastan, Taluka: Palsana, District: Surat, **ID: BARBFMN004428**	RESIDENTIAL	7.72	11,34,000	1,13,400	Symbolic	Mr TILARA VIPUL KIRITBHAI-9925429994

Terms & Condition for Sale of Property Under Symbolic Possession: A. Property is in Symbolic Possession and Bidder is purchasing the property in symbolic possession at his own risk & responsibility. B. Bank will hand over the possession of property symbolically only and Successful Auction bidder/purchaser will not claim physical possession from the Bank. C. Bank will not be responsible or duty bound for handing over of physical possession. D. Successful Auction Purchaser will not be entitled to claim any interest, in any case of return of money. E. Successful Auction Purchaser has to submit the Declaration Cum Undertaking confirming the above terms & condition immediately after e-Auction. F. Subsequent to sale if successful bidder fails to submit Declaration Cum Undertaking, the bid EMD amount will be forfeited.

Statutory 30 Days Sale Notice Under Sarfaesi Act To Borrower / Guarantor / Mortgagor Last Day of EMD Submission Date: 23.12.2026, till 6:00 PM. Minimum Bid Incremental Amount Rs. 10,000/- (Rs. Ten Thousand Only) | Inspection Start Date: 24.11.2026

SCAN HERE For detailed Terms & Conditions

For detailed terms and conditions of sale, please refer/visit to the website link https://www.bankofbaroda.bank.in/e-auction.htm and online auction portal https://baanknet.com Also, prospective bidders may contact the Authorised officer on Mo. 9860252616 | Tele No. 02622-200819.

(In The Event Of Any Discrepancy Between the English Version And Any Other Version Of This Auction Notice, The English Version Shall Prevail)

Date :23.11.2026| Place : Bardoli **Authorised Officer, Bank of Baroda**