

Relationship beyond banking

BANK OF INDIA

E-AUCTION FOR SALE OF PROPERTIES

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

SALE NOTICE FOR SALE OF MOVABLE/IMMOVABLE PROPERTIES

DATE AND TIME OF E-AUCTION: 28.03.2025, 11:00 AM 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 PROVISO TO RULE 8(6) & 6(2), 9(1) 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 (Movable & Immovable Property/ies) mortgaged/hypothecated/pledged/charged to the bank of India, the constructive /

	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			
1	Mr. Pradip Kantilal Shah, Mr. Naitik Pradeep Shah and Mrs. Smitaben Pradeep Shah To repay the amount mentioned in the notices being Rs. 3,10,93,506.34/- and further interest & expenses thereon. Authorised Officer: Mr. Alka Uniyal Relief Road Branch, Ahmedabad. Mob.: 9807845039	All that piece and parcel of Residential property in the names of Mr. Pradip Kantilal Shah, Mr. Naitik Pradeep Shah & Mrs. Smitaben Pradipbhai Shah, at Apartment No. 501, 5th Floor, Block-C in the scheme known as "Zodiac Marquis", Carpet area admeasuring about 2325.88 Sq.ft. i.e. 216.16 Sq.meters i.e. 258.52 Sq.Yards and Balcony area admeasuring about 106.63 Sq.ft. i.e. 9.91 Sq.Meters and Wash area admeasuring about 58.43 Sq.ft. i.e. 5.43 Sq.Meters and Proportionated undivided share in the land admeasuring about 100.15 Sq.Meters alongwith 1 (One) Multilevel Car Parking space and 2 (Two) Car Parking space in Basement, situated on Non-Agricultural land bearing Revenue Survey No. 214/3 land admeasuring about 6981 Sq.Meters, Town Planning Scheme No. 50 (Bodakdev) of allotted Final Plot No. 287 admeasuring about 4162 Sq.Meters lying and being at Mouje Bodakdev, Ta. Ghatlodiya, in the Registration District Sub District Ahmedabad - 3 (Memnagar) which is bounded as under: On or towards East: Parking Ramp Exit, On or towards West: Common Area, On or towards North: Apartment No. C-502, On or towards South: Compound Wall. (Property is under Symbolic Possession) Remaining Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 201390200000033, Bank of India, Relief Road Branch, Ahmedabad. IFSC Code: BKID0002013	Rs. 3,28,91,000/-	Rs. 32,89,100			
2	M/s. Ankita Industries (Proprietor Shri Jagdishkumar Naranbhai Patel) To repay the amount mentioned in the notices being Rs. 3,80,25,478.24/- and further interest & expenses thereon. Authorised Officer: Mr. Rajesh Kumar Panchvati Branch, Ahmedabad. Mob.: 8102718842	All that Piece or Parcel of the property owned by Shri Jagdishkumar Naranbhai Patel being Industrial Plot/Shed No.102 , Mother Industrial Park, Plot admeasuring about 409.17 sq. mtrs. And proportionate share in common plot, Road, etc. admeasuring about 138.23 sq. mtrs. Aggregating about 547.40 sq. mtrs. i.e. 655 sq. yards along with construction on Ground floor and first floor admeasuring about 812.42 sq. Mtrs. Situated on Non-Agricultural land bearing New Block/Survey No. 494 (Old Survey No.525+528) of Mouje Village Kadadara , Taluka Gandhinagar , in the registration District and sub district Gandhinagar the said Property bounded as under : On or towards East by : Plot No.95, On or towards West by : 9 Meters Road, On or towards North by : Plot No.101, On or towards South by : Plot No.103 (Property is under Symbolic Possession). Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 200190200000033, Bank of India, Panchvati Branch, Ahmedabad. IFSC Code : BKID0002001	Rs. 1,15,49,000/-	Rs. 11,54,90			
3	Shri Jagdishkumar Naranbhai Patel (Borrower), Smt. Rachna Dipakkumar Patel (Co-Borrower), Shri Dipakkumar Jagdishkumar Patel (Guarantor) To repay the amount mentioned in the notices being Rs. 79,50,901.85/- and further interest & expenses thereon. Authorised Officer: Mr. Rajesh Kumar Panchvati Branch, Ahmedabad. Mob.: 8102718842	All that Piece or Parcel of the property owned by Shri Jagdishkumar Naranbhai Patel being Flat No.B/704, 7th floor, "Nest Residency" carpet area admeasuring about 103.65 sq. mtrs. Balcony area admeasuring about 5.00 sq. mtrs. Wash area admeasuring about 3.86 sq mtrs, total area admeasuring about 112.51 sq. mtrs. Situated on non-agricultural the land of bearing Block/Survey No.202/1 admeasuring about 10920 sq. mtrs. Of draft TP schme no.1(Koba), FP No. 105/1 land admeasuring about 7098 sq. mtrs. Paiki Sub plot No.2 admeasuring about 3549 sq. mtrs.at mouje village Koba, Taluka Gandhinagar, in the registration District and sub district Gandhinagar the said Property bounded as under: On or towards East by: Flat No. B-701, On or towards West by: Final Plot No.105/1, On or towards North by: Final Plot No.106, On or towards South by: Flat No. B-703. (Property is under Symbolic Possession). Remaining Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 200190200000033, Bank of India, Panchvati Branch, Ahmedabad. IFSC Code: BKID0002001	Rs. 93,24,000/-	Rs. 9,32,400			
8	Mrs. Sharmistha Jigneshbhai Patel, Mr. Jignesh Kalidas Patel & Mr. Yash Jigneshbhai Patel To repay the amount mentioned in the notices being Rs. 1,08,78,349.25/- and further interest & expenses thereon. Authorised Officer: Mr. Avinash Kumar Ghuma Branch, Ahmedabad. Mob.: 9860919266	All that piece and parcel of Immovable Property being Flat No. D-403, on 4th Floor, admeasuring 112.22 Sq.Mtrs. (1207.90 Sq.Feet) that excludes the area covered by the external walls, area under service shafts, net carpet area Balcony admeasuring 3.76 Sq.Mtrs. (40.47 Sq.Feet) and net carpet area wash area admeasuring 2.89 Sq.Mtrs. (31.10 Sq.Feet) that cumulatively admeasures 118.87 Sq.Mtrs. (1279.50 Sq.Feet) but includes the area covered by the internal partition walls of the apartment in the scheme known as "SARANSH AMBIENCE" together with undivided proportionate share in land admeasduring 49.16 Sq.Mtrs. shall be written together with the parking space in basement / hallow plinth, construction on freehold non - agricultural land bearing survey No. 222 admeasuring 12716 Sq.Mtrs. Paiki 10665 Sq.Mtrs., Final Plot No. 41 admeasuring 12716 Sq.Mtrs. Paiki 10500 Sq.Mtrs. of thereabout together with construction of Flat / Unit thereon, forming part of Non - Agricultural land, Town Planning Scheme No. 26 Situated and lying at village / Mouje: Vasna, Taluka City, Registration District: Ahmedabad and Sub District - Ahmedabad - 4 (Paldi) within the State of Gujarat, Owned by: Mrs. Sharmistha Jigneshbhai Patel, bounded as under: East: Margin, West: Flat No. D-404, North: Stairs, South: Site Road. (Property is under Symbolic Possession).	Rs. 92,42,000/-	Rs. 9,24,20			
5	Mrs. Palak Prashnat Vyas, Mrs. Khushali Priyank Vyas and Mr. Priyank Shashikant Vyas To repay the amount mentioned in the notices being Rs. 1,09,19,466.48/- and further interest & expenses thereon. Authorised Officer: Mr. Avinash Kumar Ghuma Branch, Ahmedabad. Mob.: 9860919266	Remaining Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 205690200000056, Bank of India, Ghuma Branch, Ahmedabad. IFSC Code: BKID0002056 All that piece and parcel of Immovable Property being Flat No. D/903, on 9th Floor, admeasuring 112.22 Sq.Mtrs. (1207.90 Sq.Feet) that excludes the area covered by the external walls, area under service shafts, net carpet area Balcony admeasuring 3.76 Sq.Mtrs. (40.47 Sq.Feet) and net carpet area wash area admeasuring 2.89 Sq.Mtrs. (31.10 Sq.Feet) that cumulatively admeasures 118.87 Sq.Mtrs. (1279.50 Sq.Feet) but includes the area covered by the internal partition walls of the apartment in the scheme known as "SARANSH AMBIENCE" together with undivided proportionate share in land admeasduring 49.16 Sq.Mtrs. shall be written together with the parking space in basement / hallow plinth, construction on freehold non - agricultural land bearing survey No. 222 admeasuring 12716 Sq.Mtrs. Paiki 10665 Sq.Mtrs., Final Plot No. 41 admeasuring 12716 Sq.Mtrs. Paiki 10500 Sq.Mtrs. of thereabout together with construction of Flat / Unit thereon, forming part of Non - Agricultural land, Town Planning Scheme No. 26 Situated and lying at village / Mouje: Vasna, Taluka City, Registration District: Ahmedabad and Sub District - Ahmedabad - 4 (Paldi) within the State of Gujarat, Owned by: Mrs. Palak Prashant Vyas & Mrs. Khushali Priyank Vyas bounded as under: East: Margin, West: Flat No. D/904, North: Stairs, South: Site Road. (Property is under Symbolic Possession).	Rs. 92,42,000/-	Rs. 9,24,200			
6	Mrs. Jaya Parashotam Narayani, Mr. Parashotam Narayani To repay the amount mentioned in the notices being Rs. 39,19,920.27 and further interest & expenses thereon. Authorised Officer: Mrs. Vijay Parmar Jawahar Chowk Branch, Ahmedabad. Mob.: 8866586144	Remaining Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 205690200000056, Bank of India, Ghuma Branch, Ahmedabad. IFSC Code: BKID0002056 Equitable Mortgage / Extension of Equitable Mortgage of all that piece and parcel of the immovable property being House No. 7/3 and 7/4 plot area admeasuring about 63.17 sq.meter with construction of 29.15 sq.meter on ground floor and 56.70 sq.meter on first floor and second floor total construction admeasuring 85.85 sq.meter in Gupta ni Chali situate lying and being at mouje Khokhra Mahemdabad T.P.S. No. 24 Ta. Maninagar in the District of Ahmedabad and Registration Sub District of Ahmedabad - 5 (Narol) and the same is bounded as under: On the North by: Other Property, On the South by: Internal Road, On the East by: House of Purushottambhai Somani, On the West by: House No. 5. (Property is under Symbolic Possession). Remaining Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 202790200000033, Bank of India, Jawahar Chowk Branch, Ahmedabad. IFSC Code: BKID0002027	Rs. 46,00,000/-	Rs. 4,60,000			
	Mrs. Pushpaben Nareshkumar Gohel, Mr. Pinank Nareshkumar Gohel, Mr. Akshay Nareshkumar Gohel & Mr. Suresh Babulal Gohel To repay the amount mentioned in the notices being Rs. 14,63,379.62/- and further interest & expenses thereon. Authorised Officer: Mrs. Vijay Parmar Maninagar Branch, Ahmedabad. Mob.: 8866586144	EQM of property situated at City Survey No. 1758, Mouje Ward - Dariyapur - 2 of Ahmedabad City, Sub District Ahmedabad - 1 (City) having plot area admeasuring 61 sq. yards i.e. 51 sq.mtrs. Owned by Mrs. Pushpaben Nareshkumar Gohel, Mr. Pinank Nareshkumar Gohel, Mr. Akshay Nareshkumar Gohel & Mr. Suresh Babulal Gohel. Boundaries of Property: East: City Survey No. 1720, West: City Survey No. 1759, North: Pole Road, South: Pole Road. (Property is under Symbolic Possession). Remaining Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 200890200000033, Bank of India, Maninagar Branch, Ahmedabad. IFSC Code: BKID0002008	Rs. 30,10,000/-	Rs. 3,01,000			
3	Mr. Tulsibhai Bijalbhai Solanki To repay the amount mentioned in the notices being Rs. 19,09,579.09/- and further interest & expenses thereon. Authorised Officer: Mr. Niraj kumar Vasna Branch, Ahmedabad. Mob.: 7017366715 Shri. Ajaykumar Mukeshbhai Macwan, Smt. Heenaben Ajaykumar Macwan	Flat No.MIG-1/Al-903, colony:208 MIG-1, Plot D, Gota, Ahmedabad admeasuring 65.00 sq mtrs, constructed on the land bearing TP scheme No.57, FP 32, mouje Village Gota, in the District of Ahmedabad and registration Sub District of Ahmedabad-8 (Sola) within the state of Gujarat and the same is bounded as under: On the North by: Passage/Staircase/lift, On the South by: Marginal Open Space, On the East by: Marginal Open Space, On the West by: Flat No. 904. (Property is under Symbolic Possession). Remaining Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 204790200000033, Bank of India, Vasna Branch, Ahmedabad. IFSC Code: BKID0002047 All that piece and parcel of the immovable property owned by Mr. Ajaykumar Mukeshbhai Macwan being N.A residential property situated at Manjipura, Ta. Nadiad, Dist Kheda, bearing Survey No 187	Rs. 28,87,000/-	Rs. 2,88,70			
0	To repay the amount mentioned in the notices being Rs. 48,19,873.83/- and further interest & expenses thereon. Authorised Officer: Mr. Deveshchandra Tiwari Vadtal Branch, Ahmedabad, Mob. 9464882962 Shri Amrit Manoj Talati, Smt. Manishaben Amrit Talati	admeasuring Hec 15479 Sq mtrs known as "Sant Villa" paiki unit no 29/3 admeasuring 132.40 sq. mtrs and proposed built up area adm. 119.21 sq.mtrs. (Property is under Physical Possession). Remaining Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 280490200000033, Bank of India, Vadtal Branch, Ahmedabad. IFSC Code: BKID0002804 All that piece or parcel of property being Flat no A/706, having carpet area admeasuring 61 square meters & 3.20 Square meters of Balcony area on 7th floor of Shalin Heights-5, scheme together with	Rs. 25,56,000/-	Rs. 2,55,60			
	To repay the amount mentioned in the notices being Rs. 27,13,456 /- and further interest & expenses thereon. Authorised Officer: Mr. Ambuj Yadav Himatlal Park, Ahmedabad. Mob. : 8000567293	undivided share in the land admeasuring 28.60 Square meters out of N.A land for 5107 Square meters comprising of (1) 1375 Square meters of land of final Plot No 25/1/1(allotted in lieu of 2292 Square meters of land of Revenue Survey No 56/1 paiki) & (2) 3732 Square meters of land Final Plot No 25/2/1(allotted in lieu of 6220 Square meters of land of revenue Survey No 56/2/1) of T.P. Scheme No 73(Vinzol) situated, lying and being at mouje Vinzol, Taluka Vatva, within the Registration Sub District Ahmedabad-11(Ashali) and District Ahmedabad also together with undivided rights in common amenities and facilities provided in the said Shalin Heights 5" scheme and said flat is bounded as follows: East: Flat No A-703, West: Society Common Road, North: Block D, South: Flat No A-702. (Property is under Physical Possession). Remaining Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 203690200000033, Bank of India, Himatlal Park Branch, Ahmedabad. IFSC Code: BKID0002036	Rs. 19,44,000/-	Rs. 1,94,40			
1	Mrs. Minaben Premkumar Rajput & Mr. Premkumar Tapeshwarsingh Rajput To repay the amount mentioned in the notices being Rs. 25,55,294.55/- and further interest & expenses thereon. Authorised Officer: Mr. Arun Kumar Ellisbridge Ahmedabad. Mob.: 8986608527	EQM of All that place and parcel of the Immovable property owned by Mrs. Minaben Premkumar Rajput and Mr. Premkumar Tapeshwarsingh Rajput being Flat No. F/201 on second floor, built up area admeasuring 113 Sq. yards i.e. 94.48 Sq.Mtrs. in the scheme known as Shrinath Residency and undivided proportionate share along with common amenities admeasuring 31 sq.meters land bearing survey No. 569/1 + 569/2 + 571 + 572 + 573/1 amalgamated survey No. 569/1 land area admeasuring 12374 sq.mtrs. TP scheme No. 58 and Final Plot No. 53,54,60 and 55/1 paiki residfential NA land area admeasuring 9093 Sq.mtrs. situated lying and being at Mouje Vatva Taluka Daskroi District Ahmedabad and Registration Sub District Ahmedabad - 11 (Aslali) within the state of Gujarat and the same is bounded as under: On the North by: Open Space, On the South by: Flat No. F-202, On the East by: Flat No. F-204, On the West by: Society Common Road. (Property is under Symbolic Possession). Remaining Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 200490200000033, Bank of India, Ellisbridge Branch, Ahmedabad. IFSC Code: BKID0002004	Rs. 20,32,000/-	Rs. 2,03,20			
2	Kavita Shrinath Shah & Mr. Jaykishan Vallabhdas Shah Through Legal Heirs Shrinath J. Shah To repay the amount mentioned in the notices being Rs. 15,90,494.06/- and further interest & expenses thereon. Authorised Officer: Mr. Pranav Kumar Anandnagar Road Ahmedabad. Mob.: 9540436429	All that part and parcel of the property owned by Mrs. Kavita Shrinath Shah being Flat No. R/403, on 4th Floor, In Block No. R, (As per Ahmedabad Municipal Corporation approved Plan Block I) admeasuring 53.95 Sq. Meters, In SHREENATH (NARODA) CO OPERATIVE HOUSING SOCIETY LIMITED", the scheme famously known as "MADHUVAN GLORY" constructed on Non – Agricultural Land bearing Mouje Naroda Sim Survey No. 954 paiki, Town planning Scheme No.2, final Plot no. 71, situate, being and lying at Mouje Naroda Taluka Asarwa in the Registration District of Ahmedabad and Sub District of Ahmedabad – 6 (Naroda). Which is bounded as under: On or towards East by: Lift, On or towards West by: Margin thereafter Block -T, On or towards North by: Final Plot No. R/404, On or towards South by: Block -Q. (Property is under Symbolic Possession). Remaining Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 204490200000033, Bank of India, Anandnagar Branch, Ahmedabad. IFSC Code: BKID0002044	Rs. 19,66,000/-	Rs. 1,96,60			
3	Mr. Jitendra Keshavlal Panchal & Mrs. Vilasben Jitendra Panchal To repay the amount mentioned in the notices being Rs. 26,14,100.19/- and further interest & expenses thereon. Authorised Officer: Mr. Ambuj Yadav Himmatlal Park Road Ahmedabad. Mob.: 8000567293	All that part and parcel of the property Owned by Mr. Jitendra Keshavlal Panchal and Mrs. Vilasben Jitendra Panchal being Flat No. P-502, Fifth Floor, in Block No. P, (As per Ahmedabad Municipal Corporation Approved Plan Block No. F) admeasuring 54.08 Square Meters together with right to use Common areas Passage, amenities and facilities along with proportionate undivided ownership, title,, and interest in land, in SHREENATH (NARODA) CO OPERATIVE HOUSING SOCIETY LIMITED" the scheme famously known as "MADHUVAN GLORY", constructed on Non – Agriculture land bearing Mouje-Naroda sim survey no. 954, paiki Town Planning Scheme No.2, Final Plot No. 71, situated being and lying at Mouje Naroda, Taluka city in the Registration District of Ahmedabad and Sub District of Ahmedabd-6(Naroda) and bounded as under: East: Lift, West: Internal Road, North: Flat No. P/501, South: Block O. (Property is under Symbolic Possession). Remaining Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 203690200000033, Bank of India, Himmatlal Park Branch, Ahmedabad. IFSC Code: BKID0002036	Rs. 18,56,000/-	Rs. 1,85,60			
4	Sureshbhai Niranjanbhai Suthar & Tejal Sureshkumar Suthar To repay the amount mentioned in the notices being Rs. 21,13,634.00/- and further interest & expenses thereon. Authorised Officer: Mr. Pranav Kumar Anandnagar Road Ahmedabad. Mob.: 9540436429	Equitable Mortgage of all that piece and parcel of immovable property Owned by Tejal Sureshbhai Suthar being Flat No. A-1/304, on 3rd floor, Build-up area admeasuring 49 Sq.mtrs in the Scheme Known as "Satyam Flats" constructed on the N.A land bearing Survey No 687/2, T.P.Scheme No 1, allotted Final Plot No 193 situated and lying at village/Mouje Vejalpur, Taluka: City District: Ahmedabad - 10(Vejalpur) within the state of Gujarat and the same is bounded by:- On the East by: Margin space and Society Road, On the west by: Flat No 303, On the North by: Margin Space and then Shivangi Flat, On the South by: Open space and Flat No 301. (Property is under Physical Possession). Remaining Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 204490200000033, Bank of India, Anandnagar Branch, Ahmedabad. IFSC Code: BKID0002044	Rs. 17,48,000/-	Rs. 1,74,80			
5	Mr. Karan Anilkumar Patadiya To repay the amount mentioned in the notices being Rs. 24,23,875/- and further interest & expenses thereon. Authorised Officer: Mr. Niraj Kumar Vasna Branch, Ahmedabad. Mob.: 7017366715	Flat No. B-501, Fifth Floor, Samor Residency, Survey No. 411/1, FP No. 61/3, TP No. 79, Near Devi Mata Temple, On Ghodasar Canal Road, Vatva, Ahmedabad Admeasuring Super Built up Area of 1016.60 sq.ft. with undivided share of land area 270.18 sq.ft. owned by: Mr. Karan Anilkumar Patadiya and Boundaries: East: Common Passage & Stair, West: Society Road, North: Flat No. B-502, South: Society Road. (Property is under Physical Possession). Remaining Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 204790200000033, Bank of India, Vasna Branch, Ahmedabad. IFSC Code: BKID0002047 Property 1: All that part and parcel of the movable being plant and machinery lying at bearing Survey No. 488/1 situate being and lying at Mouje Radhu, Taluka Kheda Registration District	Rs. 13,73,000/- Rs.	Rs. 1,37,30 Rs.			
•	M/s. Uma Industries, Proprietor: Mr. Alpeshbhai Govindbhai Patel To repay the amount mentioned in the notices being Rs. 46,26,969.70/- and further interest & expenses thereon. Authorised Officer: Mr. Shailendra Pathak New Cloth Market, Ahmedabad. Mob.: 8980805665	Kheda. (Property is under Physical Possession). Property 2: All that part and parcel of the Immovable Property being C S No. 1977 paiki Mun. No. 1060, 3rd Floor, Narayan Gopal No Khancho, Lalabhaini Pol, inside Mandvi Ni Pol, Astodiya, Ahmedabad - 380001. Boundaries of Property: East: Pol Internal Road, West: Common Stair, North: City Survey No. 1976, South: City Survey No. 1978. (Property is under Physical Possession). Remaining Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 201090200000033, Bank of India, New Cloth Market Branch, Ahmedabad. IFSC Code: BKID0002010	13,05,000/- Rs. 10,81,000/-	1,30,50 Rs. 1,08,10			
	Smt. Vandnaben Anilkumar Jaiswar and Anilkumar Bodhairam Jaiswar To repay the amount mentioned in the notices being, Rs. 15,33,781.96/- and further interest & expenses thereon. Authorised Officer: Mr. Shankar Chaudhary Utkanteshwar Mahadev Branch, Ahmedabad. Mob.: 9784400640 Dulari Mitul Brahmbhatt & Mitul Hashmukh Brahmbhatt	House No. 134, Umang Homes, Opp. Hasmukh Goswami College of Engineering, Vehlal, Ahmedabad - 382350. Bounded as under: On the East by: Raw House No. 136, On the West by: 4 meters Road, On the South by: Raw House No. 133, On the North by: Raw House No. 135. (Property is under Physical Possession) Remaining Amount of Sale to be deposited: RTGS / NEFT/Fund Transfer to credit of A/c No. 20749020000033, Bank of India, Utkanteshwar Mahadev Branch, Ahmedabad, IFSC Code: BKID0002074 All the piece & parcel of Immovable Property Being Flat No. 606 on 6th Floor in block no. D Having area admeasuring about 27.45 sq.mtrs. and wash area admeasuring about 1.65 sq.mtrs. and undivided	Rs. 10,77,000/- Rs.	Rs. 1,07,70 Rs.			
-0.	To repay the amount mentioned in the notices being, Rs. 8,98,681.54/- and further interest & expenses thereon. Authorised Officer: Mr. Niraj Kumar Gomtipur Branch, Ahmedabad. Mob.: 9860919266 Chandrikaben Laljibhai Solanki	share of land admeasuring 13.88 sq.mtrs. in the scheme known Radhe Om City constructed on NA land bearing S.No. 213 included in TPS No. 127 Allotted Final Plot No. 11 Sub Plot 1&2 admeasuring about 12202 sq.mtrs. Lying at Mouje: Vinzol Taluka Vatva Ahmedabad 380011 and Bounded as under: East: Block No. D, Flat No. 607, West: Block No. D, Flat No. 605, North: Open Space, South: Block No. D, Flat No. 609. (Property is under Symbolic Possession) Remaining Amount of Sale to be deposited: RTGS / NEFT/Fund Transfer to credit of A/c No. 202590200000033, Bank of India, Gomtipur Branch, Ahmedabad, IFSC Code: BKID0002025 All that piece or parcel of property being Flat No. G/206 on 2nd Floor, Carpet Area admeasuring 30.21 Sq.Mtrs. in the Scheme known as Rashmi Vihar constructed on the land bearing (1) Block / Survey No. 387/2 Khata	9,76,000/- Rs.	97,600 Rs.			
3	To repay the amount mentioned in the notices being Rs. 10,04,899.60/- and further interest & expenses thereon. Authorised Officer: Mr. Avinash Kumar Ghuma Branch, Ahmedabad. Mob.: 9860919266	No. 1573 land area admeasuring 8498 Sq.Mtrs. of T.P. Scheme No. 79 (Vatva 7) allotted Final Plot No. 52/1 land area admeasuring 2770 Sq.Mtrs. and Final Plot No. 52/2 land area admeasuring 11434 Sq.Mtrs. total admeasuring 14204 Sq.Mtrs. paiki 5311.25 Sq.Mtrs. and (2) (A) Block / Survey No. 386, Khata No. 1573 land area admeasuring 405 Sq.Mtrs. and (B) Block / Survey No. 1524, Khata No. 1573 land area admeasuring 18616 Sq.Mtrs. and (B) Block / Survey No. 1525, Khata No. 1573 land area admeasuring 405 Sq.Mtrs. of Draft T.P. Scheme No. 79 (Vatva-7) allotted Final Pict No. 51 land area admeasuring 11656 Sq.Mtrs., situated and lying at Village / Mouje: Vatva, Taluka: City (East) (Old Taluka: Dascroi) Registration District: Ahemdabad and Registered Sub - District Ahmedabad - 11 / Aslali within the state of Gujarat, the said property is bounded as under: East: Flat No. G-205, West: Block H, North: Flat No. G-207, South: Open Space (Property is under Symbolic Possession). Remaining Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 205690200000033, Bank of India, Ghuma Branch, Ahmedabad. IFSC Code: BKID0002056	12,29,000/-	1,22,90			
	Shri Tarkeshwarprasad Rambelas Gond, Mr. Dilipkumar Gond & Mrs. Vimla Gond To repay the amount mentioned in the notices being Rs. 8,97,078.24/- and further interest & expenses thereon. Authorised Officer: Mr. Vijay Parmar Narol Branch, Ahmedabad. Mob.: 7023285434	All that part and parcel of freehold the property being Flat No.H/603 , 6th floor, carpet area admeasuring 33.68 sq. yards i.e. 28.16 sq. mtrs scheme RashmiVihar of M/s Rashmi developers, a partnership firm and undivided proportionate share along with common amenities admeasuring 14.07 sq. mtrs. to be constructed situated and lying on freehold non-agriculture land admeasuring 16755 sq. mtrs of revenue survey No. 386 (admeasuring 405 sq. mtrs) 387/2 (admeasuring 8498 sq. mtrs.), 1524 (admeasuring 18616 sq. mtrs.) and 1525 (admeasuring 405 sq. mtrs.) mouje Vatva, Taluka Vatva, District of Ahmedabad and registration sub district of Ahmedabad-11 (Aslali) within the state of Gujarat. Owned by Tarkeshwarprasad Rambelas Gond. Boundaries of Property: East: Block No. G, West: Flat No. H/604, North: Flat No. H/602, South: Open Land. (Property is under Symbolic Possession). Remaining Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 201290200000033, Bank of India, Narol Branch, Ahmedabad. IFSC Code: BKID0002012	Rs. 12,32,000/-	Rs. 1,23,20			
9	Mr. Ashwinbhai Isudatt Vyas & Ms. Priyanka Ashwinbhai Vyas To repay the amount mentioned in the notices being Rs. 9,76,186.41/- and further interest & expenses thereon. Authorised Officer: Mr. Vijay Parmar Narol Branch, Ahmedabad. Mob.: 7023285434	All that part and parcel of Equitable Mortgage of Immovable Property Situated as under: All that property Flat No. FF/7, admeasuring super built up 31.04 Sq.Mtrs. on the first floor along with undivided Proportionate share in the land of scheme named Ravi Kiran Flat of Khokhra Ravikiran Association constructed on the land bearing survey no. 371 Hissa No. 27 and 28/1 which is allotted Final plot No. 518 paiki sub Plot No. 2 of Town Planning Scheme No. 25 situate lying and being mouje: Khokhra Mehmdabad, Taluka: Maninagar in the Registration District: Ahmedabad and Sub District: Ahmedabad - 5 (Narol) - 382405 Owned by: Mr. Ashwinbhai Isudatt Vyas & Ms. Priyanka Ashvinbhai Vyas. bounded as under: On the East: Road, On the West: Staircase and Flat No. 6, On the North: Common Plot, on the South: Flat No. 8. (Property is under Symbolic Possession). Remaining Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 201290200000033, Bank of India, Narol Branch, Ahmedabad. IFSC Code: BKID0002012	Rs. 10,56,000/-	Rs. 1,05,60			
	Jyoti Ramesh Kashyap To repay the amount mentioned in the notices being Rs. 8,37,607.37/- and further interest & expenses thereon. Authorised Officer: Mr. Vijay Parmar Maninagar Branch, Ahmedabad. Mob.: 7023285434	EQM of property situated at Flat No. C-3/104, admeasuring 47 Sq.Yards i.e. 26.23 Sq.Mts. On first floor together with proportionate applicable undivided share in the land of the scheme known as Satyam Apartment, a scheme of Vidhata (Rakhial) Co.Op. Hsg. Society Ltd. Situate and lying on freehold Non - agriculture land bearing final plot No. 47 of T.P. Scheme No. 11 allotted in lieu of Revenue Survey No. 226 and 227 paiki of Mouje - Rakhiyal, Taluka - Maninagar in the district of Ahmedabad and Registration Sub District of Ahmedabad - 7. East: Flat No. C-4/105, West: Flat No. C-3/103, North: Common Wall, South: Common Passage. (Property is under Symbolic Possession). Remaining Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 200890200000033, Bank of India, Maninagar Branch, Ahmedabad. IFSC Code: BKID00020		Rs. 91,10			
3	Mr. Pradipkumar Parshotambhai Kothiya To repay the amount mentioned in the notices being Rs. 15,47,276.84/- and further interest & expenses thereon. Authorised Officer: Mr. Avinash Kumar Ghuma Branch, Ahmedabad. Mob.: 9860919266	All that piece and parcel of property of Mr. Pradeepkumar Parsottambhai Kothiya, of Unit No. A1-201 on the second floor having 33.57 sq. carpet area along with 31.45 undivided interest in land etc. in the scheme known as Umang Aditya being non - agricultural freehold land, situate lying and being at Mouje Lambha, Block No. 644 and 646, Final Plot No. 293 of Town Planning Scheme No. 19, Taluka Vatva (City / City East) in the Registration District Ahmedabad Sub - District Ahmedabad - 11 (Aslali) being a free hold property with a right to use and occupy the same and common amenities and bounded: East: Unit No. A2-202, West: Unit No. A1-204, North: Building No. B, South: Unit No. A1-202. (Property is under Symbolic Possession). Remaining Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 205690200000033, Bank of India, Ghuma Branch, Ahmedabad. IFSC Code: BKID0002056	Rs. 8,98,000/-	Rs. 89,80			
4	Mr. Gautam Virajbhai Trivedi & Mr. Virajkumar Pratapray Trivedi To repay the amount mentioned in the notices being, Rs. 15,73,575.68/- and further interest & expenses thereon. Authorised Officer: Mr. Shankar Chaudhary. Odhav Branch, Ahmedabad. Mob.: 7907768934	Flat No. 504, 5th Floor, Aagam 99 Residency Phase 2 Sachana Viramgam, Ahmedabad 382170 admeasuring 90.30 sq.mtr. owned by: Mr. Gautam Virajibhai Trivedi and Mr. Virajkumar Pratapray Trivedi. Bounded: East: Road and Block No. 18F, West: Flat No. 180-503, North: Road and Block No. 18N, South: Flat No. 180-501. (Property is under Physical Possession) Remaining Amount of Sale to be deposited: RTGS / NEFT/Fund Transfer to credit of A/c No. 20319020000033, Bank of India, Odhav Branch, Ahmedabad, IFSC Code: BKID0002031	Rs. 6,81,000/-	Rs. 68,10			

Inspection Date & Time for Above Mention Properties For Sr. No. 1 to 9: Dt. 12.03.2025, Sr. No. 10 to 18: Dt. 13.03.2025, Sr. No. 19 to 24: Dt. 14.03.2025, during 12.00 Noon to 03.00 PM.

financialexp.epapr.in

P.T.O.





BHAIRAVNATH 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 Authorished 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 day from the date of receipt of the said

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

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 **Authorized Officer** Place : Bharuch Union Bank of India

# UNITY	UNITY SMALL FINANCE BANK LIMITED BMWSIQMCROSSESSSONNOTICE
-A nutil	Registered Office: Basant Lok, Vasant Vihar, New Delhi-110057. (FOR IMMOVABLE PROPERTIES) SEE RULE 8(1)
	Corporate Office :Centrum House, Vidyanagari Marg, Kalina, Santacruz (E), Mumbai – 400 098
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. 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 22.02.2025. 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. 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 re	t of time available, to redeem the secured assets.			
Name of the Borrower/Co- Borrowers/ Guarantors & Loan Account Number	Description of the Properties Mortgaged/ Secured Asset(s)	Date of Demand Notice and Outstanding Amoun		
PRODUCTS (BORROWER) 2. SHRIKANTSATYAMURTI PRABHU (CO-BORROWER &MORTGAGOR) 3. PRABHU MAYURI SHRIKANT (CO-BORROWER) Loan Account Number: - USFBSRTLOAN0000055007	All That Piece And Parcel Of Immoveable Property Bearing Shop No. B/106 On The 1 St Floor Admeasuring 184.82 Sq Feet. I.e 17.17 Sq Mts, Carpet Area & 199.02 Sq.feet. I.e 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. I.e 16.84 Sq Mts. Carpet Area, & 191.81 Sq. Feet. I.e. 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 Deladva, City Of Surat, Own By Shrikant Satya Murti Prabhu. Boundaries (As Per Mortgage Document): North: Shop No. 108, South: Passage Fast: Passage West: Open Land	amounting to Rs. 2,30,22,316.36/- (Rupees Two Crore Thirty Lakhs Twenty-two Thousand Three Hundred Sixteen And Paise Thirty Six Only) AS ON 10/06/2024		

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. Ie. 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 Deladva, 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

Property 3
All That Piece And Parcel Of Immoveable Property Bearing Shop No. B/105 On The 1 St As Per Passing Plan Admeasuring
All That Piece And Parcel Of Immoveable Property Bearing Shop No. B/105 On The 1 St As Per Passing Plan Admeasuring
All That Piece And Parcel Of Immoveable Property Bearing Shop No. B/105 On The 1 St As Per Passing Plan Admeasuring
All That Piece And Parcel Of Immoveable Property Bearing Shop No. B/105 On The 1 St As Per Passing Plan Admeasuring
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 " O 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 Deladva, City Of Surat, Own By Shrikant Satya Murti Prabhi Boundaries (As Per Mortgage Document): North: Shop No. 104, South: Passage, East: Parking & Passage, West: Open Land 1. D STAR FASHION Demand Notice Dated All That Piece And Parcel Oflmmoveable Property Bearing Shop NO. 08/10/2024 for Lg-9 On Lower Floor Admeasuring 140 Sq.feet.i.e. 13.011 Sq Mtrs. 2. LATESH MOHANLAL Carpet Area & 15.15 Sq Mtrs.built Up Area, Along With 3.50 Sq Mtrs amounting to TULSANI (CO-BORROWER Undivided Share In The Land Of Palika Bazar Situated At Nondh No. Rs. 34,86,905.82/-

476 & 1494 Admeasuring 352 Sq.yds I.e. 294.317 Sq Mtrs Ward No. 9 Of City Of Surat. Boundaries (As Per MortgageDocument): North: Shop No. LG-10, South: Shop No. LG-7 & 8, East: Passage, West: MORTGAGOR) Eighty-five Thousand 3. TULSANI HONEYBEN Nine Hundred And Five Shreepad Market LATESH KUMAR (CO-And Paisa Eighty-two Only) As On 08/10/2024 BORROWER) Loan Account Number:

plus applicable interest CFSLSRTLOAN000005000 and other charges. Date: 25/02/2025 Place: GUJARAT **Authorized Officer, Unity Small Finance Bank Limited**

IDFC FIRST Bank Limited

from the date of demand notice till payment/realization.

(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	Borrower/s/ Co-Borrower/s & Guarantors Name	Description of the Mortgaged Properties	Demand Notice		Date and
Account Number			Date	Outstanding Amount (Rs.)	Type of Possession Taken
102914095	Gulabsinh 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.: Satlasana, District: Mahesana, State Gujarat-384330, And Bounded As: East: House Of Sajjansinh Manusinh West: Navoli North: Open Land South: Public Road	27.09.2024	Rs. 8,28,751.24/-	18.02.2025 Symbolic Possession
23314171		All That Piece And Parcel Of Gamtal House No. 118, Admeasuring About 630 Sq. Ft., Situated At Moje Janali Under Bhiloda Taluka, District: Arvalli, Gujarat- 383250, And Bounded As: East: Panchayat C.c. Road West: Open Land North: House Of Nai Babubhai Shankarbhai South: House Of Nai Ramabhai Shankarbhai	16.11.2024	Rs. 1,44,336.11/-	18.02.2025 Symbolic Possession
28602058	Pravinbhai Solanki 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 Shankarbhai	19.11.2024	Rs. 1,97,171.60/-	18.02.2025 Symbolic Possession
58231839		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, Assesment 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 Kesharbhai West: Road North: Open Land South: Open Land	11.10.2024	Rs. 5,15,984.12/-	18.02.2025 Symbolic Possession
121634478	Bhavesh Dayarambhai 2. Kanzariya Manei	All That Piece And Parcel of Immovable 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

Authorised Officer IDFC FIRST Bank Limited Date: 25-02-2025 (erstwhile Capital First Limited and amalgamated with IDFC Bank Limited) Place : GUJARAT



BANK OF INDIA

AHMEDABAD ZONAL OFFICE: RECOVERY DEPARTMENT

E-AUCTION FOR SALE OF PROPERTIES

6TH FLOOR, BANK OF INDIA BUILDING, BHADRA, AHMEDABAD. PHONE: 079 - 66122528, 66122530 SALE NOTICE FOR SALE OF MOVABLE/IMMOVABLE 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 PROVISO 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

	DESCRIPTION OF THE MOVABLE / IMMOVABLE PROPERTIES WITH KINOWN ENCOMBRANCES IF ANY						
Sr No	Name of Borrower / Guarantor & Address & Name of the Branch Outstanding Dues	Description of Properties	Reserve Price	EMD Price			
25	To repay the amount mentioned in the notices being Rs.1,12,00,631.67/- and further interest & expenses thereon. Authorised Officer: Mr. Santosh Kumar	Factory land and building Situated at B-60 , Dev-1 land industrial Estate Nr. shyam Industrial Estate Kathwada, Ahmedabad - 382415 in the name of M/s. J D Textile admeauring 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. (Property is under Physical Possession).	Rs. 32,50,000/-	Rs. 3,25,000/-			
26	Ahmedabad Recovery Branch, Ahmedabad, Mob.: 9969950473 Mr. Alay Kundlik Sheth & Mrs. Paril Alay Sheth To repay the amount mentioned in the notices being Rs. 2,69,56,652/- and further interest & expenses thereon. Authorised Officer: Santosh Kumar Ahmedabad Recovery Branch, Ahmedabad, Mob.: 9969950473	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 Flat No. A/304, Tower-A, Third Floor, Takshshila Air, B/h. Town Hall, Ellisbridge Ahmedabad, Gujarat 380006 in the name of Mr. Alay Kundlik Sheth & 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: North: Open Space, South: Flat No. A/303, East: Flat No. A/301, West: Road & Open Space. (Property is under Physical Possession).	Rs. 1,30,00,000.00/-	Rs.			
-		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	1,30,00,000.00/-	13,00,000.00/-			
27	M/s. Sara Guest House - Mr. Abbas Gaffar Shaikh & Mrs. Sairabi Abbas Shaikh (Borrower) To repay the amount mentioned in the notices being Rs. 1,38,41,304.13/- and further interest & expenses thereon. Authorised Officer: Santosh Kumar Ahmedabad Recovery Branch, Ahmedabad, Mob.: 9969950473	Commercial property at the land being Block / Survey No. 110, Final Plot No. 27 TP Scheme No. 1 of Petlad City Survey Office, Situated and lying and being at Mouje Village Petlad Taluka Anand Shop No. 201 to 210 in Shubham Complex, Building A (Datar) Match Factor Land) Opp. S S Civil Hopital, Nr. Dharamnagar Soc., Petlad-GIDC, Petlad - 388450 Sub Dist. Anand on the 2nd Floor, Super Built up area about 5797 sq.ft. in the name of M/s. Sara Guest House 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. (Property is under Physical Possession). 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	Rs. 81,00,000/-	Rs. 8,10,000/-			
		Commercial Land & Building, Plant & Machineries, situated at F.P. No. 4/2, Sub Plot No. B Paiki, T.P. No. 4, Besides Rameshwar Apartment, Near Chikhodra Over Bridge, Near Ganesh Crossing, Off.		-			
28	Neshmaben Nimeshkumar Patel To repay the amount mentioned in the notices being Rs. 94,14,848/- and further interest & expenses thereon. Authorised Officer: Santosh Kumar	Chikhodra Road, Anand - 388001, Gujarat. Land Area 583 Sq.mt. in the name of Partner Mrs. Neshmaben Nimeshkumar Patel and land area 220 Sq.mt. in the Name of patner Mr. Nimeshkumar Jayantibhai Patel. 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. (Property is under Physical Possession).	Rs. 71,00,000/-	Rs. 7,10,000/-			
	Ahmedabad Recovery Branch, Ahmedabad, Mob. : 9969950473	Remaining Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 20549020000033, Bank of India, Ahmedabad Recovery Branch, Ahmedabad. IFSC Code: BKID0002054					
29	Majid Khan Batangi (Guarantor), Mr. Firoz Khan Nyazmohmed Khan Batangi (Guarantor) To repay the amount mentioned in the notices being Rs.1,14,53,406.09/- and further interest & expenses thereon. Authorised Officer: Mr. Santosh Kumar	Property 1: Residential Property admeasuring of 118.90 Sq. Mt. situated at Revenue Survey No. 125/1 paiki, Plot No. 176, Vijapur Road, Village - Savgadh, Taluka - Himatnagar, Sabarkantha, Gujarat in the name of Mr. Imran Khan Batangi (Proprietor). 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. (Property is under Physical Possession).	Rs. 29,10,000/-	Rs. 2,91,000/-			
	Ahmedabad Recovery Branch, Ahmedabad, Mob. : 9969950473	Remaining Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 20549020000033, Bank of India, Ahmedabad Recovery Branch, Ahmedabad. IFSC Code: BKID0002054					
30	M/s. Dharti Zinc, Mr. Bhupendrabhai Ramabhai Patel (Partner), Mr. Dilipkumar Kodarlal Patel (Partner) Mr. Rahulkumar Narayanbhai Patel (S/o. Late Narayanbhai K. Patel - Partner), Mr. Shankarlal Kodarlal Patel (Guarantor), Mr. Jayantibhai Karshanbhai Patel (Guarantor), Ms. Shardaben Jagdishbhai Patel (Guarantor), Mr. Jagdishbhai K. Patel (Guarantor), Mr. Hiren Dilipkumar Patel (Guarantor) To repay the amount mentioned in the notices being Rs.7,47,81,659/- and further interest & expenses thereon. Authorised Officer: Mr. Santosh Kumar Ahmedabad Recovery Branch, Ahmedabad, Mob.: 9969950473	Property 1: Residential Property: Panchayet No. 1/50 at & Post Narsinhpura, Taluka - Idar, District - Sabarkantha in the name of Mr. Bhupendra Ramabhai Patel, admeasuring 1350.00 Sq.ft. Boundaries: East: Open Land, West: Land of Patel Nathabhai Danabhai, North: Land of Patel Motibhai Joitabhai, South: Land of Patel Ramabhai Lavjjibhai. (Property is under Physical Possession).	Rs. 23,38,000/-	Rs. 2,33,800/-			
Ш		Property 2: Residential Property: Property No. 438 of Parvana No. 833, 955, 230, 956 at & Po Laloda, Taluka - Idar, District - Sabarkantha in the name of Late Narayanbhai Karsanbhai Patel, admeasuring 2238.00 sq.ft. East: Open Land, West: Road, North: Patel Nanjibhai Khushalbhai House, South: Open Land then Road. (Property is under Physical Possession).	Rs. 23,92,000/-	Rs. 2,39,200/-			
		Property 3: Residential Property No. 1/108 of Survey No. 148A, Plot No. 3 at Rampur, Taluka - Idar, District - Sabarkantha, Gujarat in the name of Mr. Dilipkumar Kodarlal Patel, admeasuring of 2657.60 Sq.ft. Boundaries: East: After leaving Margin Survey No. 149, West: Road, North: Plot No. 2, South: Plot No. 4. (Property is under Physical Possession).	Rs. 29,96,000/-	Rs. 2,99,600/-			
		Property 4: Residential Property: Survey No. Parvano No. 344 Patel at Laloda, Patel Fadiyu, Taluka - Idar, District - Sabarkantha, Gujarat in the name of Jayantibhai Karshanbhai Patel, admeasuring of 1217.30 Sq.ft. Boundaries : East: Road is situated, West: Naveri is situated, North: House of Amirchand Kodar Lavji, South: House of Sakabhai Bhavanbhai. (Property is under Physical Possession).	Rs. 16,37,000/-	Rs. 1,63,700/-			
		Property 5: Residential Property: Parvana No. 551, Patel Fali at Post Laloda, Taluka - Idar, District - Sabarkantha, Gujarat in the name of Shardaben Jagdishbhai Patel. admeasuring of 1649.89 Sq.ft. Boundaris: East: Back Side Road, West: Open Space, North: Babubhai Patel House, South: Ramanbhai Patel House. (Property is under Physical Possession). 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	Rs. 18,26,000/-	Rs. 1,82,600/-			
31	M/s. Redvia Pharmaceuticals, Mr. Ashish Hasmukhbhai Patel (Partner of M/s. Redvia Pharmaceuticals), Mr. Ashish Balchandra Dave (Partner of M/s. Redvia	Property 1: 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 Mrs. Ila Hasmukhbhai Patel (Guarantor). Built up Area: 39.63 sq.mt. Carpet Area 35.00 Sq.Mt. Boundaries: North: Open Space, South: Open Space, East: Flat No. E-205, West: Common Passage for staircase. (Property is under Symbolic Possession).	Rs. 9,60,000.00/-	Rs. 96,000.00/-			
	Pharmaceuticals), Mrs. IIa Hasmukhbhai Patel (Guarantor of M/s. Redvia Pharmaceuticals) To repay the amount mentioned in the notices being Rs. 53,43,172.00/- and further interest &	Property 2: 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 Mr. Ashish Balchandra Dave. Built up Area: 46.10 Sq.Mt. Carpet Area 40.67 Sq.Mt. Boundaries: North: Nursing Home 211 & 212, South: Nursing Home No. 209, East: Open Terrace, West: Road & Private Colony. (Property is under Symbolic Possession).	Rs. 15,30,000.00/-	Rs. 1,53,000.00/-			
130	expenses thereon. Authorised Officer: Santosh Kumar Ahmedabad Recovery Branch, Ahmedabad, Mob.: 9969950473	Remaining Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 20549020000033, Bank of India, Ahmedabad Recovery Branch, Ahmedabad. IFSC Code: BKID0002054		c			
32	To repay the amount mentioned in the notices being Rs. 2,91,47,559/- and further interest & expenses thereon. Authorised Officer: Santosh Kumar		Rs. 2,97,00,000.00/-	Rs. 29,70,000.00/-			
	Ahmedabad Recovery Branch, Ahmedabad, Mob. : 9969950473	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					
33	Mr. Ekta Pala, Jatin Jayantibhai Pala To repay the amount mentioned in the notices being Rs. 61,11,050.23/- and further interest & expenses thereon. Authorised Officer: Santosh Kumar Ahmedabad Recovery Branch, Ahmedabad, Mob.: 9969950473	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. (Property is under Physical Possession).	Rs. 52,00,000/-	Rs. 5,20,000/-			
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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.

Remaining Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 20549020000033, Bank of India, Ahmedabad Recovery Branch, Ahmedabad. IFSC Code: BKID0002054

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 deposite 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/authorized 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, network problems, system crash down, power failure etc. (13) The intending bidders should make discreet inquires 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 194 IA 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 statuary taxes, dues, registration 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 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 Ind

Ahmedabad

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