E-AUCTION/SALE NOTICE APPENDIX- IV- A [See proviso to rule 8(6)] E-AUCTION 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,

Notice is hereby given for conducting E-Auction sale under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (SARFAESI ACT) and Rules 8(6) & 9 of the Security Interest (Enforcement) Rules 2002 of the immovable properties, mortgaged to the NeoGrowth Credit Private Limited (hereinafter referred to as the "Secured Creditor". Whereas the below mentioned borrower failed to repay the loan amount to the Secured Creditor within 60 days from the date of the notice dated 19.06.2024 issued by its authorized officer under section 13(2) of the SARFAESIACT 2002.

The Physical possession of the below mentioned mortgaged property was taken by the Authorized Officer of NeoGrowth Credit Private Limited on 20.04.2025 pursuant to the powers vested in it under the provisions of Rule 8(1) of the Security Interest (Enforcement) Rules 2002 and under the provisions of section 13 (4) and in exercise of the powers conferred there under. The under signed being the Authorized Officer of NeoGrowth Credit Private Limited has decided to sell the scheduled property on "AS IS WHERE IS", "AS IS WHAT IS", and "WHATEVER THERE IS" basis for recovery of Loan Account/App ID 1245692, 1248387 & 1241195 of Rs. 1,08,02,870.97/- (Rupees One Crore Eight Lakh Two Thousand Eight Hundred Seventy Paise Ninety Seven Only) due as on 17.06.2024 along with the applicable interest and other charges together with interest and other contractual dues due to the Secured Creditor from Borrowers and Guarantors i.e. 1. COLLEGIAN SANDWICH (A Proprietorship Firm through Its Proprietors/Authorised Signatory) at 577, Paikki 1/3 GF Opp Gujarat College Nr. Oriental Club RC Corner Building Ellisbridge Ahmedabad, Ahmedabad - 380007 Gujarat, Also At:-Flat No. 301, 3rd Floor, Block No. C2, Ratan Ruchi Vatika, Opp. Padmavati Nagar, Society, Chandranagar, Opp. Padmavati Nagar Society, Ahmedabad 380007 Gujarat 2. DEVISINH TEJSINH RAJPUT, C/2/301, Ratan Ruchi Vatika Appt, Near Rangsagar Flat, Chandranagar Ahmedabad - 380007 Gujarat, 3. PRATAP BAI, C/2/301, Ratan Ruchi Vatika Appt, Near

Rangsagar Flat, Chandranagar, Ahmedabad - 380007 Gujarat,		
Description of Secured Assets (Immovable Property)	Reserve Price	EMD
All That Piece And Parcel Of Property Bearing Flat No. 301 On 3rd Floor Of Block No. C-2, Admeasuring 122 Sq. Yards I.E. 102.11 Sq. Meters Super Built-Up Along With Undivided Land Share Admeasuring 28.27 Sq. Meters In The Scheme Known As "Ratnaruchi Vatika" Constructed On Land Bearing Final Plot No. 36/A/1, 36/A/2/2 Of Town Planning Scheme No.22, Survey Nos. 36/A/1, 36/A/2/2, Situated At Mouje Paldi, Taluka Sabarmati, Registration District Ahmedabad And Sub-District Ahmedabad-4 (Paldi), Ahmedabad-380007 Gujarat, Bounded By: East:- 25 Feet Society Road, West:- Flat No. C/2/302, North:- Flat No. C/2/304,	(Rupees Forty Seven Lakh Only)	Rs. 4,70,000/- (Rupees Four Lakh Seventy Thousand Only)

(a) Last date of submission of bids: 29.11.2025 at 5:00 PM, at E auction Website Address https://www.bankeauctions.com, NeoGrowth Credit Private Limited, Office 305-306, Raindrops Buildings Opp. Yes Bank, C G Road Ahmedabad - 380006. (b) Time & Place of opening of bids/auction: 30.11.2025 at 10:00 AM, at E auction Website

Address https://www.bankeauctions.com, NeoGrowth Credit Private Limited Office 305-306, Raindrops Buildings Opp. Yes Bank, C G Road Ahmedabad -380006 For any other information, Mr. Pratik Verma, Authorized Officer (Mobile no. +91-9819325685)

may be contacted at the above address. STAUTORY 15 DAYS NOTICE UNDER RULE 8(6) & 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002.

The Borrower/Co-Borrowers/guarantors /mortgagers are hereby notified to pay the sum as mentioned above along, with up-to-date interest and ancillary expenses before auction, failing which the auction of mortgaged property mentioned above shall take place and balance dues if any shall be recovered with interest/cost.

Date: 15.11.2025 Authorised Officer Place: Ahmedabad, Gujarat M/s NeoGrowth Credit Private Limited

FE SUNDAY

🌒 बैंक ऑफ़ बड़ौटा Bank of Baroda

Race Course Road Branch: The City Centre, Old Amprapali Cinema, Raiya Road, Raikot - 360 007 Appendix IV (See Rule 8(1))

POSSESSION NOTICE (For Immovable Property)

Whereas the undersigned being the Authorised Officer of the Bank of Baroda under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security interest Act, 2002 and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice Dated 01.09.2025 calling upon the Borrower M/s. Aghori Alloys Proprietor Mr. Dilipsinh Karansinh Gohil (Borrower), Address : Swashray Society, Street No. 3, Opp. RCC Bank, Mavdi Main Road, Opposite Fire Brigade, Rajkot - 360 004 and Guarantors : Mr. Sandipbhai Chunnilal Dhrangadhariya (Guarantor-1), Address : Pitrukrupa, Patel Park, Street No. 1, Bh. Ranuja Temple, Kothariya Road, Rajkot - 360 022 and Mrs. Pannaben Ashokbhai Dhrangadhariya (Guarantor-2), Address : B 28 - New Swati Park, Street No. B-1, Opp. Ranuja Mandir, Kothariya Ring Road, Kothariya, Rajkot - 360 022 to repay the amount mentioned in the Notice being Rs. 38,77,560.00/- (Rupees Thirty Eight Lakh Seventy Seven Thousand Five Hundred Sixty Only) as on 31.08.2025 together with further interest thereon at the contractual rate plus costs, charges and expenses till date of payment with less recovery within 60 days from receipt

The Borrower having failed to repay the amount, Notice is hereby given to the Borrower and the Public in general that the undersigned has taken Symbolic Possession of the property described herein below in exercise of powers conferred on him under Sub Section (4) of Section 13 of Act read with Rule 8 of the Security Interest

(Enforcement) Rules, 2002 on this the 12th day of Month November of the year 2025. The Borrower / Partners / Guarantors / Mortgagors in particular and the Public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Bank of Baroda for an amount of Rs. 38,77,560.00/- (Rupees Thirty Eight Lakh Seventy Seven Thousand Five Hundred Sixty Only) as on 31.08.2025 and further interest thereon at the contractual rate plus costs, charges and expenses till date of payment with less recovery.

The Borrowers attention is invited to provision of sub section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets

Description of the Movable Assets and Immovable Property

Movable Assets:

Hypothecation of Machinery: (a) JV KRAFT CNC Vertical Machining Center - Fanuc, MC, Serial No. V320-00573 (b) 2 Capstan Lathe, Installed at Swashray Society, Street No. 3, Opp. RCC Bank, Mavdi Main Road, Opposite Fire Brigade, Rajkot - 360 004

Immovable Assets: Equitable Mortgage of Industrial Shed No. 3 of Having Land Area 63-41 Sq. Mtr. Equally Sq. Yard 75-84 on Sub Plot No. 6+7/ A Palki of Revenue Survey No. 161 Paiki of T.P. No. 13, F.P. No. 13/4/2 of lying & situated at Village Kothariya, Tal. & Dist. Rajkot in the State of Gujarat. Owned by Sandipbhai Chunilal Dhrangadhariya (Guarantor) and Pannaben Ashokbhai Dhrangadhariya (Guarantor). The Property is Bounded as under: North: Property of Shed No. 2, that side Measurement 17-00 Mtr., South Property of Shed No. 4, that side Measurement 17-00 Mtr., East: Shed on Sub Plot No. 6+7/B, that side Measurement 3-73 Mtr., West: 10-50 Mtr. Road, that side Measurement

Date: 12.11.2025, Place: Rajkot Sd/- Authorised Officer, Bank of Baroda



રોન્ટ્રલ બેંક ઓફ ઇન્ડિયા सेन्ट्रल बैंक ऑफ़ इंडिया Central Bank of India *CENTRAL* TO YOU SINCE 1911

BRANCH OFFICE: KALAWAD ROAD

POSSESSION NOTICE (For Immovable Property) [Rule-8(1)] Whereas, The undersigned being the Authorized Officer of the Central Bank of India, Kalawad Road Branch, Rajkot 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 3 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice Dated 16.07.2024, calling upon the Borrowers/ Mortgagors/ Partners/ Guarantors Mrs. Bhavna Chandreshbhai Bhatt, Chandreshbhai Gulabrai Bhatt to repay the amount mentioned in the notice being Rs. 5,51,941/- (Rupees Five Lac Fifty One Thousand

notice. The Borrower having failed to repay the amount, notice is hereby given to the Borrowers / Guarantors 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 sub-section (4) of section 13 of Act read with rule 8 of the Security

Nine Hundred Forty One Only) within 60 days from the date of receipt of the said

Enforcement Rules, 2002 on this 13th day of November of the year 2025. The Borrowers / Guarantors in particular and the public in general is hereby cautioned not to be deal with the Movable / Immovable Assets / Property and any dealings with the property/ies will be subject to the charge of the Central Bank of India, Kalawad Road Branch for an amount Rs. 5,91,343/- (Rupees Five Lac Ninety One Thousand Three Hundred Thirty Four Only) is due to us as on 13.11.2025 and interest thereon. (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

DESCRIPTION OF THE IMMOVABLE PROPERTY			
Description of the Secured Assets : Movable / Immovable Property	Details of Mortgaged Deed / Document		
Property in the name of Mrs. Bhavnaben Chandreshbhai Bhatt	Mortgaged Deed No. 8115		
Resi. Property i.e. Residential Flat No. 53, Carpet Area Sq. Mt. 45, Fifth Floor, Building No. A 07 of Scheme LIG, Total Land Sq. Mts. 8828 of F.P. No. 30/B, (Vir Savarkar Township) of Guiarat Rural Urban Housing Scheme of Raikot Revenue			

Date: 13.11.2025, Place: Rajkot Sd/- Authorised Officer, Central Bank of India

Details of the

known to the

secured

creditors

encumbrances

Property ID

Not Known

PUNB139010

Not Known

PUNB929800

Not Known

PIINR8958

TRAD1314

Not Known

PUNB992200

Not Known

PUNB3754106

Not Known

PUNB3903S

Not Known

PUNB722600

PUNB7170004

BAL20

HAB205

RAJE01

PRIY01

JOHN01

A) Reserve

Increase

Amount

(All Amt. in Lacs)

Price

B) EMD

C) Bid

A) 05.39

C) 0.10

A) 05.85

B) 00.585

C) 0.10

A) 14.15

B) 1.415

C) 0.15

A) 05.76

B)00.576

C) 0.05

A) 08.50

B) 00.850

C) 0.05

A) 5.85

B)0.585

C) 0.05

A) 09.72

B) 00.972

C) 0.05

Survey No. 608/Paiki, T. P. Scheme No. 23. Boundaries :

North: Flat No. A-54, South: Open Space & Other's Property,

A) Dt. Of Demand Notice u/s 13(2) of SARFAESI ACT 2002

B) Outstanding Amount As on date of

C) Possession Date u/s 13(4) of

Symbolic/Physical/Constructive

issuance of notice u/s 13(2) of

SARFAESI ACT 2002

) Nature of Possession

SARFAESI Act 2002

A)17-10-2022

B) Rs.6,42,282.00

C) 22-12-2024

further interest

+ charges

D) Physical

C) 15-03-2023

A) 28.12.2023

C) 22.09.2024

A)12-07-2018

B) Rs.9,40,514.00

+ further interest

C) 13-03-2020

D) Physical

A)27-11-2020

B) Rs.11,43,711.80

+ further interest

C) 01-08-2024

A) 01-09-2019

B) 3,27,529.35

C) 18-11-2019

D) Symbolic

A)28-01-2022

B) Rs.12,29,252.94

+ further interest

C) 27-04-2023

+ expenses thereon

+ further interest

+ expenses thereon

D) Physical

+ expenses thereon

+ expenses thereon

B) Rs. 18,14,430.08

+ expenses thereon

D) Physical Possession

+ further interest

D) Physical

+ expenses thereon

East: Flat No. B 53, West: Flat No. A-52

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Tulsi Krupa Arcade (4th Floor), SALE NOTICE Aai Mata Chowk, Surat- Bardóli Road. Surat - 395010 Ph No. 0261-2701020/21/22, Email: cosuratsamd@pnb.bank.in | PROPERTIES

FOR SALE OF IMMOVABLE

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) 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 constructive/physical/symbolic possession of which has been taken by the Authorised Officer of the Bank/ Secured

Ш	ate of E-Auction : 17.12.2025 (Bet	ween 11.00 AM to 4.00 PM) Date & Time of Inspec	tion : 10.12.2025 (Betwe	en 11.00 AM	to 4.00 PM)
	Name of Branch	SCHEDULE OF THE SECURED ASSETS	A) Dt. Of Demand Notice u/s 13(2) of SARFAESI ACT 2002	A) Reserve	Details of the
No.	Name of Account	5	B) Outstanding Amount As on date of issuance of notice u/s 13(2) of	Price B) EMD	encumbrances known to the
	Name & address of the Borrower / Guarantors Account	Description of the Immovable Properties Mortgaged / Owner's Name	SARFAESI Act 2002	C) Bid	secured
	Guarantoro 71000ani	(Mortgagers of property(ies)	C) Possession Date u/s 13(4) of SARFAESI ACT 2002	Íncrease Amount	creditors
			D) Nature of Possession Symbolic/Physical/Constructive	(All Amt. in Lacs)	Property ID
1.	PNB- Punakumbharia(992200)	All that piece and parcel of property bearing Plot No. 317 (As per KJP, Block No. 369/317), admeasuring area 48.00 sq. yards i.e.	A)19-11-2019	A) 07.33	Not Known
	Mr. Amit Kumar Harishankar Singh (Borrower) & Mrs. Sumandevi Amitkumar Singh (Co-Borrower)	equivalent to 40.15 sq. meters, together with undivided	B) Rs.8,90,259.06 + further interest	A)00.733	3
	& (1) Mrs. Kavita Ajaykumar Panday	proportionate share admeasuring 21.20 sq. meters in common road and COP of the society known and named as "Rahi Township Wikhag 1" situated as the lead basing Payanua Plack No. 200 (ald	+ charges		PUNB992200 AMIT01
	(2) Mr. Shivam Ajaykumar Panday (3) Mr. Kishan Ajaykumar Panday all 3	Vibhag-1", situated on the land bearing Revenue Block No. 369 (old survey Nos. 352, 353 and 354) of Moje Village Kareli, Taluka	C) 18-07-2023	C) 0.10	
	Add-(Borrowers): Plot No.286, Ground Floor, Sai Nagar Society, Nr. Prajapati Bhavan, Dindoli,	Palsana, District Surat, together with proportionate share in the said land and so also the construction and superstructure to be	D) Physical		
	Surat - 394210.	built/already built thereon together with all rights of easements of all kinds appurtenant thereto. Boundaries: East: Adj. Society			
	Also at: Plot No.380, Sai Nagar Society, Nr. Prajapati Bhavan, Dindoli, Surat - 394210	Road, West: Adj. Plot No. 361, North: Adj. Plot No. 318, South: Adj. Plot no. 316, Name of Mortgagor: Mr. Amit Kumar Harishankar			
	legal heirs of Late Mr. Ajaykumar Ramdhokh	Singh & Mrs. Sumandevi Amitkumar Singh.			
	Panday (Guarantor) Add: (Guarantors):18, Sai Dham Society, Godadara,	Surat City, Surat (Guiarat) – 395010			
	Also at: Plot No. 151, Rahi Township, Nr. B. K. Park,				
2.	PNB- Punakumbharia(992200)	All that piece and parcel of property bearing Plot No. 229, admeasuring 40.18 sq. mtrs. together with	A) 03-09-2019	A) 06.12	Not Known
	Mr.Prakashchand	proportional undivided snare admeasuring 27.6608	B) KS.9,89,511.11	B)00.612	DUMBOOOO
	Jeevaram Malvi (Borrower) & Mrs. Miraben Prakashbhai	sq. mtrs in the COP and in common roads of society known and named as "Mahadev Residency-1",	+ further interest + charges	C) 0.10	PUNB992200 Prako1
	Malvi (Co-Borrower) &	situated on the land bearing New Block No. 67/A (old Block nos. 67/A, 69, 70, 71 and 72) of moje Village	C) 21-11-2022	0, 0.1.0	
	Add-(Borrowers):Plot No. B/314,	Bagumara, Taluka Palsana, District Surat together with proportionate share in the said land and so also	_, _,		
	Sitaram Society, Nr. Archana	the construction and superstructure to be built /	' '		
	School, Parvat Patia, Magob, Surat – 395010.	already built thereon together with all rights of easements of all kinds appurtenant thereto			
	Also at: 406, Vijay Nagar-2,	easements of all kinds appurtenant thereto Boundaries: East: Adj. 7.50 mtrs.Road, West: Adj. Plot No. 258, North: Adj. Plot No. 228, South: Adj. Plot No. 230. Name of Mortgagor: Mr. Prakashchand Jeevaram Malvi & Mrs. Miraben			
	Aai Mata Road, Surat – 395010.	Plot No. 230. Name of Mortgagor: Mr.			
	Mr. Madhubhai Bachubhai	Prakashchand Jeevaram Malvi & Mrs. Miraben Prakashbhai Malvi			
	Baldaniya (Guarantor)				
	Add: (Guarantors): Plot No. 496/A, Sitaram Nagar Co. Op. Society				
	Vibhag-1, L. H. Road, Parvatpatia Roa		A) 44 0C 000F		
3.	PNB- Punakumbharia(992200)	All right, title and interest in the immovable property bearing Plot No. 169 (as per KJP Record Block No. 376/169), total admeasuring	A) 11.06.2025	A) 08.64	Not Known

169 (as per KJP Record Block No. 3/6/169), total admeasuring Mr. Shiv Kumar Verma S/o Khajanchi about Plot area 40.15 Sq. Mtrs., alongwith undivided proportionate Verma (Borrower) B) Rs.10,14,220.73 B) 0.864 share in Road-Rasta & COP Land area 26.23 Sq. Mtrs. of the PUNB992200 Add: Plot No. 169. Shree Govardhan + further interest society known as "Shree Govardhan Dream Residency", situated at Dream Residency, SHIV0 + expenses thereon C) 0.10 Near Rudra Residency, Vill. Haldharu, Tal Kamrej, land bearing Revenue Survey No. 293 paiki, Old Block No. 353/A, as per re-survey procedure New Block No. 376 of Village Kamrej, Dist. Surat – 394310 C) 29.08.2025 Also At: 89, Saidarshan Residency, Haldharu, Taluka Kamrej, District Surat and the said property Bagumara, Tal. Palsana, Dist. Surat – 394305 surrounded by: East: Adj. Society Road, West: Adj. Plot No. 176 D) Symbolic Possession Also at: C/o Khajanchi Verma, House No. North: Adi. Plot No. 170. South: Adi. Plot No. 168. 180/19, ST. No. 1, Muslim Colony, Name of Mortgagor Mr. Shiv Kumar Verma & Mrs. Mamtadevi Sherpur Focal Point, Ludhiana, Pathankot, **Shiv Kumar Verma** Dist. Pathankot. Puniab – 141010. & Mrs. Mamta Devi W/o Shiv Kumar Verma (Co-Borrower) Also at: (Co-Borrower): Bhagvan Verma, Dudahi Jirat, City Kushi Nagar,(UP)- 274302 All right title and interest in Flat No. F/301 admeasuring 476.00 sq. PNB- Adajan (163710) A) 25.06.2025 **Not Known** A) 11.99 fts., equivalent to 44.22 sq. mtrs. (Built Up) on 3rd Floor, together Mr. Deviprasad Ramdhar Mishra (Borrower) with undivided proportionate share of B Block of "F" Building of B) Rs. 3,45,816.57 & Mr. Rambhadur Ramdhar Mishra B) 1.199 PUNB163710 "Sukh Sagar Residency", constructed on the land bearing Rev. S. + Further interest (Co-Borrower) No. 101/2, T.P. Scheme No. 57 (Pandesara), O.P. No. 28, Final Plot DEVI01 + Expenses thereon Add: (Borroer-Co-Borrower): C) 0.15 no. 28 of Village Pandesara, City Surat, Sub-District Choryasi, Dist. Flat No. F-301, Sukhsagar Residency, Opp. Surat. Boundaries: East: Laxminarayan Nagar, West: T.P. Road, C) 10.10.2025 Panchwati Apartment, G.I.D.C. Road, North: Halpativas, South: Government Land, Pandesara, Surat – 394221 Name of Mortgagor: Mr. Deviprasad Ramdhar Mishra & Mr. | D) Symbolic Possession Rambhadur Ramdhar Mishra

The property bearing being City Survey No 4356 (Non-Agricultural) PNB- Bardoli (669900) A) 13.02.2024 Not Known A) 07.60 admeasuring 599.75 Sq. mtrs (Non-agricultural) named "SKY GOKULDAS SHRICHANDMAL RANGLANI MALL", Shop no 317 on first floor, Property No 2968/1 on Bardoli B) Rs. 5,34,143.38 (Borrower) B) 0.760 Nagarpalika records, situated ta village: Bardoli, Tal. Bardoli, Dist. PUNB669900 + further interest Add: 125, Shaktinagar Society, Baben Road Surat. adm. 12.09 Sq. mtrs with undivided right belonging to Shri GOKU01 + expenses thereon Baben, Bardoli Dist Surat Pin 394601 C) 0.10 GOKULBHAI SHRICHANDBHAI RANGLANI. Also at - Shop No 317, First Floor, Sky Mall, **Bounded by:** East: Common Passage. West: Adjoining property C) 10.10.2024 Near Bafna Store, Nagin Desai Road, Bardoli, North: Lift & toilet, South: Shop No 316, Dist Surat Pin 394601 Name of Mortgagor: Gokuldas Shrichandmal Ranglani D) Symbolic Possession PNB- PARAB (997400) A) 18.09.2023 All right title and interest in Flat No.104, Built-up area admeasuring A) 10.70 **Not Known** 513.00 Sq. fts. equivalent to 47.67 sq. mts. on 1st Floor together Mr. Harinatha Sriram Dularey Dubey with undivided proportionate share in underneath land B) Rs.9,97,500.50 (Borrower) & B) 1.070 admeasuring 10.81 sq. mtrs and road and COP land admeasuring PUNB997400 + further interest Add: Flat No. 104, Bldg. No. A, 16.26 sq. mtrs. of "A" building of "SAI RESIDENCY" constructed on HARI01 expenses thereon Sai Residency, Opp. Chalthan Suragr C) 0.10 the northern side land admeasuring 4119.00 sq. mtrs together with Factorym NH 48, Chalthan, Sub-Dist. Palsana, road margin admeasuring 45.00 sq. mtrs., total admeasuring C) 16.02.2024 4164.00 sq. mtrs of "A" Type Plot Nos. A/61 to A/77 and A/85 to Dist. Surat-394305 A/96 total 29 plots, total admeasuring 5485.00 sq. mtrs. of Block No. 27 of Village: Chalthan, Sub District: Palsana, District: Surat. Also at: 14, Abhinandan Park Society, D) Symbolic Possession Chalthan, Palsana, Surat-394305 **Bounded as: East:** Flat No. 101 of "A" Building. West: Road Mr. Shrinath Ramdularey Dubey (Guarantor) North: Flat No. 101 of "B" Building, South: Staircase. Add: A/6, Shiv Sai Residency, Name of Mortgagor: Harinatha Sriram Dularey Dubey Tal. Palsana, Dist. Surat – 394305 (Guj) All that piece and parcel of the property bearing Plot no. 121 (as per PNB- Velanja (895400) A)01-07-2025 A) 7.65 Not Known KJP Block/Plot No. 375/121) of the society known and named as HARIVANSH SHARMA (BORROWER) B) Rs.9,94,223.42 "Pratham Residency", situated at Haldharu, Kamrej, land bearing Add- 420/1 Near Bapunagar 2, Krishna Street B) 0.765

Revenue Survey nos 318 & 320, block no 352/2, after

promulgation New Block no 375, admeasuring 14640.00 sq. mtrs.

of Village: Haldharu, Taluka Sub Dist Kamrej, Dist. Surat, plot area

record 40.10 sq. mtrs), along with undivided proportionate share

admeasuring 22.80 sq. mtrs. In common Road & COP land.

Boundaries: East: Adj. Society Road, West: Adj. Plot no 132

North: Adj. Plot no 120, South: Adj Plot no 122.

Name of Mortgagor: Harivansh Sharma

admeasuring 50.66 sq. yards, i.e. 42.35 sq. mtrs (as per revenue | C) 11-09-2025

+ further interest

D) Symbolic

+ expenses thereon

Sr. Name of Branch **Name of Account** Name & address of the Borrower / **Guarantors Account** PNB- Valsad (139010) Mr. John Basco (Borrower) & (Borrower) Flat No. 302-C, Madhav Complex-C, At Village Pardi Sandhpore, Dist. Valsad - 396001

Name of Mortgagor: Mr. Basco John V. Also at: At Tapawad, Abrama, Dist. Valsad - 396001 Mr. Pragnesh Nareshbhai Bhandari (Guarantor) Add- (Guarantor):Hanuman Bhagda, Near Gujarati School, Valsad, Dist. Valsad – 396001 All that right and interest in the property bearing Flat No. 308 Super | A)22-02-2022 PNB- Sachin GIDC (929800) Built up area admeasuring area 31.64 sq. mtrs. on 3rd Floor together B) Rs.5,74,492.00 Mrs. Priyanka Ujalakumar Choudhary with undivided proportionate share underneath land admeasuring 7.42 (Borrower) & Mr. Ujalakumar Choudhary (Co-Borrower) Add-(Borrowers) Flat No. A-6-207, Shree Tirupati Balaji Town, Sachin-Magdalla Road, Near Sachin GIDC, Dist. Surat - 394230.

Mr. Raniitsinh Sangramsinh Raiput (Guarantor) Add: (Guarantor) Flat No. B-18-203, Shree Tirupati Balaji Township, Near Sachin GIDC, Vill. Unn, Surat - 394230. PNB- Utran (895800)

sq. mtrs. of "A-6" Building (Building No. A-3 as per Plan) of "Shri Tirupati Balaji Town", construction on the land bearing Final Plot No. 169, 170, 171 (AS per sanction Plan Final Plot No. 165, 166, 167, 181), Town Planning Scheme No. 59 (Unn), Block No. 222 (R.S. No. 140/2), Block No. 223 (R.S. No. 170), Block No. 224 (R.S. No. 171) and Block No. 236 (R.S. No. 184) of moje: Village Unn, Taluka Choryasi, District Surat owned by Priyanka Ujalakumar Choudhary. Boundaries: North: Adj. Block No. 227 and 237, South: 90.00 sq. mtrs. D.P. Road, East: Adj. Block No. 225 and 227, West 24.00 sq. mtrs. Road. Name of Mortgagor: Mrs. Priyanka Ujalakumar Choudhary. All the piece and parcel of the land bearing Plot No. 13, As per Approved plan and As Per Spot Plot No. 13, As per KJP adm 40.15 Mr. Trada Sagar Ratibhai (Borrower)

Add.: C- 301, Shreya Heights, Nr. Saroli Post Office, Saroli Gam, Surat 395010 Also at: A 1001, Dev Residency, Opp SMC Water Tank, B/H Varacha Bank, Yogi Chowk, Surat 395010 Also at: 251, Vikram Nagar Society-1,

Punagam, Surat 395010 (Guarantor)

PNB- Punakumbharia.(992200)

Add-(Borrowers):

Surat – 395010

Add: (Guarantors):

Mr. Rajesh Revali Rana (Borrower) &

Mr. Bhargavkumar Dhirubhai Markana Saroli Gam. Surat 395010

Add.: Flat No. A-501 Paradise, Opp Bhavna Park, Yogi Chowk, Punagam Surat 395010 C- 301, Shreya heights, Nr. Saroli Post Office,

sq. mtrs. and as per spot adm 41.38 sq. mtrs. with proportionate undivided inchoate share of Road and COP adm. 22.08 sg. mtrs. Land and Plot No. 14, as per approved plan and spot Plot No. 14, As per KJP adm. 40.15 sq. mtrs., and as per spot adm 41.09 sq. mtrs with proportionate undivided inchoate share of Road and C.O.P. adm 22.64 sq. mtrs. Land in Gokuldham Villa with all appurtenances pertaining thereto, standing on land bearing, Revenue Survey No. 272 Block No. 200/A of Moje Village Tatithaiya Tal Palsana and Dist Surat. **Boundaries of Plot No. 13:** East: Adj. Plot No. 22, West: Adj. Society's Road, North: Adj. Plot No. 12, South: Adj. Plot No. 14. **Boundaries of Plot No. 14:**

SCHEDULE OF THE SECURED ASSETS

Description of the Immovable

Properties Mortgaged / Owner's Name

(Mortgagers of property(ies)

All Piece & Parcel of Flat No. 302, in Madhav Complex-C,

admeasuring 620 Sq. Ft. (59.47 Sq. Mtrs.) constructed on N.A.

land bearing Plot No. 0-3, 0-4, R.S. No. 146 paiki 39 & 146 Paiki

67 at Pardi Sandhpore, Taluka Valsad, Dist. Valsad

13, South: Adj. Plot No. 15. Name of Mortgagor: Mr. Sagar Ratibhai Trada

East: Adj. Plot No. 21, West: Adj. Society's Road, North: Adj. Plot No.

All that piece and parcel of property bearing Plot No. 334 (As per KJP, Block No. 369/334), admeasuring area 48.00 sq. yards i.e equivalent to 40.15 sq. meters, together with undivided proportionate share admeasuring 21.20 sq. meters in common road and COP of the society known and named as "Rahi Township

Room No. 212, 2nd Floor, Building No. A-2, Ganga Sagar Apartment, Parvat Patiya, Vibhag-1", situated on the land bearing Revenue Block No. 369 (old survey Nos. 352, 353 and 354) of Moje Village Kareli, Taluka Also at: Village Gadidighi, PO Chatro, PS-Dec Palsana, District Surat, together with proportionate share in the said Chatro Giridih, Jharkhand - 815314 land and so also the construction and superstructure to be Ramesh Pitan Yadav (Guarantor) built/already built thereon together with all rights of easements of all kinds appurtenant thereto. **Boundaries:** East: Adj. Society Plot no. 225. Dhrú Park Society, Godadara, Road, West: Adj. Plot No. 345, North: Adj. Plot No. 335, South: Adj. Plot no. 333, Name of Mortgagor: Mr. Rajesh Revali Rana

Surat - 395010, PNB- Valsad (139010) Mr. Himmatlal Chhabildas Barot (Guarantor)

Add-(Borrower & Guarantor) Flat No. 301, Shivam Building, Vasant Nagari Co. Op. Hsg.

Mr. Sandeep Himmatlal Barot (Borrower) &

All Piece & Parcel of Flat No. 106, in Mohan Complex, admeasuring

1105 Sq. Ft. (102.70 Sq. Mtrs.) constructed on N.A. Land R.S. No 146/P/24 at Pardi Sandhpore, Taluka Valsad, Dist. Valsad Bounded: East: Adj. Passage, West: Adg. Main Road, North: Adj. Flat no. 105, South: Ad. Flat No. 107, Name of Mortgagor: Mr. Sandeep Himmatlal Barot.

Soc., Sector-5, Vasai East, Vasai, Dist. Palghar, Maharashtra (India) - 401208 Also at: Room No.103, Shiv Darshan Apartment, Nirmala Society, New 100 Feet Road, Opp. Sharshwat Bank, Achhole Nalasopara East, Vasai, Thane, Dist. Palghar (MH) - 401209. Flat No 205, 2nd floor, 'A' Building 'NAAZ PARK', bearing survey No PNB- VAPI (390300) 337 constructed on Plot No. 7 to Plot No 20, situated at village SHABNAM SALIM SHAIKH (BORROWER) &

Karvad, Vapi Ta- Vapi, Dist- Valsad, admeasuring about 60.40 sq. SALIM SHAIKH (CO-BORROWER) **Add-** Flat No 205, A Building- NAAZ PARK, Village Karwad, Vapi, Valsad 396191 Add- SRF Corporation 13/14 GR 6 B Gurudev Complex, Imran Nagar, Vapi Gujarat- 396191, Add- GR 6/B Flat No 14 Gurudev Complex Imran Nagar Vapi 396191

PNB- Chikhli, (722600) M/s Shree Balaji Garments (Prop. Mahavirprasad Moolchand Pareek) Add-(Borrowers) At Samroli, Vijaynagar Shopping Center, aluka Chikhli, Dist. Navsari - 396521

PNB-DAMAN (717000) Mr. Sahil Basir Shaikh Dist. Valsad - 396191 Also at: F-704, Anmol Tower, 7th Floor,

Add: F-105, Maher Apartment, Kabrastan Road, Near Aazad Rolling Shutter, At. Vapi, Vapi-Silvasa Main Road, Imran Nagar, At. Vapi, Dist. Valsad – 396191.

Property, West: Common Passage, North: Public Road, South: Shop 20-A, Name of Mortgagor: Mr. Mahavirprasad Moolchand Pareek All that piece and parcel of the property being residential flat no 101, A) 04-05-2021 admeasuring about 650.00 sq. feet i.e. 60.38 sq. mtrs, super built up B) 16,74,177.50

area, lying and located on the 1st floor in the "C" building known as "NAAZ PARK", constructed on N.A. plot no 7, admeasuring about 255.74 sq. mtrs, bearing Revenue survey no 337/ Plot no 7, Plot no 8 admeasuring about 195.04 sq. mtrs, bearing revenue survey no 337 Plot no 8, plot no 9, admeasuring about 195.04 sq. mtrs bearing revenue survey no 337/plot no 9, plot no 10, admeasuring about C) 13-07-2023 195.04 sq. mtrs bearing revenue survey no 337/plot no 10 plot no 11 admeasuring about 195.04 sq. mtrs, bearing revenue survey no 337/ Plot no 11, plot no 12, admeasuring about 195.04 sq. mtrs bearing revenue survey no 337/plot no 12, plot no 13, admeasuring about

All that piece and parcel of the immovable property at Shop No.

20/B, 1st Floor, "Shri Raj Complex", admeasuring 30.68 Sq. Mtrs.

out of admeasuring 15.34 Sq. Mtrs. bearing Chikhli Gram

Panchayat Property No. 1165/20/Paiki B (Constructed on Chikhli

C.S. No. 1063 & 1091 Total admeasuring 446.04 Sq. Mtrs) situated

at Chikhli, Tal. Chikhli, Dist. Navsari, Boundaries: East: Adioining

A) Rs. 05.27 Not Known + further interest B) Rs. 0.527 wef 31.03.2021 + charges C) Rs. 0.05 D) Physical

226.01 sq. mtrs, bearing revenue survey no 337/ Plot no 13, plot no 14, admeasuring about 504.24 sq. mtrs bearing revenue survey no 337/plot no 14, plot no 15, admeasuring about 195.04 sq. mtrs, bearing revenue survey no 337/ Plot no 15, plot no 16, admeasuring about 195.04 sq. mtrs bearing revenue survey no 337/plot no 16, plot no 17, admeasuring about 195.04 sq. mtrs, bearing revenue survey no 337/ Plot no 17, plot no 18, admeasuring about 195.04 sq. mtrs., bearing revenue survey no 337/plot no 18, plot no 19, admeasuring about 195.04 sq. mtrs, bearing revenue survey no 337/ Plot no 19, plot no 20, admeasuring about 255.74 sq. mtrs bearing revenue survey no 337/plot no 20, i.e. total Plot area admeasuring about 3192.13 sq. mtrs bearing survey no 337 total area admeasuring

Mortgagors: Mr. Sahil Basir Shaikh.

about 25293.00 sq. meters, situated at village Karvad, Taluka Vapi, Dist Valsad, Gujarat State.

TERMS AND CONDITIONS: The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions: 1. The properties are being sold on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS". 2. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation. 3. If the auctioned property is in symbolic possession then physical possession will be given to successful buyer only after receipt of physical possession of the property and after disposal of any movables lying inside the premises of property. 4. The Sale will be done by the undersigned through e-auction platform provided at the

Ahmedabad

Website https://baanknet.com on date 17.12.2025 between 11 am to 4 pm 5. For detailed term and conditions of the sale, please refer https://baanknet.com and www.pnb.bank.in or call on 9599023685 STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

Date: 16.11.2025 | Place: Surat

Magdalla, Surat, Gujarat – 395007.

Surat- 394310.

Also at: Plot No. 121, Pratham Residency,

Opp. Madhav Residency, Haldharu, Kamrej,

Chief Manager, Authorised Officer, Punjab National Bank, Secured Creditor

PUNB895400

HARI01

C) 0.10