

FINANCIAL EXPRESS

IndusInd Bank	1st Floor,Sangam Tower Church Road, Jaipur- 302001
POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)	
(As per Appendix IV read with rule 8(1) of the Security Interest Enforcement Rules, 2002)	
<p>WHEREAS, The undersigned being the Authorized Officer of the INDUSIND BANK LIMITED under the Securities and Enforcement of Financial Assets and Enforcement of Security Interest Act, 2002 (No. 54 of 2002) (hereinafter referred to as "the Act") read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated 07/09/2019 through Registered Post to the Borrower/s, Co-Borrower/s, Mortgagor/s and Guarantor/s to repay the amount mentioned in the said Demand Notice (INR 96,35,961.00/- INR Ninety-Eight Lacs Thirty Thousand Nine Hundred Sixty-One and Eight Paise only) as on 21st August 2025 along with charges, costs etc., as per the terms and conditions of the said Demand Notice.</p> <p>The borrower/co-borrower/s having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken possession of the property described herein below in accordance with the powers conferred on him under section 13 (4) of the said Act read with rule 9 of the said Rules on this 12.01.2026.</p> <p>The borrower/co-borrower/s in particular and the public in general is hereby cautioned not to deal with the property described herein below in any manner whatsoever for an amount INR 98,35,961.08/- (INR Ninety-Eight Lacs Thirty-Five Thousand Nine Hundred Sixty-One and Eight Paise only)and further interest thereon, plus costs, charges, expenses incurred from 11th August 2025.</p>	
DESCRIPTION OF THE IMMOVABLE PROPERTIES	
<p>1. All That Piece and Parcel of Immovable Constructed Property of Shop No. 01, Block No. A, on Ground Floor, Admeasuring 42.10 Sq. Mtrs. Super Built-up area in Scheme Known as "MANTHAN 222" situated at F.P. No. 222, of F.P. No. 128 (Vatva - Asali) of Mouje: Vatva, Taluka: Vatva & District: Ahmedabad, Owner by Mr. Rakeshumar Patel, Boundaries as below: East: Aastha Residency, North: Vatva, South: Patel, West: Patel, Area: 40.00 Sq. Mtrs., Total area: 40.00 Sq. Mtrs., All That Piece and Parcel of Residential Property of Units No. B-2, Addressing 57.70 Sq. Mtrs., comprising approximately 57.70 Sq. Mtrs. Ground Floor and 57.70 Sq. Mtrs. on First Floor and 36.80 Sq. Mtrs. on Second Floor. Total Admeasuring 152.20 Sq. Mtrs. Super Built-up Area in the Scheme Known as "DOPDVILLI" Vatva, Opp. Manthan 222, Near Deryia Lake. Situated Revenue Survey No. 1222/2, 1222/3, 1222/4 & 1222/5, Plot No. 1 & 38, area 40.00 Sq. Mtrs., Total area: 40.00 Sq. Mtrs., Undivided Share admeasuring 20.00 Sq. Mtrs., Deviated, Owner by Mr. Rakeshumar Patel, Mr. Ramesh Siddheshwar Patel and Mrs. Shubhamaben Siddheshwar Patel. Located as below:</p> <p>East: Duplex No. 18 West: Road North: Passage South: Duplex No. 26</p>	
Date: 12.01.2026 Place:GUJARAT Authorised Officer (IndusInd Bank Limited)	

Bank of Baroda	Bank of Baroda, 409/B Fertilizer Nagar Township Branch - P.O. Fertilizer Nagar, Dist. Vadodara - 391750, Gujarat (India) Phone No.: 2242399 Email: fertow@bankofbaroda.com www.bankofbaroda.com
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APPENDIX IV [See Rule 8(1)] POSSESSION NOTICE (For Immovable Property)

Whereas, The undersigned being the Authorized Officer of the Bank of Baroda under the Securitization 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 28.10.2025 calling upon the Borrower Mr. PATHAN FAJUIM and Mrs. PATHAN NASRUM BANU to repay the amount mentioned in the notice being Rs.11,42,900.17/- (Rupees Eleven Lakh Forty-Two Thousand Nine Hundred and Paise Seventeen Only) on 26.10.2025 together with further interest thereon at the contractual rate plus costs, charges and expenses till date of payment 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 under sub-section (4) of section 13 of the Act read with Rule 8 of the Security Interest Enforcement Rules, 2002 on this the 15th day of January of the year 2026.

The Borrower/Guarantors/Mortgagors in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the change of Bank of Baroda for an amount of Rs.11,42,900.17/- (Rupees Eleven Lakh Forty-Two Thousand Nine Hundred and Paise Seventeen Only) as on 26.10.2025 together with further interest thereon at the contractual rate plus costs, charges and expenses till date of payment.

The Borrower's 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

1) Mortgage of an entire part and parcel of an immovable property, property being project/scheme known as 'Shifa Complex' being constructed /underconstruction, on land bearing R.S No. 208/1, admeasuring 8094 Sq. Mtrs T.P. No 55/4 F.P. No. 7, Known as Hashni Park, Plot No A/22, Plot admeasuring 103.83 Sq. Mtrs., undivided share admeasuring 29.89 Sq. Mtrs., Total admeasuring 133.72 Sq. Mtrs., Plot No A/21, Plot admeasuring 99.48 Sq. Mtrs., undivided share admeasuring 29.89 Sq. Mtrs., Total admeasuring 129.37 Sq. Mtrs., Plot No A/28 Plot admeasuring 106.39 Sq. Mtrs., Undivided Share admeasuring 29.89 Sq. Mtrs., Total admeasuring 136.28 Sq. Mtrs., Plot No A/23, Plot admeasuring 98.94 Sq. Mtrs., Undivided Share admeasuring 29.89 Sq. Mtrs., Total admeasuring 128.83 Sq. Mtrs., Plot No A/24, Plot admeasuring 98.94 Sq. Mtrs., Undivided Share admeasuring 29.89 Sq. Mtrs., Total admeasuring 128.83 Sq. Mtrs., Plot No A/25, Plot admeasuring 98.94 Sq. Mtrs., Undivided Share admeasuring 29.89 Sq. Mtrs., Total admeasuring 128.83 Sq. Mtrs., Plot No A/26, Plot admeasuring 98.94 Sq. Mtrs., Undivided Share admeasuring 29.89 Sq. Mtrs., Total admeasuring 128.83 Sq. Mtrs., i.e 334.97 Sq. Ft., Mouje Karodiya at Registration District and Sub District Vadodara, District Vadodara the said property bounded as under:-

Boundaries: East: OTS, West: Flat No 101 and Passage, North: Flat No 103 and Passage, South: OTS

Sd/- Authorized Officer
Bank of Baroda

Date: 15-01-2026
Place: Vadodara

The Federal Bank Limited
Loan Collection & Recovery Department
Mumbai Division, 134, 13th Floor,
Joly Maker Chamber II, Nariman Point,
Mumbai - 400021
CIN: L65191KL1931PLC000368
E-mail: murli@federalbank.co.in
Website: www.federalbank.co.in
BBYD/BBYREG/BBYU/SALE NOTICE/153/2025-2026 Date: 16/01/2026

Sale Notice for Sale of Immovable Assets Under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act,2002 (hereinafter referred to as 'Act') 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 borrowers and Guarantors that the below described immovable property mortgaged/charged to the Federal Bank Limited (Secured Creditor), the Physical Possession of which has been taken by the Authorized Officer of The Federal Bank Limited (Secured Creditor), will be sold on 'As is where is', 'As is what is', and 'Whatever there is' basis on 27/02/2026, for recovery of Rs. 15, 09,24,820.50 (Rupees Fifteen Crores Nine Lakhs Twenty Four Thousand Eight Hundred Twenty and Paise Fifty Nine Only) (claim amount as per Original Application filed on 25/04/2025, before Hon'ble Debts Recovery Tribunal - 2, Mumbai vide O.A. No L709 of 2025) together with further interest and cost/other charges thereon, due to The Federal Bank Limited (secured creditor) till realization of 1) M/s. Vajra Gold Private Limited, 2) Mr. Dhrumil Ganna, Son of Mr. Prakashchandra Ganna, 3) Mr. Shomil P Ganna, Son of Mr. Prakashchandra Ganna, and 4) Mr. Prakash S Ganna, Son of Mr. Shanti Lal Ganna. The Reserve price below which the each of the properties mentioned in Lot No. 1, 2 & 3 will not be sold is Rs. 49,50,00/- (Rupees Forty Nine Lakhs and Fifty Thousand Only). The Reserve price below which the each of the property mentioned in Lot No. 4, 5 & 6 will not be sold is Rs. 28,80,00/- (Rupees Twenty Eight Lakhs and Eighty Thousand Only). The earnest money deposit will be Rs. 4,95,00/- (Rupees Four Lakhs and Ninety Five Thousand Only) for property mentioned in Lot No. 1, 2, & 3 and Rs. 2,88,00/- (Rupees Two Lakhs and Eighty Eight Thousand Only) for property mentioned in Lot No. 4, 5. The interested bidder can bid for all or any one of the below mentioned properties.

Lot No. **DESCRIPTION OF PROPERTIES**
A All that piece and parcel of Commercial Unit No. 207, on the 2nd Floor, admeasuring about 58.29 Sq.mts carpet equivalent to 60.65 Sq mts built up area equivalent to ground land construction average area of 32.42 Sq.mts in the building C, in the project known as "AAKASH RETAIL" constructed on land bearing old Revenue Survey No. 524, New Revenue No. 336, T.P. Scheme No. 7 (Vesu-Magdalla) Final Plot No. 39 situated at near Vastu Gruh, Goluk Platinum, Goluk Platinum, Village Vesu, Taluka Majura (Surat City), District Surat, within Surat Municipal Corporation within the limits of Sub Registrar Surat City and is bounded on the East by Road, on the South by Signature Shopping Centre, on the West by Goluk Platinum Building, on the North by Goluk Platinum Office Building.

All that piece and parcel of Commercial Unit No. 208, on the 2nd Floor, admeasuring about 58.29 Sq.mts carpet equivalent to 60.65 Sq mts built up area equivalent to ground land construction average area of 32.42 Sq.mts in the building C, in the project known as "AAKASH RETAIL" constructed on land bearing old Revenue Survey No. 524, New Revenue No. 336, T.P. Scheme No. 7 (Vesu-Magdalla) Final Plot No. 39 situated at near Vastu Gruh, Goluk Platinum, Goluk Platinum, Village Vesu, Taluka Majura (Surat City), District Surat, within Surat Municipal Corporation within the limits of Sub Registrar Surat City and is bounded on the East by Road, on the South by Signature Shopping Centre, on the West by Goluk Platinum Building, on the North by Goluk Platinum Office Building.

All that piece and parcel of Commercial Unit No. 209, on the 2nd Floor, admeasuring about 58.29 Sq.mts carpet equivalent to 60.65 Sq mts built up area equivalent to ground land construction average area of 32.42 Sq.mts in the building C, in the project known as "AAKASH RETAIL" constructed on land bearing old Revenue Survey No. 524, New Revenue No. 336, T.P. Scheme No. 7 (Vesu-Magdalla) Final Plot No. 39 situated at near Vastu Gruh, Goluk Platinum, Goluk Platinum, Village Vesu, Taluka Majura (Surat City), District Surat, within Surat Municipal Corporation within the limits of Sub Registrar Surat City and is bounded on the East by Road, on the South by Signature Shopping Centre, on the West by Goluk Platinum Building, on the North by Goluk Platinum Office Building.

All right title and interest in property bearing Shop No.1020, (as per sanctioned plan Shop No. 211) super built up admeasuring 130.20 Sq.fts. equivalent to 121.00 Sq.mtrs. its built up area admeasuring 66.06 Sq.fts equivalent to 62.18 Sq.mtrs and its carpet area is 650.76 Sq.fts equivalent to 60.48 Sq.mtrs on 1st floor, together with undivided proportionate share in underneath land and road and COP of building known as "Raj Textile World" constructed on the land bearing Block No. 94 (Rev.S.No. 44/3) admeasuring 880.00 Sq.mtrs. Preliminary Town Planning Scheme No. 19 (Parvat Magdalla), Final Plot no. 31 admeasuring 6160 Sq.mtrs of Village Parvat, Sub district Taluka Udhana (City), District Surat and is bounded on the East: Adj. F.P. No. 28, on the South by Adj. 18.00 mtrs T.P. Road, on the West by Adj. 18.00 mtrs T.P. Road, on the North by Adj. F.P.no.61.

All right title and interest in property bearing Shop No. 1023 (as per sanctioned plan Shop No. 214) super built up admeasuring 130.20 Sq.fts. equivalent to 121.00 Sq.mtrs. its built up area admeasuring 66.06 Sq.fts equivalent to 62.18 Sq.mtrs and its carpet area is 650.76 Sq.fts equivalent to 60.48 Sq.mtrs on 1st floor, together with undivided proportionate share in underneath land and road and COP of building known as "Raj Textile World" constructed on the land bearing Block No. 94 (Rev.S.No. 44/3) admeasuring 880.00 Sq.mtrs. Preliminary Town Planning Scheme No. 19 (Parvat Magdalla), Final Plot no. 31 admeasuring 6160 Sq.mtrs of Village Parvat, Sub district Taluka Udhana (City), District Surat and is bounded on the East: Adj. F.P. No. 28, on the South by Adj. 18.00 mtrs T.P. Road, on the West by Adj. 18.00 mtrs T.P. Road, on the North by Adj. F.P.no.61.

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For detailed terms and conditions of the sale, please refer to the link provided in the website of The Federal Bank Ltd.i.e.
<https://www.federalbank.co.in/web/guest/tender-notices>

For, The Federal Bank Limited
Sd/-
Rajeshkumar P
Assistant Vice President
(Authorised Officer under SARFAESI Act)