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**BHAIKAVNATH ROAD BRANCH**  
Nr. Radha Vallabh Temple,  
Bhairavnath Road, Maninagar.

**CORRIGENDUM**  
**This is with reference to the E-Auction Sale Notice published in the newspaper on 13.02.2025, that is scheduled on 26.02.2025, it is clarified that in Account of Mr. Pruthvis Piyushbhai Patel, Kindly Read As E-auction Date 27.02.2025 Instead of E-Auction Date 26.02.2025. All other details of E-Auction will remain same.**  
**Authorised Officer,**  
**Union Bank of India**



**ASSET RECOVERY BRANCH**  
First Floor, Rangoli Complex, Opp. V S Hospital,  
Ellisbridge Ahmedabad - 380 006

**POSSESSION NOTICE**  
[Under Rule 8(1) of Security Interest (Enforcement) Rules, 2002]  
Whereas, The undersigned being the Authorised Officer of the **Union Bank of India** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (Second) Act, 2002 and in exercise of powers conferred under Section 13(12) read with of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated **03.05.2018** calling upon the **M/s. Gotiz Healthcare Limited (Borrower)** to repay the amount mentioned in the notice being **Rs. 2,49,25,678/- (Rupees Two Crores Forty Nine Lakhs Twenty Five Thousand Six Hundred Seventy Eight Only)** as on **02.05.2018** and future interest and cost etc. within 60 days from the date of receipt of the said notice.  
The borrowers as well as guarantors having failed to repay the full amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken **Physical 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 Rules 8 of the said rules on this **20th day of February, 2025**. **Borrower/Guarantor's attention is invited to provisions of sub-section (8) of Section 13 of the said Act, in respect of time available to redeem the secured assets.**  
The Borrower/Guarantor/Mortgagors in particular and the public in general is hereby cautioned not to deal with the properties and any dealings with the property will be subject to the charge of **Union Bank of India, Asset Recovery Branch** for the amount **Rs. 2,49,25,678/- (Rupees Two Crores Forty Nine Lakhs Twenty Five Thousand Six Hundred Seventy Eight Only)** as on **02.05.2018** and further interest thereon.  
**DESCRIPTION OF IMMOVABLE PROPERTY**  
Shop No. 1 to 20, 31 to 38, 43 to 54, 2nd Floor, High Crossing Shopping Mall, City Survey No. 2369/B, Block No. 268, 269 and 270, each shop admeasuring area 12 Sq.mtrs. and 13.61 Sq.mtrs., Mouje Palej, Taluka District Bharuch along with Hypothecated Stocks and Receivables of all above properties.  
**Date : 20.02.2025**  
**Place : Bharuch**  
**Authorized Officer**  
**Union Bank of India**

UNITY SMALL FINANCE BANK LIMITED		BN/02/2024/PROCESSED/000005000
Registered Office: Basant Lok,Vasant Vihar, New Delhi-110057 (REGISTRABLE PROPERTIES SEE RULE 4(b))		
Corporate Office :Centrum House, Vidyanagar Marg, Kalina, Santacruz (E), Mumbai – 400 098		
<p>Whereas, the undersigned being Authorised Officer of Unity Small Finance Bank Limited 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 mentioned hereunder calling upon the following Borrower/Co-Borrowers/ Guarantors to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.</p> <p>The following Borrower/Co-Borrowers/ Guarantors having failed to repay the amount, notice is hereby given to the following Borrower/Co-Borrowers/ Guarantors and the public in general that the undersigned has taken physical possession of the property described herein below in exercise of powers conferred on him/her under section 13(4) of the said Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on <b>22.02.2025</b>.</p> <p>The Borrower/Co-Borrowers/ Guarantors in particular and the public in general is hereby cautioned not to deal with the property described herein below and any dealing with the property shall be subject to the charge of Unity Small Finance Bank Limited for the amount mentioned herein below and interest thereon.</p> <p>The Borrower 's/Co-Borrower 's/ Guarantor '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.</p>		
Name of the Borrower/Co-Borrowers/ Guarantors & Loan Account Number	Description of the Properties Mortgaged/ Secured Asset(s)	Date of Demand Notice and Outstanding Amount
1. KAVEESHA POULTRY PRODUCTS (BORROWER) 2. SHRIKANT SATYAMURTI PRABHU (CO-BORROWER & MORTGAGOR) 3. PRABHU MAYURI SHRIKANT (CO-BORROWER) Loan Account Number :- USFSR1LOAN000005007	All That Piece And Parcel Of Immoveable Property Bearing Shop No. B/106 On The 1 St Floor Admeasuring 184.82 Sq Feet. Le 17.17 Sq Mts, Carpet Area & 199.02 Sq.ft, Le 18.49 Sq. Mtrs, Built Up Area, Alongwith 10.46 Sq Mtrs. Undivided Share In The Land, & Shop No. B/107 On The 1st Floor Admeasuring 181.26 Sq Ft. Le 16.84 Sq Mts, Carpet Area, & 191.81 Sq. Feet. Le. 17.82 Sq Mts, Alongwith 10.46 Sq Mts Undivided Share In The Land Of Shree Ram Complex Building No. B", Situated At Shit No. 5, Chalta No. 51.53 & 54 , City Survey No. 272, 275, & 423, New City Surey No. 272, Total Admeasuring 4293.38 Sq Mts, Of Moje Village Delavda, City Of Surat, Own By Shrikant Satya Murti Prabhu. Boundaries (As Per Mortgage Document): North: Shop No. 108, South: Passage, East: Passage, West: Open Land	Demand Notice Dated 20/06/2024 for amounting to <b>Rs. 2,30,22,316.36/- (Rupees Two Crore Thirty Lakhs Twenty-two Thousand Three Hundred Sixteen And Paise Thirty Six Only)</b> AS ON 10/06/2024 plus applicable interest and other charges.
Property 2 All That Piece And Parcel Of Immoveable Property Bearing Shop No. B/101 On The 1st Floor Admeasuring 258.01 Sq Feet. I.e. 23.97 Sq Mts, Carpet Area & 277.06 Sq. feet. I.e. 25.74 Sq. Mtrs, Built Up Area, Alongwith 14.55 Sq Mtrs Undivided Share In The Land, & Shop No. B/102 On The 1st Floor Admeasuring 263.18 Sq Feet. I.e 24.45 Sq Mts. Carpet Area, & 277.06 Sq. feet I.e 25.74 Sq Mtrs Built Up Area, Alongwith 14.55 Sq Mtrs Undivided Share In The Land & Shop No. B/103 Admeasuring 263.18 Sq Feet. I.e 24.45 Sq Mts. Carpet Area, & 277.06 Sq. feet I.e 25.74 Sq Mtrs Built Up Area, Alongwith 14.55 Sq Mtrs Undivided Share In The Land, & Shop No. B/104 Admeasuring 268.45 Sq Feet I.e 24.94 Sq Mts Carpet Area, & 282.34 Sq Feet. I.e 26.23 Sq Mtrs Built Up Area Alongwith 14.83 Sq Mtrs Undivided Share In The Land, Totally Admeasuring 1052.82 Sq Feet I.e. 97.81 Sq Mts Carpet Area, & 1113.53 Sq Feet. I.e. 103.45 Sq Mts, Built Up Area, Alongwith 54.48 Sq Mts Undivided Share In The Land Of Shree Ram Complex Building No. B", Situated At Shit No. 5, Chalta No. 51.53 & 54 City Survey No. 272, 275, & 423, New City Surey No. 272, Total Admeasuring 4293.38 Sq Mts, Of Moje Village Delavda, City Of Surat, Own By Shrikant Satya Murti Prabhu. Boundaries (As Per Mortgage Document): North: Passage, South: Shop No. 105, East: Parking & Road, West: Adj. Land	Demand Notice Dated 08/10/2024 for amounting to <b>Rs. 34,86,905.82/- (Rupees Twenty-three Lakh Eighty-five Thousand Nine Hundred And Five And Paise Eighty-two Only)</b> AS ON 08/10/2024 plus applicable interest and other charges.	
Property 3 All That Piece And Parcel Of Immoveable Property Bearing Shop No. B/105 On The 1 St As Per Passing Plan Admeasuring 139.18 Sq Mts. Carpet Area, & 144.04 Sq Mts, Built Up Area, Alongwith 81.45 Sq Mts Undivided Share In The Land Of " Of Shree Ram Complex Building No. B", Situated At Shit No. 5, Chalta No. 51.53 & 54, City Survey No. 272, 275, & 423, New City Surey No. 272, Total Admeasuring 4293.38 Sq Mts, Of Moje Village Delavda, City Of Surat, Own By Shrikant Satya Murti Prabhu. Boundaries (As Per Mortgage Document): North: Shop No. 104, South: Passage, East: Parking & Passage, West: Open Land	Demand Notice Dated 08/10/2024 for amounting to <b>Rs. 34,86,905.82/- (Rupees Twenty-three Lakh Eighty-five Thousand Nine Hundred And Five And Paise Eighty-two Only)</b> AS ON 08/10/2024 plus applicable interest and other charges.	
1. D STAR FASHION (BORROWER) 2. LATESH MOHANLAL TULSANI (CO-BORROWER & MORTGAGOR) 3. TULSANI HONEYBEN LATESH KUMAR (CO-BORROWER) Loan Account Number :- CFSLS1TL0AN000005000 Date: 25/02/2025 Place: GUJARAT	All That Piece And Parcel Of Immoveable Property Bearing Shop No. LG-9 On Lower Floor Admeasuring 140 Sq. feet I.e. 13.011 Sq Mtrs. Carpet Area & 15.15 Sq Mtrs built Up Area, Along With 3.50 Sq Mtrs Undivided Share In The Land Of Palika Bazar Situated At Nondh No. 1476 & 1494 Admeasuring 352 Sq yds I.e. 294.317 Sq Mtrs Ward No. 9 Of City Of Surat. Boundaries (As Per Mortgage Document): North: Shop No. LG-10, South: Shop No. LG-7 & 8, East: Passage, West: Shreepad Market	Sd/- Authorized Officer, Unity Small Finance Bank Limited



**IDFC FIRST Bank Limited**  
(erstwhile IDFC FIRST Limited and amalgamated with IDFC Bank Limited)  
CIN : L65110TN2014PLC097792  
Registered Office: KRM Towers, 8th 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 authorized officer of 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) of the said Act read with rule 3] of the Security Interest (Enforcement) Rules, 2002 issued a demand notices calling upon the Borrower/ Co-borrowers and Guarantors to repay the amount mentioned in the demand notice appended below within 60 days from the date of receipt of the said notice together with further interest and other charges from the date of demand notice till payment/realization.  
The Borrower/Co-Borrowers/Guarantors having failed to repay the amount, notice is hereby given to the Borrower/Co-Borrowers/Guarantors and 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 the Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this notice.

Loan Account Number	Borrower/s/ Co-Borrower/s & Guarantors Name	Description of the Mortgaged Properties	Demand Notice		Date and Type of Possession Taken
			Date	Outstanding Amount (Rs.)	
102914095	1. Dalpatsinh Gulabsinh Chauhan 2. Ushaba Dalpatsinh Chauhan	All That Piece And Parcel Of Land Along With Structure Standing There On Being The Residential Property Out Of Mota Kothasana Group Gram Panchayat Property No. 730/1, And Assessment Serial No. 747/1 In Old Gamtal, Total Admeasuring 1640.00 Sq. Ft., Situated In The Sim Of Chauhan Vas, At Mota Kothasana, Ta.: Salatasana, District: Mahesana, State Gujarat-384330, And Bounded As: East: House Of Sajansinh Manusinh West: Navoli North: Open Land South: Public Road	27.09.2024	Rs. 8,28,751.24/-	18.02.2025 Symbolic Possession
23314171	1. Mohanbhai Shankrbhai Nai 2. Lilaben Mohanbhai Nai	All That Piece And Parcel Of Gamtal House No. 118, Admeasuring About 630 Sq. Ft., Situated At Moje Janali Under Bhiloda Taluka, District: Anvali, Gujarat- 383520, And Bounded As : East : Panchayat C.C. Road West : Open Land North : House Of Nai Babubhai Shankarbai South : House Of Nai Ramabhai Shankarbai	16.11.2024	Rs. 1,44,336.11/-	18.02.2025 Symbolic Possession
28602058	1. Pravinbhai Solanki 2. Bharatben Solanki	All That Piece And Parcel Of Property Bearing Village Authority Property No. 552 Admeasuring Area 770 Sq. Feet, Situated At Bhalada, Ta.: Matar, District: Kheda, Gujarat-387240, And Bounded As: East: House Of Chandrakant Chandubhai West: House Of Laljibhai Chandubhai North: Road South: Agriland Of Manharbhai Shankarbai	19.11.2024	Rs. 1,97,171.60/-	18.02.2025 Symbolic Possession
58231839	1. Sadamhusen Kasambhai Sipai 2. Taslimben Sadamhusen Sipai	All That Piece And Parcel Of Land Along With Structure Standing There On Being The Residential Property Out Of Delvada Gram Panchayat Property No. B-74, Assessment Serial No. B-74 In Old Gamtal, Total Admeasuring 975 Sq. Ft., Situated In Sim Of – Sipai Vas At: Delvada, Ta- Kheralu, Dist: Mahesana, Gujarat - 384335, And, Bounded As: East : House Of Sipai Anvarbhai Kesharbai West: Road North : Open Land South : Open Land	11.10.2024	Rs. 5,15,984.12/-	18.02.2025 Symbolic Possession
121634478	1. Kanzariya Bhavesh Dayarambhai 2. Kanzariya Manoj Dayarambhai	All That Piece And Parcel of Immoveable Properties Being The Residential House Lying on City Survey No. 21/paiki, Area 69.23 Sq. Mtr. of City Survey Word No. 01 of Dhrangadhra Within The Limits of Dhrangadhra, "Narshipara", District : Surendranagar, Gujarat-363310, And Bounded As: East: Road West: Remaining Part of City Survey No. 21 Which Side Wall is Common North: Property Lying on City Survey No. 20 Which Side Wall is Common South: Property Lying Survey No. 22 Which Side Wall is Common	27.11.2024	Rs. 16,82,065.57/-	18.02.2025 Symbolic Possession

The Borrower/ Co-borrowers/ Guarantors 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 **IDFC FIRST Bank Limited (erstwhile Capital First Limited and amalgamated with IDFC Bank Limited)** for an amount mentioned in the demand notice together with further interest and other charges from the date of demand notice till payment/realization.

Sd/-  
**Authorised Officer IDFC FIRST Bank Limited**  
(erstwhile Capital First Limited and amalgamated with IDFC Bank Limited)

Date : 25-02-2025  
Place : GUJARAT



**BANK OF INDIA**  
AHMEDABAD ZONAL OFFICE: RECOVERY DEPARTMENT  
6TH FLOOR, BANK OF INDIA BUILDING, BHADRA, AHMEDABAD. PHONE : 079 - 66122528, 66122530

**E-AUCTION FOR SALE OF PROPERTIES**

**DATE AND TIME OF E-AUCTION : 28.03.2025, 12:00 NOON TO 06.00 PM WITH AUTO EXTENSION CLAUSE INCASE OF BID IN LAST 10 MINUTES BEFORE CLOSING**  
**E-AUCTION SALE NOTICE FOR SALE OF MOVABLE/IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISIO TO RULE 8(6) & 6(2), 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.**

**DESCRIPTION OF THE MOVABLE / IMMOVABLE PROPERTIES WITH KNOWN ENCUMBRANCES IF ANY**

Sr. No.	Name of Borrower / Guarantor & Address & Name of the Branch & Outstanding Dues	Description of Properties	Reserve Price	EMD Price
25	<b>M/s J D Textile Proprietor - Shri. Jagdishbhai Dunganbhai Leuva</b> To repay the amount mentioned in the notices being <b>Rs.1,12,00,631.67/-</b> and further interest & expenses thereon. <b>Authorised Officer : Mr. Santosh Kumar</b> <b>Ahmedabad Recovery Branch, Ahmedabad, Mob. : 9969950473</b>	Factory land and building Situated at <b>B-60, Dev-1</b> land industrial Estate Nr. shyam Industrial Estate Kathwada, Ahmedabad - 382415 in the name of <b>M/s. J D Textile</b> admeasuring 68.24 sq.mtr. Bounded: North: Shed No. B-61, South: Shed No. B-59, East: Shed No. B-41, West: 9.00 mtr. Road. <b>(Property is under Physical Possession).</b>  <b>Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 205490200000033, Bank of India, Ahmedabad Recovery Branch, Ahmedabad. IFSC Code : BKID0002054</b>	<b>Rs. 32,50,000/-</b>	<b>Rs. 3,25,000/-</b>
26	<b>Mr. Alay Kundlik Sheth &amp; Mrs. Paril Alay Sheth</b> To repay the amount mentioned in the notices being <b>Rs. 2,69,56,652/-</b> and further interest & expenses thereon. <b>Authorised Officer : Santosh Kumar</b> <b>Ahmedabad Recovery Branch, Ahmedabad, Mob. : 9969950473</b>	<b>Fiat No. A/304, Tower-A, Third Floor, Takshshila Air, B/h. Town Hall, Ellisbridge</b> Ahmedabad, Gujarat 380006 in the name of <b>Mr. Alay Kundlik Sheth &amp; Mrs. Paril Alay Sheth, Area: Super Builtup 283.35 Sq. Mt. (3050 Sq. Ft.), Carpet Area 139.22 Sq.Mt. (1498 Sq.Ft.) Boundaries as per Sale Deed:</b> North: Open Space, South: Flat No. A/303, East: Flat No. A/301, West: Road & Open Space. <b>(Property is under Physical Possession).</b>  <b>Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 205490200000033, Bank of India, Ahmedabad Recovery Branch, Ahmedabad. IFSC Code : BKID0002054</b>	<b>Rs. 1,30,00,000.00/-</b>	<b>Rs. 13,00,000.00/-</b>
27	<b>M/s. Sara Guest House - Mr. Abbas Gaffar Shaikh &amp; Mrs. Sairabi Abbas Shaikh (Borrower)</b> To repay the amount mentioned in the notices being <b>Rs. 1,38,41,304.13/-</b> and further interest & expenses thereon. <b>Authorised Officer : Santosh Kumar</b> <b>Ahmedabad Recovery Branch, Ahmedabad, Mob. : 9969950473</b>	Commercial property at the land being <b>Block / Survey No. 110, Final Plot No. 27 P Scheme No. 1</b> of Petlad City Survey Office, Situated and lying and being at <b>Mouje Village Petlad Taluka Anand Shop No. 201 to 210 in Shubham Complex, Building A (Datar) Match Factor Land) Opp. S S Civil Hospital, Nr. Dharamnagar Soc., Petlad-GIDC, Petlad - 388450</b> Sub Dist. Anand on the 2nd Floor, Super Built up area about 5797 sq.ft. in the name of <b>M/s. Sara Guest House</b> through its partners. Bounded as: East: Construction of Building C, North: Open Terrace of North side of Commercial complex, West: Open Land, South: Open Parking Land of Shubham Arcade. <b>(Property is under Physical Possession).</b>  <b>Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 205490200000033, Bank of India, Ahmedabad Recovery Branch, Ahmedabad. IFSC Code : BKID0002054</b>	<b>Rs. 81,00,000/-</b>	<b>Rs. 8,10,000/-</b>
28	<b>M/s. Aquasoft Beverages, Partner - Mr. Nimeshkumar Jayantibhai Patel, Partner: Mrs. Neshmaben Nimeshkumar Patel</b> To repay the amount mentioned in the notices being <b>Rs. 94,14,848/-</b> and further interest & expenses thereon. <b>Authorised Officer : Santosh Kumar</b> <b>Ahmedabad Recovery Branch, Ahmedabad, Mob. : 9969950473</b>	Commercial Land & Building, Plant & Machinerries, situated at <b>F.P. No. 4/2, Sub Plot No. B Paiki, T.P. No. 4</b> , Besides Rameshwara Apartment, Near Chikhodra Over Bridge, Near Ganesh Crossing, Off. Chikhodra Road, Anand - 388001, Gujarat. Land Area 583 Sq.mt. in the name of Partner <b>Mrs. Neshmaben Nimeshkumar Patel</b> and land area 220 Sq.mt. in the Name of patner <b>Mr. Nimeshkumar Jayantibhai Patel</b> . Boundaries as per sale deed: North: Sub Plot No. A, South: Sub Plot No. B Paiki & F.P.No. 5 (Rameswar Building), East: Railway Line, West: 12.00 Mt. Road. <b>(Property is under Physical Possession).</b>  <b>Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 205490200000033, Bank of India, Ahmedabad Recovery Branch, Ahmedabad. IFSC Code : BKID0002054</b>	<b>Rs. 71,00,000/-</b>	<b>Rs. 7,10,000/-</b>
29	<b>M/s. A.R. Communication, Mr. Imran Khan Nyazmohmed Batangi (Proprietor), Ms. Fatma Khatun Majid Khan Batangi (Guarantor), Mr. Firoz Khan Nyazmohmed Khan Batangi (Guarantor)</b> To repay the amount mentioned in the notices being <b>Rs.1,14,53,406.09/-</b> and further interest & expenses thereon. <b>Authorised Officer : Mr. Santosh Kumar</b> <b>Ahmedabad Recovery Branch, Ahmedabad, Mob. : 9969950473</b>	<b>Property 1:</b> Residential Property admeasuring of 118.90 Sq. Mt. situated at Revenue Survey No. 125/1 paiki, Plot No. 176, Vijapur Road, Village - Savgadhi, Taluka - Himatnagar, Sabarkantha, Gujarat in the name of <b>Mr. Imran Khan Batangi (Proprietor)</b> . Boundaries as per Sale Deed: North: Plot No. 177, South: 7.50 Mt. Road, East: Margin then Plot No. 191, West: 7.50 Mt. Road. <b>(Property is under Physical Possession).</b>  <b>Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 205490200000033, Bank of India, Ahmedabad Recovery Branch, Ahmedabad. IFSC Code : BKID0002054</b>	<b>Rs. 29,10,000/-</b>	<b>Rs. 2,91,000/-</b>
30	<b>M/s. Dharti Zinc, Mr. Bhupendrabhai Ramabhai Patel (Partner), Mr. Dilipkumar Kodaral Patel (Partner) Mr. Rahulkumar Narayanbhai Patel (S/o. Late Narayanbhai K. Patel - Partner), Mr. Shankarlal Kodaral Patel (Guarantor), Mr. Jayantibhai Karshanbhai Patel (Guarantor), Ms. Shardaben Jagdishbhai Patel (Guarantor), Mr. Jagdishbhai K. Patel (Guarantor), Mr. Hiren Dilipkumar Patel (Guarantor)</b> To repay the amount mentioned in the notices being <b>Rs.7,47,81,659/-</b> and further interest & expenses thereon. <b>Authorised Officer : Mr. Santosh Kumar</b> <b>Ahmedabad Recovery Branch, Ahmedabad, Mob. : 9969950473</b>	<b>Property 1:</b> Residential Property: Panchayet No. 1/50 at & Post Narsinhpura, Taluka - Idar, District - Sabarkantha in the name of <b>Mr. Bhupendra Ramabhai Patel</b> , admeasuring 1350.00 Sq.ft. Boundaries: East: Open Land, West: Land of Patel Nathabhai Danabhai, North: Land of Patel Motibhai Jotibabhai, South: Land of Patel Ramabhai Lavijibhai. <b>(Property is under Physical Possession).</b> <b>Property 2:</b> Residential Property: Property No. 438 of Parvana No. 833, 955, 230, 956 at & Po. - Laloda, Taluka - Idar, District - Sabarkantha in the name of <b>Late Narayanbhai Karsanbhai Patel</b> , admeasuring 2238.00 sq.ft. East: Open Land, West: Road, North: Patel Nanjibhai Khushalbai House, South: Open Land then Road. <b>(Property is under Physical Possession).</b> <b>Property 3:</b> Residential Property No. 1/108 of Survey No. 148A, Plot No. 3 at Rampur, Taluka - Idar, District - Sabarkantha, Gujarat in the name of <b>Mr. Dilipkumar Kodaral Patel</b> , admeasuring of 2657.60 Sq.ft. <b>Boundaries:</b> East: After leaving Margin Survey No. 149, West: Road, North: Plot No. 2, South: Plot No. 4. <b>(Property is under Physical Possession).</b> <b>Property 4:</b> Residential Property: Survey No. Parvano No. 344 Patel at Laloda, Patel Fadiyuv, Taluka - Idar, District - Sabarkantha, Gujarat in the name of <b>Jayantibhai Karshanbhai Patel</b> , admeasuring of 1217.30 Sq.ft. <b>Boundaries:</b> East: Road is situated, West: Naveri is situated, North: House of Amirchand Kodar Lavji, South: House of Sakabhai Bhavanbhai. <b>(Property is under Physical Possession).</b> <b>Property 5:</b> Residential Property: Parvana No. 551, Patel Fali at Post Laloda, Taluka - Idar, District - Sabarkantha, Gujarat in the name of <b>Shardaben Jagdishbhai Patel</b> . admeasuring of 1649.89 Sq. ft. <b>Boundaries:</b> East: Back Side Road, West: Open Space, North: Babubhai Patel House, South: Ramabhai Patel House. <b>(Property is under Physical Possession).</b> <b>Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 205490200000033, Bank of India, Ahmedabad Recovery Branch, Ahmedabad. IFSC Code : BKID0002054</b>	<b>Rs. 23,38,000/-</b> <b>Rs. 23,92,000/-</b> <b>Rs. 29,96,000/-</b> <b>Rs. 16,37,000/-</b> <b>Rs. 18,26,000/-</b>	<b>Rs. 2,33,800/-</b> <b>Rs. 2,39,200/-</b> <b>Rs. 2,99,600/-</b> <b>Rs. 1,63,700/-</b> <b>Rs. 1,82,600/-</b>
31	<b>M/s. Redvia Pharmaceuticals, Mr. Ashish Hasmukhbhai Patel (Partner of M/s. Redvia Pharmaceuticals), Mr. Ashish Balchandra Dave (Partner of M/s. Redvia Pharmaceuticals), Mrs. Ila Hasmukhbhai Patel (Guarantor of M/s. Redvia Pharmaceuticals)</b> To repay the amount mentioned in the notices being <b>Rs. 53,43,172.00/-</b> and further interest & expenses thereon. <b>Authorised Officer : Santosh Kumar</b> <b>Ahmedabad Recovery Branch, Ahmedabad, Mob. : 9969950473</b>	<b>Property 1:</b> EQM of Residential Flat at E/204, 2nd Floor, TP Scheme No. 09, FP No. 57, Bakor Nagar Housing Society, Karelibagh, Vadodara in the name of <b>Mrs. Ila Hasmukhbhai Patel (Guarantor)</b> . Built up Area: 39.63 sq.mt. Carpet Area 35.00 Sq.Mt. <b>Boundaries:</b> North: Open Space, South: Open Space, East: Flat No. E-205, West: Common Passage for staircase. <b>(Property is under Symbolic Possession).</b> <b>Property 2:</b> EQM of Commercial Shop No. 210, 2nd Floor, RS No. 705, CS No. 4367/A, (In GHB Commercial Complex), Ambica Complex, Gorwa, Vadodara in the name of <b>Mr. Ashish Balchandra Dave</b> . Built up Area: 46.10 Sq.Mt. Carpet Area 40.67 Sq.Mt. <b>Boundaries:</b> North: Nursing Home 211 & 212, South: Nursing Home No. 209, East: Open Terrace, West: Road & Private Colony. <b>(Property is under Symbolic Possession).</b> <b>Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 205490200000033, Bank of India, Ahmedabad Recovery Branch, Ahmedabad. IFSC Code : BKID0002054</b>	<b>Rs. 9,60,000.00/-</b> <b>Rs. 15,30,000.00/-</b>	<b>Rs. 96,000.00/-</b> <b>1,53,000.00/-</b>
32	<b>Mr. Kunal Madhubhai Patel</b> To repay the amount mentioned in the notices being <b>Rs. 2,91,47,559/-</b> and further interest & expenses thereon. <b>Authorised Officer : Santosh Kumar</b> <b>Ahmedabad Recovery Branch, Ahmedabad, Mob. : 9969950473</b>	Residential Bungalow No. 47, situated at Shree Harinagar Co.Op. Housing Society, RS No. 185, CS No. 98, Plot No. 47, TP No. 2, FP No. 269/B, B/s. Harinagar Bridge, Gotri Road, Village - Jetapur, Vadodara, Gujarat - 390021, admeasuring 474.35 Sq.Mt. in the name of <b>Mr. Kunal Madhubhai Patel</b> . Boundaries as under: North: Society Plot No. 46, South: Plot No. 48, East: Society Plot No. 28, West: 25 ft. Society road. <b>(Property is under Symbolic Possession).</b>  <b>Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 205490200000033, Bank of India, Ahmedabad Recovery Branch, Ahmedabad. IFSC Code : BKID0002054</b>	<b>Rs. 2,97,00,000.00/-</b>	<b>Rs. 29,70,000.00/-</b>
33	<b>Mr. Ekta Pala, Jatin Jayantibhai Pala</b> To repay the amount mentioned in the notices being <b>Rs. 61,11,050.23/-</b> and further interest & expenses thereon. <b>Authorised Officer : Santosh Kumar</b> <b>Ahmedabad Recovery Branch, Ahmedabad, Mob. : 9969950473</b>	An immovable property being Show Room No. 101, on First Floor, admeasuring 1200 Sq.ft. along with undivided land admeasuring 51.55 Sq.mtr. in the scheme titled as Onyx Business Centre on land bearing 94.82 Sq.mtr. plus land admeasuring 39.97 Sq.mtr. for undivided common road totally admeasuring 134.79 Sq.mtr. Out of Total land admeasuring 269.58 Sq.mtr. of Sub plot No. 25 (As per Revised plan sub - Plot No. 18) of Vatprad Duplex on R.S.No. 321, 322 & 323, T.P. No. 20, F.P.No. 13 C.S.No. 1140 & 1141 of mouje - Atladara, Vadodara in the Sub Registration District and Registration District Vadodara Bounded as under: East: Lift and Staircase of Complex, West: Parking of Complex and 18 mtr. T.P.Road, North: 7.5 mtr. Road, South: Plot No. 19 of Vatprad Duplex. <b>(Property is under Physical Possession).</b>  <b>Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 205490200000033, Bank of India, Ahmedabad Recovery Branch, Ahmedabad. IFSC Code : BKID0002054</b>	<b>Rs. 52,00,000/-</b>	<b>Rs. 5,20,000/-</b>

**Inspection Date & Time for Above Mention Properties For Sr. No. 25 to 33: Dt. 15.03.2025 during 12.00 Noon to 03.00 PM.**

**TERMS & CONDITIONS :-** (1) The e-auction is conducted by PSB alliance through the **website: https://baanknet.com/** (2) To participate in the auction, bidders must register themselves on the website by provide accurate and complete information including their name, address. contact details and other required documents. (3) Bidders must have a valid pan and aadhar card. (4) After successful registration bidder must deposit the earnest money deposit (EMD) as specified for each property. the EMD will be refunded to unsuccessful bidders after the auction. (5) Bidders can place bids on the property during the specified auction period. (6) The highest bidder at the end of the auction period will be the successful bidder and a communication to this effect will be issued through electronic mode which shall be subject to the approval by the authorised officer of the bank. the successful bidder shall deposit 25% of the sale price on the same day or not later than next working day (including the emd already paid), balance amount of the sale price has to be deposited within 15 days from the date of confirmation of sale, failing which the bank shall forfeit the amount already paid/deposited by the purchaser (including EMD) in default of payment property may be offered to the second highest offer/bidder or resold and defaulting purchaser Shall not have any claim whatsoever. any statutory and other dues payable and due on the property/ies shall be borne by the buyer. (7) Incase sale is not confirmed or set aside on any ground whatsoever, the bidder shall bear all the incidental expenses, if any to the sale and purchaser/bidder shall not be entitled to claim any compensation or damages whatsoever. (8) The interested parties/intending bidder may contact for further details to the authorised officer, bank of india. (9) The decision of the bank/authorised officer regarding sale of property shall be final, binding and unquestionable. the bank reserves its right to cancel/postpone the sale without assigning any reasons. (10) On payment of entire sale price and completion of sale formalities a sale certificate (as per format prescribed in the SARFAESI rule) will be issued to the successful purchaser/bidder. the successful purchasers shall bear all **existing/Previous/ future taxes and Charges, stamp duty, registration fee, incidental expenses** etc. for getting the sale certificate registration. (11) This notice is also a notice to the above borrowers/mortgagors/guarantors under rule 8(6) / 6(2) / 9(1) of the security interest (enforcement) rules-2002. (12) The bidders may participate in e-auction for bidding from their place of choice. internet connectivity shall have to be ensured by bidder himself, bank/service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc. (13) The intending bidders should make discreet inquiries as regards any claim, charge and encumbrances on the property any authority besides the banks charges and should satisfy themselves about the title, extent, quality and quantity of the property before submitting their bid. (14) If the borrower pays the amount dues to the banks in full before the date of sale, auction liable to be stopped/canceled/withdrawn. (15) The sale shall be subject to the conditions prescribed in the security interest (enforcement) rules-2002 and the guidelines of the banks in pursuance of the instructions of govt. of india in this regard. (16) Priority will be given to offer of composite lot and bid for plant and machinery will be considered for sale only if no bid is received for land and building. (17) **The bid price shall be above the reserve price and bidder shall improve their future offer in multiple of Rs. 10,000/-**. (18) If the final bid amount of any lot exceeds Rs. 50 lakh, the auction buyer, while making final payment to bank, has to deduct 1% of the sale price of the immovable properties as TDS as per section 194IA of income tax act & remit it to income tax department in the name of bank of india pan no. **AAACB0472C** & should mandatorily submit challan / taxpayers counterfoil & form 26qb to bank. the buyer shall also bear all other applicable statutory taxes, dues, registration charges, stamp duty, property tax, society charges & all other similar charges etc. (19) In case of any discrepancy between the english version & vernacular language version, the english version will be preferred. (20) **Bidders are advised to exercise caution while submitting the online bids on the day of e-auction. In any case, once the bid has been submitted the bidder(s) is/are bound to amount submitted and no request/communication will be entertained.** (21) As per 'the registration (Gujarat Amendment) act, 2018', the sale certificate shall be registered in lieu of sale deed.

**STATUTORY 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT - 2002**  
The borrower / guarantors are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned / sold and balance dues, if any, will be recovered with interest and cost.  
**Date : 24.02.2025, Place : Ahmedabad**  
**Sd/- Authorised Officer, Bank of India**

Ahmedabad

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