

REGIONAL OFFICE Lal Darwaja, Ahmedabad-380001

APPENDIX-IV-A [See proviso to Rule 8 (6)] SALE NOTICE FOR 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 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 property mortgaged / charged to the secured creditor, the Physical/Symbolic Possession of which have been taken by the authorized officer of Central Bank of India. Secured creditors, will be sold on "As is where is", "As is what is" and "whatever is there is" on date 25.08.2025 for recovery of due to the Central Bank of India from Borrower (s) and Guarantor (s). The Reserve

Name of the Borrowers / Guarantors/Mortgagers and Contact Detail of Branch	Demand Notice Date & Due Amount	Description of Immovable Properties	Reserve Price 10% EMD
Mr. Ashith Ranjan Banerjee (Borrower & Mortgagor) (Branch : Ashram Road, Region - Ahmedabad, Mr Praveen Dhayal, Branch Head & Authorized	22.05.2024	Equitable Mortgage of property consisting of apartment Residential Flat House in the name of Mr. Ashith Ranjan Banerjee, Flat No. N-002, Ground Floor, Indraprashth (Suvidha Nagar COHSL Vibhag-2, Near Himalaya Mall, Near Drive in Cinema, Drive in Road,	Rs. 50,00,000.00
Officer, (M): 9909928870)	Rs. 1,24,41,164.92 + Interest + Other Charges	Ahmedabad-380052, New Harshad Bhavani Co Operative HSG Society LTD, TPS-2, F.P No.123, Mouje Memnagar, Ahmedabad, Gujarat Admeasuring Area 146.306 Sq. Meters, Bounded By: East: Margin Land and Himalaya Mall, West: Row House No. Common Passage, Stairs and Hallow Plinth, North: Flat No. N-001, South: Margin Land and Block No. P	Rs. 5,00,000.00 (Physical Possession)
Mrs. Saleha Keshav Anand (Borrower & Mortgagor)	25.05.2024	Equitable Mortgage of property consisting of Residential Flat House in the name of Mrs. Saleha Keshav Anand, Flat No. A/56, 5th Floor,	Rs. 29,95,000.00
(Branch : Ashram Road, Region - Ahmedabad, Mr Praveen Dhayal, Branch Head & Authorized Officer, (M): 9909928870)	Rs. 42,13,976.50 + Interest + Other Charges	Shubhadarshan Apartment, Near Prematirth 2, Near Prematirth Derasar, B/h. ISRO, Jodhpur Gaam Satellite, Ahmedabad - 380015, 691/2 TPS - 4, Mouje Vejalpur, FP No. 116/2, Ahmedabad, Gujrat, Admeasuring Area 78.64 Sq. Meters, Bounded By : East : Lift, West : Flat No. A-55, North : Margin Land, South : Common Passage and Flat No. A-54	Rs. 2,99,500.00 (Physical Possession)
Mr. Nishant Mukesh Shah (Borrower & Mortgagor) Mrs. Asha Mukesh Shah (Co Borrower) (Branch : Bhudarpura, Region - Ahmedabad, Mr Dheeraj Prajapati, Branch Head, (M): 9909925785) Authorized Officer: Mr Hitesh Kothari, Mob: 9909948868	01.07.2024 Rs. 76,07,813.44 + Interest + Other Charges	Equitable Mortgage of property consisting of plot of land Tenament Residential House in the name of Mr. Nishant Mukesh Shah, Bunglow No. 32, Sant Villa, Mouje Manjipura, Taluka - Nadiad, Dist-Kheda, Pin-387002, Re Block/Survey No. 187, Admeasuring 181.80 Sq. Mtr. There on G.F., F.F. & cabin adm 202.90 Sq. Mtr. (With undivided share of Road, common plot) Bounded by: East: Bunglow No. 31, West: After margin, common Road of Society, North: Common Road of society, South: After margin, common Road of Society	Rs. 44,06,000.00 Rs. 4,40,600.00 (Physical Possession)
Mr. Laxminarayan Nandkishor Dayma and Shardaben Nandkishor Damya (Borrower & Mortgagor) (Branch : Jamalpur Astodiya, Region : Ahmedabad, Mrs Deepti Pal, Branch Manager, (M): 7567883815) Authorized Officer: Mr. Neelabh Singh, Mob: 9909977578	17.08.2024 Rs. 31,91,232.41 + Interest + Other Charges	Flat No. C-07, C Block (As per approved plan Block-B), Third Floor, having 112.04 Sq. Meters Super Built up area along with undivided share of land 42.41 Sq. Meters in Block/Survey No.665 P4 P Khata No. 2670 in the scheme Known as Binali Shops and Residency, Kapadwanj Road at village Kathlal, Taluka Kathlal and Dist: Kheda. Boundary: East: Flat No. C/06, West: Flat No.C/08, North: Back Side Road, South: Society Road between Block C and D	Rs. 8,90,000.00 Rs. 89,000.00 (Physical Possession)
Mr. Hiren Mukeshbhai Joshi and Mrs. Joshi Bhumika Hiren (Borrower & Mortgagor) (Branch : Jamalpur Astodiya, Region : Ahmedabad, Mrs Deepti Pal, Branch Manager, (M): 7567883815) Authorized Officer: Mr. Neelabh Singh, Mob:	17.08.2024 Rs. 31,04,615.55 + Interest + Other Charges	Flat No. A-20, A Block (As per approved plan Block-C), Fourth Floor, having 112.04 Sq. Meters Super Built up area along with undivided share of land 42.41 Sq. Meters in Block/Survey No.665 P4 P Khata No. 2670 in the scheme Known as Binali Shops and Residency, Kapadwanj Road at village Kathlal, Taluka Kathlal and Dist: Kheda. Boundary: East: Flat No. A/19, West: Lift, North: Back Side Road, South: Society Road between Block A and B	Rs. 8,40,000.00 Rs. 84,000.00 (Physical Possession)
9909977578 Mr. Pappulal Meena and Maya Parmar (Borrower & Mortgagor) (Branch : Jamalpur Astodiya, Region : Ahmedabad, Mrs Deepti Pal, Branch Manager,	17.08.2024 Rs. 31,16,978.13 + Interest +	Flat No. B-19, B Block (As per approved plan Block-C), Fourth Floor, having 112.04 Sq. Meters Super Built up area along with undivided share of land 42.41 Sq. Meters in Block/Survey No.665 P4 P Khata No. 2670 in the scheme Known as Binali Shops and Residency, Kapadwanj Road at village Kathlal, Taluka Kathlal and Dist; Kheda. Boundary:	Rs. 8,04,000.00 Rs. 80,400.00
(M): 7567883815) Authorized Officer: Mr. Neelabh Singh, Mob: 9909977578	Other Charges	East: Flat No. B/18, West: Flat No.B/20, North: Society Road between Block A and B , South: Back Side Road	(Physical Possession)
Mr. Rajesh B Patel (Borrower & Mortgagor) Mrs. Anandiben Rajesh Patel (Co-Borrower) (Branch : Bhudarpura, Region - Ahmedabad, Mr. Dheeraj Prajapati, Branch Head, (M): 9909925785) Authorized Officer: Mr Hitesh Kothari, Mob: 9909948868	30.05.2024 Rs. 62,62,150.67 + Interest + Other Charges	Equitable Mortgage of property consisting of plot of land Tenament Residential House in the name of Mr. Rajesh Patel, Row House No.12, Rajdhani Residency Mouje Manjipura, Taluka - Nadiad, Dist-Kheda, Pin-387002, Re Block/Survey No.60/1, Admeasuring 57.95 Sq. Mtr. Land and undivided share of common plot and road admeasuring 42.16 Sq. Mtr. Total admeasuring 100.11 Sq. Mtr. Thereon construction of G.F, F.F, S.F, and cabin total admeasuring 236.78 Sq. Mtr. Bounded by:	Rs. 40,00,000.00 Rs. 4,00,000.00 (Physical Possession)
Mr. Prafulchandra Sundarlal Parikh (Borrower),		East: House No. 19, West: Society Common Road, North: House No. 11, South: House No. 13 All that part and parcel of the Equitable Mortgage of property consisting	111300000000000000000000000000000000000
Mrs. Indumatiben P Parikh (Co Borrower) (Deceased) Through Legal Heirs: Mrs. Alpa Jigishkumar Shah, Mrs. Trupti Paresh Kapadia, Mrs. Jigisha nainesh Modi (Branch: Paldi, Region: Ahmedabad, Mr Satyavrat Tiwari, Branch Head, (M): 9909925784) Authorized Officer: Mr Prem Sharma, (M):	09.05.2024 Rs. 73,97,506.80 + Interest + Other Charges	of Residential House Sumeru Shikhar Society Flat No. 301, Third Floor, T.P No. 6, F.P. No. 327, Mouje-Paldi, Taluka - Ahmedabad City west, Nava Vikas Grah Road, Paldi, Ahmedabad - 380007, owned by Mr. Prafulchandra Sundarlal Parikh & Mrs. Indumatiben P. Parikh & Bounded By: East: Flat No. 306, West: Raj Garden Society after compound wall, North: Society Margin space, South: Passage, stairs & Flat No. 302	Rs. 45,00,000.00 Rs. 4,50,000.00 (Physical Possession)
7486086232 Mr. Abhivadan Virendrakumar Shukla (Borrower & Mortgagor)	16.07.2019	Equitable Mortgage of property in the name of Mr. Abhivadan Virendrakumar Shukla bearing Flat No. 503, Fifth Floor, Karmvir	Rs. 6,00,000.00
(Branch : Pij, Region - Ahmedabad, Ms. Chetna Marhwa, Branch Head, (M): 8980015890) Authorized Officer : Mr. Dipen Vrujlal Panchamatia, (M): 9909928863	Rs. 9,07,347.00 + Interest + Other Charges	Sundervatika-I, Tower-II, Karmvir Sundarvan Manjipura Village, Survey No. 26, Final Flat No. 201, Mouje Manjipura District, Sub District Kheda, Admeasuring Area 45 Sq. Meter, Bounded By: East: Common Passage, West: Approach Road, North: Flat No. 501, South: Common Lift	Rs. 60,000.00 (Physical Possession)
Mr. Balram Rajaram (Borrower) (Branch : Pij, Region - Ahmedabad, Ms. Chetna Marhwa, Branch Head, (M): 8980015890) Authorized Officer: Mr. Dipen Vrujlal Panchamatia, (M): 9909928863	20.06.2016 Rs. 10,55,775.00 + Interest + Other Charges	Registered Mortgage of property in the name of Mr. Balram Rajaram situated at D-21, Karmveer Nagar-5, behind Karmveernagar - 1, New Bilodra, Ta. Nadiad, Dist Kheda, Gujarat admeasuring area 409 Sq. Feet whose 38.00 Sq. Meters. Bounded By: East: There is House No. D/12, West: There is approach road, North: There is House No. D/22, South: There is House No. D/20	Rs. 6,13,000.00 Rs. 61,300.00 (Physical Possession)
Mr. Lavkumar Dahyabhai Parmar (Borrower & Mortgagor) (Branch: Sahijpur Bogha, Region - Ahmedabad, Mr. Sanjay Ram, Branch Manager, (M).: 7567883830) Authorized Officer: Mr. Harish Parihar, Mob.: 7567883822)	16.10.2023 Rs. 10,40,200.74 + Interest + Other Charges	Equitable Mortgage of Property in the Name of Mr. Lavkumar Dahyabhai Parmar, Bearing Flat No. 6, Block No. C/3, Ground Floor, Vidhata (Rakhiyal) Co Operative Hsg Society Ltd. Satyam Appartment, Survey No. 226/27 paiki, T.P No. 11, F.P No. 47, Rakhiyal Tal City, Sub District Ahmedabad-7, (Odhav), Dist-Ahmedabad, Gujarat, Admeasuring Area 47 Sq. Yard, Bounded by : East : Flat No. C/43, West : Flat No. C/3/3, North : Common Passage, South : Margin then Flat No. C/3/5	Rs. 7,50,000.00 Rs. 75,000.00 (Physical Possession)
M/s. Manikanta Incitech (Prop. Mrs. Anandavally Saradamma Nair) (Borrower), Mrs. Anandavally Saradamma Nair (Guarantor) (Branch : Vasna, Region : Ahmedabad,	02.12,2022	Flat No. D-3/504 on the fifth floor, Admeasuring about 140 Sq. Yards (Super Built up area), Carpet Area-Approx 83.00 Sq. Yards together with proportionate applicable undivided share in the land of scheme in the land of scheme named "Karnavati Apartment Co-Op Housing Society Ltd." Situated at land bearing Final plot No.392 (Allotted in lieu of Revenue Survey No.224) and lying on the freehold Non-Agriculture	Rs. 45,00,000.00
Mr. Sandeep Shrivastava, Branch Manager and Authorized Officer, Mob No: 7567883842)	Rs. 55,18,447.98 + Interest + Other Charges	iand bearing survey No.224 with right to use and enjoy common amenities and all others common rights included roads being situated and lying at mouje: Rajpur-Hirpur Taluka, Ahmedabad within the registration district and sub district Ahmedabad (Odhav) which is bounded as follows: East: Margin/Society Road & then common plot, West: Common wall with Flat No. D-3/503, North: Margin/Society Road & then Block-D1, South: Passage + stair & then Flat No. D-3/501	Rs. 4,50,000.00 (Physical Possession)
Mr. Diptiben Shaileshbhai Shah (Borrower & Mortgagor) and Mr. Shailesh Kumar Babulal Shah (Co-Borrower) (Branch : S G Highway, Region - Ahmedabad, Mr. Janmahan Singh Chauban Branch Managar	20.11.2021	All that piece and parcel of non-agriculture for residential & commercial purpose immovable property bearing Fifth Floor Flat No. 503 ADM. About 100.00 Sq. Yards (Super built up area) in building/scheme known as Raj Avenue Vikas Mandal which is presently known as Raj Avenue and constructed on land bearing survey No. 174 of survey sheet No. 28	Rs. 18,90,000.00
Mr. Jagmohan Singh Chouhan, Branch Manager, Mob No.: 7567883831) Authorized Officer : Mr. Rupesh Kosti, Mob.: 9909928880)	Rs. 24,38,079.81 + Interest + Other Charges	which is constructed on land of panchayat No. 147 admeasuring land area 357.50 Sq. Mtrs. Or there about situated, lying and being at mouje village Thaltej, Taluka Dascroi, and registration district of Ahmedabad and Sub district of Ahmedabad, State of Gujarat. The said land is bounded as under: East: Flat No. 501, West: Vankar Vas, North: Stairs, South: Flat No. 502	Rs. 1,89,000.00 (Physical Possession)
M/s. Jai Ambe Products (Proprietor, Guarantor and Mortgagor- Seema Mahesh Chanchlani) (Branch : Vasna, Region - Ahmedabad, Mr. Sandeep Shrivastava, Branch Manager and Authorized Officer, (M): 7567883842)	08.07.2023	Equitable Mortgage of property consisting of Plot of land and Tenament Residential House in the name of Mrs. Seema Maheshkumar Chanchlani admeasuring about 149.35 Sq. Mts. together with construction standing thereon situated and lying on freehold N.A. land bearing city survey No. 10039 Paiki admeasuring 60.02 Sq.Yd.	Rs. 40,00,000.00
	Rs. 62,57,693.00 + Interest + Other Charges	i.e 50.33 Sq.Mts. Plot No. 261 paiki admeasuring about 60.02 Sq.Yard i.e 50.33 Sq.mtr. + City Survey No. 10040 paiki Plot No. 262 paiki admeasuring about 20.06 Sq. Mtr. of Mouje ward Sardarnagar Taluka: Asharwa (Old Taluka City) Dist. Ahmedabad in registration Sub Distt. Ahmedabad-06 (Naroda) State of Gujrat. Bounded by: East: Internal Road, West: Plot No. 264, North: Plot No. 262, South:	Rs. 4,00,000.00 (Physical Possession)

- Date of Inspection & Time: 02.08.2025, 02:00 PM to 04:00 PM
- Last date & Time for deposit of Bid amount: 25.08.2025 upto 02:30 PM
- E-Auction Date & Time: 25.08.2025, 01:00 PM to 03:00 PM

The auction will be conducted through the Bank's approved service provider https://baanknet.com/ (PSB Alliance Pvt. Ltd.), Bidder to register on e-Auction Platform https://baanknet.com/ using his mobile number and email-id, As a part of e-KYC the documents will be verified by the system The interested Bidders/Purchasers has to transfer the EMD amount using online mode (i.e. NEFT/Transfer/UPI/Net Banking) in his Global EMD Wallet well in advance before/during the auction time In case EMD amount is not available in Global EMD Wallet, (system will not allow to bid. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before the auction time). Bidders may give offers either for one or for all the properties. Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of eauction. Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding. 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. For detailed terms and conditions please refer to the link provided in www.centralbankofindia.co.in or auction platform https://baanknet.com/ (PSB Alliance Pvt. Ltd.). For further details contact Respective Branch or Respective Authorised Officer or Regional Office, Lai Darwaja, Ahmedabad, during the office hours on any working days.

Contact: Mr. Vishnu Kumar Sharma, (M) 8103522858

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6) & 6(2) OF THE SARFAESI ACT, 2002 Borrowers / Guarantors / Mortgagors are hereby notified for sale of immovable secured assets towards realization of outstanding dues of secured creditor. Date: 19.07.2025, Place: Ahmedabad Sd/- Authorized Officer, Central Bank of India

ADITYA BIRLA HOUSING FINANCE LIMITED Registered Office: Indian Rayon Compound, Veraval, Gujarat 362266

Branch Office: Aditya Birla Housing Finance Limited, 2Nd Floor, Jaydev Complex, Opp.Pashabhai Petrol Pump, State Highway, Mehsana Gujarat-384002

1. ABHFL: Authorized Officer: Kuldip Bhatt- 91 9909292924 1. Auction Service Provider (ASP): - M/S e-Procurement Technologies Pvt. Ltd.

(AuctionTiger) Mr. Ram Sharma - Contact No. 8000023297 & 9265562819

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitization and Re-

construction 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 Aditya Birla Housing Finance Limited/Secured Creditor, the possession of which has been taken by the Authorized Officer of Aditya Birla Housing Finance Limited/Secured Creditor, will be put to sale by auction on "As is where is", "As is what is", and "Whatever

there is" on 25-08-2025, for recovery of INR. 31,60,329/- (Rupees Thirty One Lakh Sixty Thousand Three Hundred Twenty Nine Only) further interest and other expenses thereon till the date of realization, due to Aditya Birla Housing Finance Limited/Secured Creditor from the Borrowers namely GOPAL MITHALAL LUHAR, MANTHARABEN MITHALAL LUHAR & MITHALAL SOMAJI LUHAR

The reserve price will be INR 23,80,371/- (Rupees Twenty Three Lakhs Eighty Thousand Three Hundred Seventy One Only) and the Earnest Money Deposit (EMD) will be INR 2,38,037/- (Rupees Two Lakhs Thirty Eight Thousand Thirty Seven Only) The last date of **EMD deposit is 23-08-2025**. Date of Inspection of the Immovable Property is on 22-08-2025 between 11.00 AM to 04.00 PM.

DESCRIPTION OF IMMOVABLE PROPERTY

All That Piece And Parcel Of Immovable Property Being Plot No. 37, Admeasuring 71.687 Sq. Meters., New Revenue Survey No-10655, (Old Revenue Surevey No-629/Paiki 11), Khata Number-15202. In "Siddhi Vinayak Tenaments" Being And Lying At Mouje Nagalpur. Taluka Mahesana, In The Registration District Mahesana And Bounded As: East: Internal Road West: Plot No-38. North: Plot No-36. South: Internal Road

For Detailed Terms And Conditions Of The Sale, Please Refer To The Link Provided In Aditya Birla Housing Finance Limited/Secured Creditor's Website I.E. Https://Homefinance.Adityabirlacapital.Com/Properties-For-Auction-Under-Sarfaesi-ActOr Https://Sarfaesi.Auctiontiger.Net

Sd/- Authorized Officer

Place: MAHESANA **Aditya Birla Housing Finance Limited**

Date:- 20.07.2025

VARIAV BRANCH, Aisha Mahal, Jeewa Faliya, Variav, Surat-394520, Tel. 0261-2771572 Email: ubin0534421@unionbankofindia.bank 8 = E POSSESSION NOTICE [Rule - 8(1)] Whereas, The undersigned being the Authorized Officer of the Union Bank of India

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 01/05/2025 calling upon the Borrower /Guaranton /Mortgagor namely, Shri JayenddaSinh C Sondachia (Borrower & Mortgagor), Smt. Hetal Jayendra Thakor (Co-Obligant), Keshavbhai Virjibhai Tank (Guarantor) to repay the amount mentioned in the notice being Rs. 8,93,153.29 (Rupees Eight Lakh Ninety Three Thousand One Hundred Fifty Three and Twenty Nine Paisa Only) with interest within 60 days from the date of receipt of the said notice.

The Borrower/Guarantor/Mortgagor having failed to repay the full amount, notice is hereby given to the Borrower/Guarantor/Mortgagor 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 section 13(4) of the Act read with rule 8 of said Rules on 14" day of July of the year 2025.

The Borrower/Guarantor/Mortgagor 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. Variay Branch for an amount of being Rs. 8,93,153.29 (Rupees Eight Lakh Ninety Three Thousand One Hundred Fifty Three and Twenty Nine Paisa Only) as on 01/05/2025 in the said account together with costs and interest as aforesaid.

The Borrower's/Guarantor's/Mortgagor's attention is invited to the provision of sub section (8) of the section 13 of the Act, in respect of time available, to redeem the

Description of immovable property

Plot No./Survey No. - Flat No. C/202 admeasuring built up area 711.99 sq.ft. i.e. equivalent to 66.17 sq.mtrs on the 2nd Floor of Building No. C of "Sai Poojan Residency along with undivided proportinate share admeasuring 14.40 sq.mts in the land underneath the said building and also undivided proportinate share admeasuring 18.24 sq.mts in the common roads and COP of the said housing project constructed on the land bearing, constructed and situated on the land bearing Division No. "B" admeasuring 3010.00 sq.mts of Final Plot No. PPKTG 45, Revenue Survey No. 6/2, its Block No. 8 of Moje Village: Pisad, Taluka City (Choryasi), District: Surat. Owned By: Shri Javenddasinh C Sondachia, Smt. Hetal Javendra Thakor.

Date: 14/07/2025 Authorised Officer, Place: Pisad, Surat, Union Bank Of India.

सेन्ट्रल जेंड ओड़ ઇन्डिया | Surat Main Branch :

सेन्ट्रल बैंक ओफ इंडिया M.G. Road, Kanpith Chhotapul, Surat, CENTRAL BANK OF INDIA | Gujarat - 395003. THE SECURITY INTEREST ENFORCEMENT RULES 2002 RULE 8(1)

POSSESSION NOTICE (For Immovable Property)

Whereas, The undersigned being the Authorized Officer of the Central Bank of India, Surat Main Branch, Surat 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), 13(2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated 28.04.2025 calling upon the Mrs. Pruthviben Rajeshbhai Butani (Borrower) and Mr. Rajeshkumar Haribhai Butani (Co-Borrower) to repay the amount mentioned in the notice being Rs. 9,73,600.20 (Rupees Nine Lakh Seventy Three Thousand Six Hundred & Twenty paisa Only) with interest as mentioned in notice, 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 / Guarantor 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/her under Sub-Section (4) of Section 13 of Act read with rule 8 of the security interest Enforcement Rules 2002 on this 17th day July of the year 2025.

The Borrower / Guarantor 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 Central Bank of India, Surat Main Branch, Surat for an amount of Rs. 9,73,600.20 (Rupees Nine Lakh Seventy Three Thousand Six Hundred & Twenty paisa Only) as on 21.04.2025 and interest thereon plus, other Charges.

"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 IMMOVABLE PROPERTY

All right title and interest in Flat No. B - 402 on 4th Floor, admeasuring 56.87 Sq. mtrs i.e. 612 Sq. fts. together with undivided u share in underneath land of Building No. B of "Vraj Residency" Building "B" situated and constructed on the land bearing Revenue Survey Nos. 4/1, Block No. 7, adm. 4653 sq. mtrs. paiki north side land adm. 931 sq. mtrs. and Margin and undivided share adm. 403.46 Sq. mtrs, Total 1335.24 Sq. mtrs. of Village: Chhaprabhatha, Taluka - Choryasi, District - Surat. Owned by Mrs. Pruthviben Rajeshbhai Butani. Bounded by :- North : Main Road, South: Flat No. 406, East: Flat No. 405, West: Flat No. 408.

Date: 17.07.2025 Authorised Officer, Place : Surat Central Bank of India

) बैंक ऑफ़ बड़ौदा Bank of Baroda Hawai Chowk Branch: Hawai Chowk, Opp. G. D. High School, Jamnagar - 361001

ANNEXURE - I - REDEMPTION NOTICE Notice under Rule 6(2) and/or Rule 8(6) of the Security Interest (Enforcement) Rules, 2002

Ref. No. DBHAWA/002/2025-26 Date: 02.07.2025

1. Mr. Divyarajsinh Anupsinh Vadher, 2. Mrs. Ashaba Divyarajsinh Vadher : Both

Add.: Plot No. 92/A/7, Block No. A, Raj Rajeshwari Nagar, Jamnagar - 361 006, Gujarat Re: Notice under Rule 6(2) and/or Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act, 2002). Ref: -1. Demand Notice Dated 09.10.2024 issued u/s 13 (2) of SARFAESI Act 2002.

2. Possession Notice Dated 23.12.2024 issued u/s 13 (4) of SARFAESI Act 2002. Dear Sir / Medam,

Whereas the Authorised Officer of the Bank of Baroda, Branch Hawai Chowk, Address: Setavad, Opp. G.D. Shah School, Jamnagar - 361 001 being Secured Creditor Bank in exercise of the powers conferred u/s 13(2) of the SARFAESI Act 2002 (hereinafter refereed as "Act") read with Rules 3 of Security Interest (Enforcement) Rules 2002 (hereinafter refereed as "Rules") issued Demand Notice Dated 09.10.2024 calling upon you being Borrowers (s)/ Mortgagor (s) / Guarantor (s) to repay the amount stated in the said demand notice within 60 days from receipt of said notice

And whereas you have failed to repay the amount, the undersigned in exercise of the powers conferred u/s 13(4) of the said Act read with Rule 4 and/or Rule 8 of the Rules have taken over the Possession of Secured Assets (hereinafter referred as the said properties) more particularly described herein below Schedule. Copy of Possession Notice Dated 23.12.2024 is attached herewith for ready reference

Even after taking possession of the secured asset, you have not paid the amount due to Bank as mentioned in above Possession Notice. Your attention is invited to the provisions of sub-section (8) of Section 13 of SARFAESI Act, 2002 in respect of time available, to redeem

Therefore you all are requested to pay the dues as mentioned in possession notice along with applicable interest, cost, charges & expenses within 30 days from receipt of this notice and redeem the secured asset as mentioned below. In case you fail to pay the above mentioned dues & redeem the secured asset within 30 days from receipt of this notice, Bank will be constrained to sell the secured asset through public e-Auction by publication of e-Auction Sale notice. The date, time of e-auction and Reserve Price of the property shall be informed to you separately.

> Schedule of Secured Assets / Properties Description of the Movable / Immovable Properties

All that Part and Parcel of the Property consisting Residential House Sub Plot No. 92/A/7 Admeasuring Plot Area 60.00 Sq. Mtr. and construction Area 87.66 Sq. Mtrs. Bearing City Survey 5890/A/92/7 in Sheet No. 475 of Ward No. 15, Ra Rajeshwar Nagar, Jamnagar - 361 006 belonging to 1. Mr. Divyarajsinh Anupsinh Vadher & 2. Mrs. Ashaba Divyarajsinh Vadher. Boundary Description : North : Plot No. 91 Bearing Survey No. 5890/A/91, South: Sub Plot No. 92/A/6 Bearing City

Survey No. 5890 A/92/6, East: 6 Mtr. Wide Road, West: Plot No. 84 Bearing City

Date of Possession: 23.12.2024, Type of Possession (Symbolic / Physical): Physical Date of Publication of Possession Notice (For Immovable Property only): 28.12,2024 Date: 02.07.2025, Place: Jamnagar Sd/- Authorised Officer, Bank of Baroda

Survey No. 5890/A/84 in the name of Mr. Kamlesh Shivubhai Gadhavi.

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VARIAV BRANCH, 926, Ground Floor, Aisha Mahal, Jeewa Faliya, Varlav, Surat-394520, Tel. 0261-2771572 Email: ubin0534421@unionbankofindia.bank

POSSESSION NOTICE [Rule - 8(1)]

Whereas, The undersigned being the Authorized Officer of the Union Bank of India 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 03/05/2025 calling upon the Borrower /Guarantor /Mortgagor namely, Mr. Kanubhai Virjibhai Kachhadiya (Borrower), Mr. Dineshbhai Babubhai Kachhadiya (Guarantor) to repay the amount mentioned in the notice being Rs. 18,45,231.03 (Rupees Eighteen Lakh Forty Five Thousand Two Hundred Thirty One and Three Paisa Only) with interest within 60 days from the date of receipt of the

The Borrower/Guarantor/Mortgagor having failed to repay the full amount, notice is hereby given to the Borrower/Guarantor/Mortgagor 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 section 13(4) of the Act read with rule 8 of said Rules on 19th day of July of the year 2025.

The Borrower/Guarantor/Mortgagor 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, Variav Branch for an amount of being Rs. 18,45,231.03 (Rupees Eighteen Lakh Forty Five Thousand Two Hundred Thirty One and Three Paisa Only) as on 01/05/2025 in the said account together with

costs and interest as aforesaid.

The Borrower's/Guarantor's/Mortgagor's attention is invited to the provision of sub section (8) of the section 13 of the Act, in respect of time available, to redeem the

Description of immovable property

All that part and parcel of the immovable property bearing Plot No. 96 of row house type Plots admeasuring area 110.36 sq.mtrs along with road margin area in residential project known as "Shree Gadhpur Township" situated on land bearing Revenue Survey No. 58, 60, 63 & 72 of Block No. 60 and Revenue Survey No. 59 of Block No. 61 of Moje Village: Pasodara, Sub-District : Kamrei, Dist. Surat. Owned By : Mr. Kanubhai Viriibhai Kachhadiya. Date: 19/07/2025 Authorised Officer, Place: Pasodara, Kamrej, Surat. Union Bank Of India.

यूनियन बैंक 🕡 Union Bank

Navsari Luncikui Branch :

D N Mehta Hospital, JN Tata Road, Luncikui, Navsari - 396445.

SCHEDULE 6 [Rule-8(1)] POSSESSION NOTICE (For Immovable Property)

Whereas, The undersigned being the Authorized Officer of the Union Bank of India, Luncikui-Navsari Branch, Surat under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (Act) 2002 (3 of 2002) and in exercise of powers conferred under section 13(2) read with rule 8 & 9 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated 02.05.2025 under section 13 (2) of the said act calling upon the Mr. Krishnabhai Ramchandra Saindane (Borrower), Mrs. Sangitaben Krishnabhai Saindane (Co-Applicant) to repay the amount mentioned in the notice being Rs. 11,87,897.08 (Rupees Eleven Lakh Eighty Seven Thousand Eight Hundred Ninety Seven and Paise Eight Only) as on 01.05.2025 with further interest thereon & expenses within 60 days from the date of receipt of the said notice.

The Borrowers / Mortgagor / Guarantors having failed to repay the amount, Notice is hereby given to the Borrowers and Guarantors and public in general that the undersigned has taken Symbolic 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 & 9 of the said rules on this 17th day of July of the year 2025.

The Borrowers / Mortgagor / Guarantors in particular and the public in genera 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, Luncikui - Navsari Branch, Surat for an amount of Rs. 11,87,897.08 (Rupees Eleven Lakh Eighty Seven Thousand Eight Hundred Ninety Seven and Paise Eight Only) as on 01.05.2025 with further interest thereon Plus other Charges.

The Borrower's 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. DESCRIPTION OF IMMOVABLE PROPERTY

All That Part and Parcel of Immovable Property Being Plot No. 13, Adm 45.30 Sq. Mtrs. and Construction there upon situated at Navdurga Nagar bearing Vijalpore Nagar Palika Ward No. 7 and House No. 1737/3 and Revenue Survey No. 154 Paiki, 3 Paiki, 20 (Old), 6637 (New) at Viialpore, Tal: Jalalpore, Dist, Navsari, Owned By, Mr. Krishnabhai Ramchandra Saindane & Mrs. Sangitaben Krishnabhai Saindane.

Date: 17.07.2025 Place : Navsari

IDFC FIRST Bank Limited (erstwhile Capital First Limited and amalgamated with IDFC Bank Limited) CIN: L65110TN2014PLC097792

IDFC FIRST Bank

Authorised Officer,

Union Bank of India

Registered Office: KRM Towers, 8" Floor, Harrington Road, Chetpet, Chennai-600031. TEL: +91 44 4564 4000 | FAX: +91 44 4564 4022.

APPENDIX IV [Rule 8(1)]

POSSESSION NOTICE (For immovable property) Whereas the undersigned being the Authorised Officer of the IDFC FIRST Bank Limited

(erstwhile Capital First Limited and amalgamated with IDFC Bank Limited) 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 29.05.2024 calling upon the borrower, co-borrowers and guarantors 1. PUNAM DEVENDRA DUBEY, 2. DEVENDRAKUMAR DUBEY to repay the amount mentioned in the notice being Rs. 10,98,016.43/- (Rupees Ten Lac Ninety Eight Thousand Sixteen And Forty Three Paise Only) as on 28.05,2024 within 60 days from the date of receipt of the said Demand notice.

The borrowers 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 Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 12" day of July 2025.

The borrowers 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 IDFC FIRST Bank Limited (erstwhile Capital First Limited and amalgamated with IDFC Bank Limited) for an amount of Rs.10,98,016.43/- (Rupees Ten Lac Ninety Eight Thousand Sixteen And Forty Three Paise Only) and interest thereon.

The borrower's 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.

Description of the Immovable properties All That Piece And Parcel Of Immovable Property, Bearing Flat No. B/3/406 (as Per

Booking Plan 'H' Wing On The 4th Floor, Flat No. H/406) On The 4th Floor Admeasuring 39.09 Sq. Mtrs. (built Up Area), Along With 22.20 Sq. Mtrs. Undivided Share In The Land Of "Rushikesh Enclave, Building No. B, "B/3" Wing", Situate At Revenue Survey No. 330/2. Block No. 475, Draft T.P. Scheme No. 40 (limbayat-Dindoli), Original Plot No. 57, Final Plot No. 57/A & 57/B Paiki As Per T.R. New Final Plot No. 106 & 107, Draft Scheme Final Plot No. 57/AAs Per T.R. Final Plot No. 106 Of Moje Dindoli, City Of Surat, Gujarat 394210, And Bounded As: East: Other Property, West: Flat No. B/3/405, North: Road, South Dabar And Ots

Authorised Officer IDFC First Bank Limited Date: 12th July 2025 (erstwhile Capital First Limited and Loan Account No: 15950061 amalgamated with IDFC Bank Limited)

) बैंक ऑफ़ बड़ौदा Bank of Baroda

Place : Surat

Hawai Chowk Branch: Hawai Chowk, Opp. G. D. High School, Jamnagar - 361001

ANNEXURE - I - REDEMPTION NOTICE Notice under Rule 6(2) and/or Rule 8(6) of the Security Interest (Enforcement) Rules, 2002

Ref. No. DBHAWA/003/2025-26 Date: 02.07.2025

 Mr. Bhavesh Arshibhai Karmur: Add. 1: Block No. 103. Krishna Complex. Aram CNY. Jamnagar - 361 006, Gujarat, Add. 2 : Village Lakhiya Mota, Jamnagar - 361 140, Gujarat 2. Mr. Arshi Karmur: Village Lakhiya Mota, Jamnagar - 361 140, Gujarat

Re: Notice under Rule 6(2) and/or Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act, 2002).

Ref: -1. Demand Notice Dated 06.02,2024 issued ws 13 (2) of SARFAESI Act 2002. Possession Notice Dated 17.05.2024 issued u/s 13 (4) of SARFAESI Act 2002.

Dear Sir / Medam, Whereas the Authorised Officer of the Bank of Baroda, Branch Hawai Chowk, Address Setavad, Opp. G.D. Shah School, Jamnagar - 361 001 being Secured Creditor Bank in exercise of the powers conferred u/s 13(2) of the SARFAESI Act 2002 (hereinafter refereed as "Act") read with Rules 3 of Security Interest (Enforcement) Rules 2002 (hereinafter refereed as 'Rules') issued Demand Notice Dated 06.02.2024 calling upon you being Borrowers (s)/

Mortgagor (s) / Guarantor (s) to repay the amount stated in the said demand notice within 60

days from receipt of said notice And whereas you have failed to repay the amount, the undersigned in exercise of the powers conferred u/s 13(4) of the said Act read with Rule 4 and/or Rule 8 of the Rules have taken over the Possession of Secured Assets (hereinafter referred as the said properties) more particularly described herein below Schedule. Copy of Possession Notice Dated 23.12.2024 is attached herewith for ready reference

Even after taking possession of the secured asset, you have not paid the amount due to Bank as mentioned in above Possession Notice. Your attention is invited to the provisions of sub-section (8) of Section 13 of SARFAESI Act, 2002 in respect of time available, to redeem

Therefore you all are requested to pay the dues as mentioned in possession notice along with applicable interest, cost, charges & expenses within 30 days from receipt of this notice and redeem the secured asset as mentioned below. In case you fail to pay the above mentioned dues & redeem the secured asset within 30 days from receipt of this notice, Bank will be constrained to sell the secured asset through public e-Auction by publication of e-Auction Sale notice. The date, time of e-auction and Reserve Price of the property shall be

informed to you separately. Schedule of Secured Assets / Properties

Description of the Movable / Immovable Properties

Jamnagar, R.S. No. 130, T.P.S. No. 24, Ward No. 10, Plot No., Krishna Complex, Flat No. 103, 1st Floor, Nr. Canara Bank, 80 Ft. Road, Off. Aerodrome Road, Jamnagar - 361 006, Gujarat. Boundary Description: North: Public Road, South: Common Passage, OTS and Flat No. 104 and this side Wall is Common, East Common Passage, OTS and Flat No. 102 and this side Wall is Common, West Open to Sky thereafter Joint Plot No. 18

Date of Possession: 17.05.2024, Type of Possession (Symbolic / Physical): Physical Date of Publication of Possession Notice (For Immovable Property only): 18.05.2024 Date: 02.07.2025, Place: Jamnagar Sd/- Authorised Officer, Bank of Baroda

Ahmedabad

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Sr. No.