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NEOGROWTH NeoGrowth Credit Pvt. Ltd.			
Landing simplified. Growth amplified. Times Square, Tower E, 9th Floor, Andheri Kurla Road, Marol, Andheri East - 400059; T: 91 22 4921 9999 www.neogrowth.in; CIN: U5104MH1993PTC251544			
E-AUCTION/SALE NOTICE			
APPENDIX- IV A (See proviso to rule 8(6))			
E-AUCTION 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 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 the date of the notice dated 19.06.2024 issued by its authorized officer under section 13(2) of the SARFAESI ACT 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 Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and under the provisions of section 13(4) and in exercise of the powers conferred thereunder.			
The undersigned 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: 1245622, 1243887 & 124195 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 Proprietary Firm through its Proprietors/Authorized Signatory) at 571, Paikki 1/3 GF Opp. Gujarat College Nr Oriental Club R.C. 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. DEVINSH TEJISINH RAJPUT, C/2301, Ratan Ruchi Vatika Apt., Near Rangsgar Flat, Chandranagar Ahmedabad - 380007 Gujarat. 3. PRATAP BAL, C/2301, Ratan Ruchi Vatika Apt., Near Rangsgar 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 "Rajmachi Vatika" Constructed On Land Bearing Final Plot No. 36(A)/1, 36(A)/2 Of Town Planning Scheme No. 22, Survey Nos. 36(A)/1, 36(A)/2, Situated At Moje Patel, Taluka Sabarmati, Registration District Ahmedabad And Sub-District Ahmedabad-4 (Padhi), Ahmedabad-380007 Gujarat, Bounded By: East- 25 Feet Society Road, West- Flat No. C/2302, North- Flat No. C/2304, South-Block No. C/1.	Rs. 47,00,000/- (Rupees Forty Four Lakh Seven Seventy Thousand Only)	4,70,000/- (Rupees Four Lakh Seven Seventy Thousand Only)	
(a) Last date of submission of bids: 29.11.2025 at 5:00 PM, at E auction Website Address https://www.bankaeuctions.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.bankaeuctions.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 (mortgagors) 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			
Place: Ahmedabad, Gujarat			
Authorised Officer			
M/s NeoGrowth Credit Private Limited			

Race Course Road Branch :			
The City Centre, Old Amrapali Cinema, Raiya Road, Rajkot - 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 read with proviso to Rule 8(1) of the Security Interest (Enforcement) Rules, 2002.			
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 the date of the notice dated 19.06.2024 issued by its authorized officer under section 13(2) of the SARFAESI ACT 2002.			
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Date: 15.11.2025			
Place: Ahmedabad, Gujarat			
Authorised Officer			
M/s NeoGrowth Credit Private Limited			

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 (SARFAESI ACT) and Rules 8(6) & 9 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. Dilipsin Karansinh Gohil (Borrower), Address : Swashay Society, Street No. 3, Opp. RCC Bank, Davdi Main Road, Opposite Fire Brigade, Rajkot - 360 004 and Guarantor : Mr. Sandipbhai Chunnilal Dhrangadharia (Guarantor), Address : Pitukrupa, Patel Park, Street No. 1, Bh. Ranuja Temple, Kothariya Road, Rajkot - 360 022 and Mrs. Pannaben Ashokbhai Dhrangadharia (Guarantor), Address : B- 28 - New Svatil 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) 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 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 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 12th day of Month of 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 IMMOVABLE PROPERTY			
Description of the Secured Assets :			
Movable / Immovable Properties			
Details of the Secured Assets :			
Property in the name of Mrs. Bhavnaben Chandreshbhai Bhatt			
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 Plot No. 67/A Palki of Revenue Survey No. 161 Palki of T.P. No. 13, F.P. No. 134/2 of lying & situated at Village Kothariya, Tal. & Dist. Rajkot in the State of Gujarat. Owned by Sandipbhai Chunnilal Dhrangadharia (Guarantor) and Pannaben Ashokbhai Dhrangadharia (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 3-73 Mtr.			
Date : 12.11.2025, Place : Rajkot Sd/- Authorised Officer, Central Bank of India			

SCHEDULE OF THE SECURED ASSETS			
Description of the Immovable Properties Mortgaged / Owner's Name (Mortgagors of property/ies)			
A) DI. Of Demand Notice u/s 13(2) of SARFAESI ACT 2002			
B) Outstanding Amount As on date of issuance of notice u/s 13(2) of SARFAESI ACT 2002			
C) Possession Date u/s 13(4) of SARFAESI ACT 2002			
D) Nature of Possession Symbolic/Physical/Constructive			
A) Reserve Price EMD			
B) Bid Increase Amount (All Amt. in Lacs)			
C) Bid Increase Amount (All Amt. in Lacs) </			