#### **FINANCIAL EXPRESS**

DCB Bank Limited Registered Office:- 6th Floor, Tower A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbel - 400013 Retail Asset Collection Department: - 8th Floor, Pariseema Annexe, Opp. IFCI Bhavan, C.G.Road, Ahmedabad - 380006

# DCB BANK

## E AUCTION SALE NOTICE

(Under Rule 9(1) of the Security Interest (Enforcement) Rules2002)

E-Auction sale notice for sale of immovable Assets under the securitization and Reconstruction of Financial Assets and Enforcement Of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rule, 2002.

Notice is hereby given to the public in general and in particular to the borrower(s), co-borrowers and the guarantors in particular, by the Authorized Officer, that the under mentioned property is mortgaged to DCB BANK LTD., The Authorized Officer of the Bank has taken the physical possession under the provision of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The property will be sold by tender cum public E-auction as mentioned below for recovery of under mentioned dues and further interest, charges and cost etc. as per the

The property will be sold "as is where is" and "as is what is" condition.

Sr. No.	Name of Borrower(S) and (Co-borrower(S)	Reserve Price (Rs.)	EMD (Rs.)	Date of E-Auction/ Last date of EMD	Type of Possession
1.	M/S. SAMEER BUILDERS THROUGH JALABHAI REVABHAI SATIYA AND MEHULBHAI JALABHAI SATIYA	Rs.24,96,000.00 (Rupees Twenty Four Lakhs Ninety Six Thousand Only)	Rs.2,50,000/-	12-May-2025	Physical

Description Of The Immovable Property: IMMOVABLE PROPERTY BEARING SHOP NO - 30, GROUND FLOOR "ANANDVAN RESIDENCY" TOTAL BUILT UP AREA 23.88 SQ.MTR (B.A) & 22.23 SQ.MTR.(CARPET AREA) AS PER PHYSICAL MEASURMENT, ALL THAT PIECE AND PARCEL OF NON-AGRICULTURAL PLOT OF LAND IN MAUJE: SEVASI, VADODARA LYING BEING LAND BEARING: BLOCK NO. 241 (OLD R.S. NO. 266/1) KHATA NO. 929 ADMEASURING 2289 SQ. MTRS., T.P. SCHEME NO. 2, MULKHAND NO. 48/1 ADMEASURING 1991 SQ, MTRS., & F.P. NO. 57 ADMEASURING 1394 SQ, MTRS., R.S. NO, 268, AND BLOCK NO. 242, KHALA NO. 927 ADMEASURING 3541 SQ. MTRS., T.P. SCHEME NO. 2. MULKHAND NO. 50 ADMEASURING 3541 SQ. MTRS., & F.P. NO. 60 ADMEASURING 2480 SQ. MTRS., AT SUB-DISTRICT VADODARA, DISTRICT VADODARA.

2.	M/S. SAMEER BUILDERS THROUGH JALABHAI REVABHAI SATIYA AND	Rs.13,86,000.00 (Rupees Thirteen Lakhs	Rs.1,39,000/-	12-May-2025	Physical
1797	MEHULBHAI JALABHAI SATIYA	Eighty Six Thousand Only)	A CONTRACTOR OF THE PARTY OF TH	in may even	5.0000000

Description Of The Immovable Property: IMMOVABLE PROPERTY BEARING SHOP NO - 116, FIRST FLOOR "ANANDVAN RESIDENCY\* TOTAL BUILT UP AREA 26.49 SQ.MTR., ALL THAT PIECE AND PARCEL OF NON-AGRICULTURAL PLOT OF LAND IN MAUJE: SEVASI, VADODARA LYING BEING LAND BEARING: BLOCK NO. 241 (OLD R.S. NO. 266/1) KHATA NO. 929 ADMEASURING 2289 SQ. MTRS., T.P. SCHEME NO. 2, MULKHAND NO. 48/1 ADMEASURING 1991 SQ. MTRS., & F.P. NO. 57 ADMEASURING 1394 SQ. MTRS., R.S. NO. 268, AND BLOCK NO. 242, KHALA NO. 927 ADMEASURING 3541 SQ. MTRS., T.P. SCHEME NO. 2, MULKHAND NO. 50 ADMEASURING 3541 SQ. MTRS., & F.P NO. 60 ADMEASURING 2480 SQ. MTRS., AT SUB-DISTRICT VADODARA, DISTRICT VADODARA.

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	3.	M/S. SAMEER BUILDERS THROUGH JALABHAI REVABHAI SATIYA AND MEHULBHAI JALABHAI SATIYA	Rs.14,92,000.00 (Rupees Fourteen Lakhs Ninety Two Thousand Only	Rs.1,50,000/-	12-May-2025	Physical

Description Of The Immovable Property: IMMOVABLE PROPERTY BEARING SHOP NO - 117, FIRST FLOOR "ANANDVAN RESIDENCY" TOTAL BUILT UP AREA 28.53 SQ.MTR., ALL THAT PIECE AND PARCEL OF NON-AGRICULTURAL PLOT OF LAND IN MAUJE: SEVASI, VADODARA LYING BEING LAND BEARING; BLOCK NO. 241 (OLD R.S. NO. 266/1) KHATA NO. 929 ADMEASURING 2289 SQ. MTRS., T.P. SCHEME NO. 2, MULKHAND NO. 48/1 ADMEASURING 1991 SQ. MTRS., & F.P. NO. 57 ADMEASURING 1394 SQ. MTRS., R.S. NO. 268, AND BLOCK NO. 242, KHALA NO. 927 ADMEASURING 3541 SQ. MTRS., T.P. SCHEME NO. 2, MULKHAND NO. 50 ADMEASURING 3541 SQ. MTRS., & F.P. NO. 60 ADMEASURING 2480 SQ. MTRS., AT SUB-DISTRICT VADODARA, DISTRICT VADODARA.

M/S. SAMEER BUILD     JALABHAI REVABH     MEHULBHAI JALA	V SATIYA AND (Rupees Fourteen Lakhs On	Rs.1,40,000/-	12-May-2025	Physical
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Description Of The Immovable Property: IMMOVABLE PROPERTY BEARING SHOP NO - 119, FIRST FLOOR "ANANDVAN RESIDENCY" TOTAL BUILT UP AREA 28.16 SQ.MTR., ALL THAT PIECE AND PARCEL OF NON-AGRICULTURAL PLOT OF LAND IN MALUE: SEVASI, VADODARA LYING BEING LAND BEARING: BLOCK NO. 241 (OLD R.S. NO. 266/1) KHATA NO. 929 ADMEASURING 2289 SQ. MTRS., T.P. SCHEME NO. 2, MULKHAND NO. 48/1 ADMEASURING 1991 SQ. MTRS., & F.P. NO. 57 ADMEASURING 1394 SQ. MTRS., R.S. NO. 268, AND BLOCK NO. 242, KHALA NO. 927 ADMEASURING 3541 SQ. MTRS., T.P. SCHEME NO. 2, MULKHAND NO. 50 ADMEASURING 3541 SQ. MTRS., & F.P. NO. 60 ADMEASURING 2480 SQ. MTRS., AT SUB-DISTRICT VADODARA, DISTRICT VADODARA.

5.	M/S. SAMEER BUILDERS THROUGH JALABHAI REVABHAI SATIYA AND MEHULBHAI JALABHAI SATIYA	Rs.12,25,000.00 (Rupees Twelve Lakhs Twenty Five Thousand Only)	Rs.1,23,000/-	12-May-2025	Physical
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Description Of The Immovable Property: IMMOVABLE PROPERTY BEARING SHOP NO - 120, FIRST FLOOR "ANANDVAN RESIDENCY" TOTAL BUILT UP AREA 24.63 SQ.MTR., ALL THAT PIECE AND PARCEL OF NON-AGRICULTURAL PLOT OF LAND IN MAUJE: SEVASI, VADODARA LYING BEING LAND BEARING: BLOCK NO. 241 (OLD R.S. NO. 266/1) KHATA NO. 929 ADMEASURING 2289 SQ. MTRS., T.P. SCHEME NO. 2, MULKHAND NO. 48/1 ADMEASURING 1991 SQ. MTRS., & F.P. NO. 57 ADMEASURING 1394 SQ. MTRS., R.S. NO. 268, AND BLOCK NO. 242, KHALA NO. 927 ADMEASURING 3541 SQ. MTRS., T.P. SCHEME NO. 2, MULKHAND NO. 50 ADMEASURING 3541 SQ. MTRS., & F.P. NO. 60 ADMEASURING 2480 SQ. MTRS., AT SUB-DISTRICT VADODARA, DISTRICT VADODARA

11.	Links	Drift 95.				
	6.	M/S. SAMEER BUILDERS THROUGH JALABHAI REVABHAI SATIYA AND MEHULBHAI JALABHAI SATIYA	Rs.14,19,000.00 (Rupees Fourteen Lakhs Nineteen Thousand Only)	SACRET STATE OF THE SACRET	12-May-2025	Physical

Description Of The Immovable Property: IMMOVABLE PROPERTY BEARING SHOP NO - 121, FIRST FLOOR "ANANDVAN RESIDENCY" TOTAL BUILT UP AREA 28.53 SQ.MTR., ALL THAT PIECE AND PARCEL OF NON-AGRICULTURAL PLOT OF LAND IN MAUJE: SEVASI, VADODARA LYING BEING LAND BEARING: BLOCK NO. 241 (OLD R.S. NO. 266/1) KHATA NO. 929 ADMEASURING 2289 SQ. MTRS., T.P. SCHEME NO. 2, MULKHAND NO. 48/1 ADMEASURING 1991 SQ. MTRS., & F.P. NO. 57 ADMEASURING 1394 SQ. MTRS., R.S. NO. 268, AND BLOCK NO. 242, KHALA NO. 927 ADMEASURING 3541 SQ. MTRS., T.P. SCHEME NO. 2, MULKHAND NO. 50 ADMEASURING 3541 SQ. MTRS., & F.P NO. 60 ADMEASURING 2480 SQ. MTRS., AT SUB-DISTRICT VADODARA, DISTRICT

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	7.	M/S. SAMEER BUILDERS THROUGH JALABHAI REVABHAI SATIYA AND MEHULBHAI JALABHAI SATIYA	Rs. 10,96,000.00 (Rupees Ten Lakhs Ninety Six Thousand Only)	Rs.1,10,000/-	12-May-2025	Physical

Description Of The Immovable Property: IMMOVABLE PROPERTY BEARING SHOP NO - 122, FIRST FLOOR "ANANDVAN RESIDENCY" TOTAL BUILT UP AREA 22.03 SQ.MTR., ALL THAT PIECE AND PARCEL OF NON-AGRICULTURAL PLOT OF LAND IN MAUJE: SEVASI, VADODARA LYING BEING LAND BEARING: BLOCK NO. 241 (OLD R.S. NO. 266/1) KHATA NO. 929 ADMEASURING 2289 SQ: MTRS., T.P. SCHEME NO. 2, MULKHAND NO. 48/1 ADMEASURING 1991 SQ: MTRS., & F.P. NO. 57 ADMEASURING 1394 SQ: MTRS., R.S. NO. 268, AND BLOCK NO. 242, KHALA NO. 927 ADMEASURING 3541 SQ. MTRS., T.P. SCHEME NO. 2, MULKHAND NO. 50 ADMEASURING 3541 SQ. MTRS., & F.P. NO. 60 ADMEASURING 2480 SQ. MTRS., AT SUB-DISTRICT VADODARA, DISTRICT VADODARA.

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	8.	M/S. SAMEER BUILDERS THROUGH JALABHAI REVABHAI SATIYA AND MEHULBHAI JALABHAI SATIYA	Rs.10,96,000.00 (Rupees Ten Lakha Ninety Six Thousand Only)	Rs.1,10,000/-	12-May-2025	Physical

Description Of The Immovable Property: IMMOVABLE PROPERTY BEARING SHOP NO - 123, FIRST FLOOR "ANANDVAN RESIDENCY\* TOTAL BUILT UP AREA 22.03 SQ.MTR., ALL THAT PIECE AND PARCEL OF NON-AGRICULTURAL PLOT OF LAND IN MAUJE: SEVASI, VADODARA LYING BEING LAND BEARING: BLOCK NO. 241 (OLD R.S. NO. 266/1) KHATA NO. 929 ADMEASURING 2289 SQ: MTRS., T.P. SCHEME NO. 2, MULKHAND NO. 48/1 ADMEASURING 1991 SQ: MTRS., & F.P. NO. 57 ADMEASURING 1394 SQ. MTRS., R.S. NO, 268, AND BLOCK NO, 242, KHALA NO. 927 ADMEASURING 3541 SQ. MTRS., T.P. SCHEME NO. 2, MULKHAND NO. 50 ADMEASURING 3541 SQ. MTRS., & F.P NO. 60 ADMEASURING 2480 SQ. MTRS., AT SUB-DISTRICT VADODARA, DISTRICT

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	9,	M/S. SAMEER BUILDERS THROUGH JALABHAI REVABHAI SATIYA AND MEHULBHAI JALABHAI SATIYA	Rs.13,82,000.00 (Rupees Thirteen Lakhs Eighty Two Thousand Only)	Rs.1,39,000/-	12-May-2025	Physical

Description Of The Immovable Property: IMMOVABLE PROPERTY BEARING SHOP NO - 124, FIRST FLOOR "ANANDVAN RESIDENCY\* TOTAL BUILT UP AREA 27.79 SQ.MTR., ALL THAT PIECE AND PARCEL OF NON-AGRICULTURAL PLOT OF LAND IN MAUJE: SEVASI, VADODARA LYING BEING LAND BEARING: BLOCK NO. 241 (OLD R.S. NO. 266/1) KHATA NO. 929 ADMEASURING 2289 SQ. MTRS., T.P. SCHEME NO. 2, MULKHAND NO. 48/1 ADMEASURING 1991 SQ. MTRS., & F.P. NO. 57 ADMEASURING 1394 SQ. MTRS., R.S. NO. 268, AND BLOCK NO. 242, KHALA NO. 927 ADMEASURING 3541 SQ. MTRS., T.P. SCHEME NO. 2, MULKHAND NO. 50 ADMEASURING 3541 SQ. MTRS., & F.P NO. 60 ADMEASURING 2480 SQ. MTRS., AT SUB-DISTRICT VADODARA, DISTRICT

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10.	M/S, SAMEER BUILDERS THROUGH JALABHAI REVABHAI SATIYA AND MEHULBHAI JALABHAI SATIYA	Rs.10,95,000.00 (Rupees Ten Lakhs Ninety Six Thousand Only)	Rs.1,10,000/-	12-May-2025	Physical

Description Of The Immovable Property: IMMOVABLE PROPERTY BEARING SHOP NO - 125, FIRST FLOOR "ANANDVAN RESIDENCY\* TOTAL BUILT UP AREA 22.03 SQ,MTR., ALL THAT PIECE AND PARCEL OF NON-AGRICULTURAL PLOT OF LAND IN MAUJE: SEVASI, VADODARA LYING BEING LAND BEARING: BLOCK NO. 241 (OLD R.S. NO. 266/1) KHATA NO. 929 ADMEASURING 2289 SQ. MTRS., T.P. SCHEME NO. 2, MULKHAND NO. 48/1 ADMEASURING 1991 SQ. MTRS., & F.P. NO. 57 ADMEASURING 1394 SQ. MTRS., R.S. NO. 268, AND BLOCK NO. 242, KHALA NO. 927 ADMEASURING 3541 SQ. MTRS., T.P. SCHEME NO. 2, MULKHAND NO. 50 ADMEASURING 3541 SQ. MTRS., & F.P NO. 60 ADMEASURING 2480 SQ. MTRS., AT SUB-DISTRICT VADODARA, DISTRICT VADODARA

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	11.	M/S. SAMEER BUILDERS THROUGH JALABHAI REVABHAI SATIYA AND MEHULBHAI JALABHAI SATIYA	Rs.13,82,000.00 (Rupees Thirteen Lakhs Eighty Two Thousand Only)	Rs.1,10,000/-	12-May-2025	Physical

Description Of The Immovable Property: IMMOVABLE PROPERTY BEARING SHOP NO - 126, FIRST FLOOR "ANANDVAN RESIDENCY\* TOTAL BUILT UP AREA 27.79 SQ.MTR., ALL THAT PIECE AND PARCEL OF NON-AGRICULTURAL PLOT OF LAND IN MAUJE: SEVASI, VADODARA LYING BEING LAND BEARING: BLOCK NO. 241 (OLD R.S. NO. 266/1) KHATA NO. 929 ADMEASURING 2289 SQ. MTRS., T.P. SCHEME NO. 2, MULKHAND NO. 48/1 ADMEASURING 1991 SQ. MTRS., & F.P. NO. 57 ADMEASURING 1394 SQ. MTRS., R.S. NO. 268, AND BLOCK NO. 242, KHALA NO. 927 ADMEASURING 3541 SQ. MTRS., T.P. SCHEME NO. 2, MULKHAND NO. 50 ADMEASURING 3541 SQ. MTRS., & F.P NO. 60 ADMEASURING 2480 SQ. MTRS., AT SUB-DISTRICT VADODARA, DISTRICT VADODARA.

	12.	M/S. SAMEER BUILDERS THROUGH JALABHAI REVABHAI SATIYA AND MEHULBHAI JALABHAI SATIYA	Rs.10,96,000.00 (Rupees Ten Lakhs Ninety Six Thousand Only)	Rs.1,10,000/-	12-May-2025	Physical
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Description Of The Immovable Property: IMMOVABLE PROPERTY BEARING SHOP NO - 127, FIRST FLOOR "ANANDVAN RESIDENCY" TOTAL BUILT UP AREA 22.03 SQ.MTR., ALL THAT PIECE AND PARCEL OF NON-AGRICULTURAL PLOT OF LAND IN | MAUJE: SEVASI, VADODARA LYING BEING LAND BEARING: BLOCK NO. 241 (OLD R.S. NO. 266/1) KHATA NO. 929 ADMEASURING 2289 SQ. MTRS., T.P. SCHEME NO. 2, MULKHAND NO. 48/1 ADMEASURING 1991 SQ. MTRS., & F.P. NO. 57 ADMEASURING 1394 SQ. MTRS., R.S. NO, 268, AND BLOCK NO. 242, KHALA NO. 927 ADMEASURING 3541 SQ. MTRS., T.P. SCHEME NO. 2, MULKHAND NO. 50 ADMEASURING 3541 SQ. MTRS., & F.P. NO. 60 ADMEASURING 2480 SQ. MTRS., AT SUB-DISTRICT VADODARA, DISTRICT VADODARA.

13.	M/S. SAMEER BUILDERS THROUGH JALABHAI REVABHAI SATIYA AND MEHULBHAI JALABHAI SATIYA	Rs.13,64,000.00 (Rupees Thirteen Lakhs Sixty Four Thousand Only	Rs.1,37,000/-	12-May-2025	Physical
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Description Of The Immovable Property: IMMOVABLE PROPERTY BEARING SHOP NO - 128, FIRST FLOOR "ANANDVAN RESIDENCY" TOTAL BUILT UP AREA 27.42 SQ.MTR., ALL THAT PIECE AND PARCEL OF NON-AGRICULTURAL PLOT OF LAND IN

MAUJE: SEVASI, VADODARA LYING BEING LAND BEARING: BLOCK NO. 241 (OLD R.S. NO. 266/1) KHATA NO. 929 ADMEASURING 2289 SQ, MTRS., T.P. SCHEME NO. 2, MULIGHAND NO. 48/1 ADMEASURING 1991 SQ, MTRS., & F.P. NO. 57 ADMEASURING 1394 SQ. MTRS., R.S. NO. 268, AND BLOCK NO. 242, KHALA NO. 927 ADMEASURING 3541 SQ. MTRS., T.P. SCHEME NO. 2, MULKHAND NO. 50 ADMEASURING 3541 SQ. MTRS., & F.P. NO. 60 ADMEASURING 2480 SQ. MTRS., AT SUB-DISTRICT VADODARA, DISTRICT VADODADA

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	14.	M/S. SAMEER BUILDERS THROUGH JALABHAI REVABHAI SATIYA AND MEHULBHAI JALABHAI SATIYA	Rs.10,96,000.00 (Rupees Ten Lakhs Ninety Six Thousand Only)	Rs.1,10,0004	12-May-2025	Physical

Description Of The Immovable Property: IMMOVABLE PROPERTY BEARING SHOP NO - 129, FIRST FLOOR \*ANANDVAN RESIDENCY\* TOTAL BUILT UP AREA 22.03 SQ.MTR., ALL THAT PIECE AND PARCEL OF NON-AGRICULTURAL PLOT OF LAND IN MALUE: SEVASI, VADODARA LYING BEING LAND BEARING: BLOCK NO. 241 (OLD R.S. NO. 266/1) KHATA NO. 929 ADMEASURING 2289 SQ. MTRS., T.P. SCHEME NO. 2, MULKHAND NO. 48/1 ADMEASURING 1991 SQ. MTRS., & F.P. NO. 57 ADMEASURING 1394 SQ. MTRS., R.S. NO. 268, AND BLOCK NO. 242, KHALA NO. 927 ADMEASURING 3541 SQ. MTRS., T.P. SCHEME NO. 2, MULKHAND NO. 50 ADMEASURING 3541 SQ. MTRS., & F.P NO. 60 ADMEASURING 2480 SQ. MTRS., AT SUB-DISTRICT VADODARA, DISTRICT VADODARA.

	15.	M/S. SAMEER BUILDERS THROUGH JALABHAI REVABHAI SATIYA AND MEHULBHAI JALABHAI SATIYA	Rs.21,47,000.00 (Rupees Twenty One Lakhs Forty Seven Thousand Only)	12-May-2025	Physical
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Description Of The Immovable Property: IMMOVABLE PROPERTY SEARING SHOP NO - 130, FIRST FLOOR "ANANDVAN RESIDENCY" TOTAL BUILT UP AREA 43.22 SQ.MTR., ALL THAT PIECE AND PARCEL OF NON-AGRICULTURAL PLOT OF LAND IN MALUE: SEVASI, VADODARA LYING BEING LAND BEARING: BLOCK NO. 241 (OLD R.S. NO. 266/1) KHATA NO. 929 ADMEASURING 2288 SQ. MTRS., T.P. SCHEME NO. 2, MULKHAND NO. 48/1 ADMEASURING 1991 SQ. MTRS., & F.P. NO. 57 ADMEASURING 1394 SQ. MTRS., R.S. NO, 268, AND BLOCK NO, 242, KHALA NO, 927 ADMEASURING 3541 SQ, MTRS., T.P. SCHEME NO, 2, MULKHAND NO, 50 ADMEASURING 3541 SQ. MTRS., & F.P. NO. 60 ADMEASURING 2480 SQ. MTRS., AT SUB-DISTRICT VADODARA, DISTRICT

	16.	M/S. SAMEER BUILDERS THROUGH JALABHAI REVABHAI SATIYA	Rs.2,60,00,000.00 (Rupees Two Crore Sixty	Rs.26,00,000/-	12-May-2025	Physical
ı		AND MEHULBHAI JALABHAI SATIYA	Lakhs Only)	337000000000000000000000000000000000000		10040000

Description Of The Immovable Property: IMMOVABLE PROPERTY BEARING OPEN PLOT EAMARKED FOR CONSTRUCTION OF BUILDING AZ, "ANANDVAN RESIDENCY" TOTAL LAND AREA 756.83 SQ.MTR., ALL THAT PIECE AND PARCEL OF NON-AGRICULTURAL PLOT OF LAND IN MAUJE: SEVASI, VADODARA LYING BEING LAND BEARING: BLOCK NO. 241 (OLD R.S. NO. 266/1) KHATA NO. 929 ADMEASURING 2289 SQ. MTRS., T.P. SCHEME NO. 2, MULKHAND NO. 48/1 ADMEASURING 1991 SQ. MTRS., & F.P. NO. 57 ADMEASURING 1394 SQ. MTRS., R.S. NO. 268, AND BLOCK NO. 242, KHALA NO. 927 ADMEASURING 3541 SQ. MTRS., T.P. SCHEME NO. 2. MULKHAND NO. 50 ADMEASURING 3541 SQ. MTRS., & F.P NO. 60 ADMEASURING 2480 SQ. MTRS., AT SUB DISTRICT VADODARA, DISTRICT VADODARA

17.	M/S. SAMEER BUILDERS THROUGH JALABHAI REVABHAI SATIYA AND MEHULBHAI JALABHAI SATIYA	Rs.22,17,000.00 (Rupees Twenty Two Lakhs Seventeen Thousand Only)		12-May-2025	Physical
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Description Of The Immovable Property: IMMOVABLE PROPERTY BEARING BLOCK A -302, "ANANDKIRAN" TOTAL BUILT UP AREA 62.09 SQ.MTR., ALL THAT PIECE AND PARCEL OF NON-AGRICULTURAL PLOT OF LAND IN MAUJE: BHAYLI, VADODARA LYING BEING LAND BEARING: BLOCK NO. 71 PAIKKI 1 (OLD REVENUE SURVEY NO. 95), TOTAL ADMEASURING 2327 SQ. MTRS., T.P. SCHEME NO. 2, FINAL PLOT NO. 96, ADMEASURING 1629 SQ. MTRS., I.E., 17534 SQ. FT., AT REGISTRATION SUB-DISTRICT & DISTRICT VADODARA

18.	M/S, SAMEER BUILDERS THROUGH JALABHAI REVABHAI SATIYA AND MEHULBHAI JALABHAI SATIYA	Rs.13,81,000.00 (Rupees Thirteen Lakhs Eighty One Thousand Only)	Rs.1,39,000/-	12-May-2025	Physical
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Description Of The Immovable Property: IMMOVABLE PROPERTY BEARING SHOP NO -103, FIRST FLOOR, "ANANDKIRAN" TOTAL BUILT UP AREA 25.93 SQ.MTR., ALL THAT PIECE AND PARCEL OF NON-AGRICULTURAL PLOT OF LAND IN MAUJE: BHAYLI, VADODARA LYING BEING LAND BEARING: BLOCK NO. 71 PAIKKI 1 (OLD REVENUE SURVEY NO. 95), TOTAL ADMEASURING 2327 SQ. MTRS., T.P. SCHEME NO. 2, FINAL PLOT NO. 96, ADMEASURING 1629 SQ. MTRS., I.E., 17534 SQ. FT., AT REGISTRATION SUB-DISTRICT & DISTRICT VADODARA

19.	M/S. SAMEER BUILDERS THROUGH JALABHAI REVABHAI SATIYA AND MEHULBHAI JALABHAI SATIYA	Rs.14,70,000.00 (Rupees Fourteen Lakhs Seventy Thousand Only)	Rs.1,47,000/-	12-May-2025	Physical	
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Description Of The Immovable Property: IMMOVABLE PROPERTY BEARING SHOP NO -106, FIRST FLOOR, "ANANDKIRAN" TOTAL BUILT UP AREA 28.02 SQ.MTR., ALL THAT PIECE AND PARCEL OF NON-AGRICULTURAL PLOT OF LAND IN MALUE: BHAYLI, VADODARA LYING BEING LAND BEARING: BLOCK NO. 71 PAIKKI 1 (OLD REVENUE SURVEY NO. 95), TOTAL ADMEASURING 2327 SQ. MTRS., T.P. SCHEME NO. 2. FINAL PLOT NO. 96, ADMEASURING 1629 SQ. MTRS., I.E., 17534 SQ. FT., AT REGISTRATION SUB-DISTRICT & DISTRICT VADODARA

Date and time of submission of EMD on as per tire above details & with request letter of participation KYC, Pan Card ,Proof of EMD at email id Jitendra patel@dcbbank.com/satish.trapasiya@dcbbank.com/mrugendra.joglekar@dcbbank.com

The intending purchasers/bidders are required to deposit EMD amount through Demand Draft in the name of the beneficiary, DC8 Bank LTD, Branch-Ahmedabad.

inspection Date and Time: -05/03/2025;Between 11:00am to 04:00pm ;Contact Mr. Satish Trapasiya on +91 7304501215 & Mr. Pritesh Patel on +91 9925139779 & Mr. Jitendra Patel on +91 9974848487 between 11:00am to 05:00pm

TERMS AND CONDITIONS OF THE E-AUCTION

(1) The auction sale shall be "online e-auction" bidding through website https://sarfaesi.auctiontiger.net on the dates as mentioned in the table above with Unlimited Extension of 5 Minutes. Bidders are advised to go through the website https://sarfaesi.auctiontiger.net for detailed terms and conditions of auction sale before submitting their bids and taking part in e-auction sale proceedings.

(2) The interested bidders are required to register themselves with the portal and obtain login ID and Password well in advance, which is mandatory for e-bidding, from auction service provider (M/s E-Procurement Technologies Ltd. (Auction Tiger) Ahmadabad (Tel:-079-61200586/592/) Contact Person support@auctiontiger.net. Please note that, Prospective bidders may avail online training on e-auction from their registered mobile number only.

(3) Bidders are advised to detailed terms and conditions of auction sale before submitting their bids, refer to the link http://www.dcbbank.com /cms/showpage/page/customer-corner.

(4)Online E-auction participation is mandatory in the auction process by making application in prescribed format which is available along-with the offerfiender document on the website.

(5) The Sale shall be subject to the outcome of any pending litigation before court/DRT, if any.

Name & Address of the Borrower/s Loan Dt. of Demand

STATUTORY SALE NOTICE UNDER THE SARFAESI ACT, 2002 The borroweriguarantors are hereby notified to pay sum as mentioned in the demand notice along with up to date interest and ancillary expense

before the date of e-auction, falling which the property will be auctioned/sold and balance dues, if any, will be recovered with interest and cost Date: 18/04/2025 Sd/- Authorized Officer Place: Gujarat DCB Bank Limited.

#### CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED Chola Corporate Office: Chola Crest, Super B, C54 & C55, 4, Thiru Vi Ka Industrial Estate, Guindy, Chennai-600 032, T. N. DEMAND NOTICE

UNDER THE PROVISIONS OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("the Act") AND THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("the Rules") The undersigned being the Authorized Officer of Cholamandalam Investment and Finance Company Ltd. (the Secured Creditor) under the Act and in exercise of the powers conferred under Sec. 13(12) of the Act read with Rule 3 issued Demand Notice(s) under Sec. 13(2) of the Act, calling upon the following borrower(s) to repay the amount mentioned in the respective notice(s) within 60 days from the date of receipt of the said notice. The undersigned reasonably believes that borrower(s) is / are avoiding the service of the Demand Notice(s), therefore the service of notice is being affected by affixation and publication as per Rules. The contents of Demand Notice(s) are extracted herein below :-

No.	& Co-Borrower/s	Amt.	Notice & O/s. Amt.	Description of the Property / Secured Asset
1.	Loan A/c. No(s).: HL29MES000148909 1. Mr/Mrs. Bhaveshkumar Khodidas Desai, 2. Mr/Mrs. Khodabhai Prabhatbhai Rabari 3. Mr/Mrs. Chehar Khodabhai Desai All Are R/O.:- Sanganpur Chokdi To Kheravakherva Kherva, Sanganpur Chokdi To Kherava, Mahesana, Gujarat - 384001; Also at:- Plot No. 23, Keshar Vatika, Near Jegudan Circle, At. kherva, Kherva, Mehsana, Mehsana, Gujrat, 384001		16.04.2025 Rs. 31,32,959/- (Rupees Thirty One Lakhs Thirty Two Thousand Nine Hundred Fifty Nine Only) as on 11.04.2025	All the piece and parcel of land along with structure standing there on being the Non-Agricultural residential land bearing Revenue Block No. 2197 (old Revenue Block No. 3 (old survey no. 311 & 312)), Plot no. 23, having plot area admeasuring 139.43 sq.mtrs. Together with construction area admeasuring 53.65 sq.mtrs. & Margin area admeasuring 85.78 sq.mtrs. And undivided share towards common plot road area admeasuring 77.01 sq.mtrs. Total area admeasuring 216.44 sq.mtrs., constructed in the scheme known as "Kesar Vatika Society", situated on freehold Non-Agricultural land bearing revenue block no. 2197 (old revenue block No.3 (old survey no. 311 & 312), of Mouje Kherva, Taluka Mahesana in the district of Mahesana, within the state of Gujarat and bounded as under:- Boundary:- North: Adjoined with Survey Number, South: Adjoined with Plot No. 22, East: 6.00 mtrs. Internal Road, West: Adjoined with plot no. 24.
2.	Loan A/c. No(s).: HL01BA0000006443  1.Mr/Mrs. Mayank Bhupendrabhai Patel  2. Mr/Mrs. Tarlikaben Bhupendrabhai Patel, both are R/O.:- 38, Thakkarbapa Soc,Panigate,Nr, Ayurvedic Collage, Vadodara, Gujarat - 390018; Also at :- A-G-1 Dr.hansa Maheta Primary School, Casa Residency Road, Vadsar Vadodara, Gujarat -390010	Rs. 22,2	16.04.2025 Rs. 23,40,768/- (Rupees Twenty Three Lakhs Forty Thousand Seven Hundred Sixty Eight Only) as on 11.04.2025	R.S. No. 746/1 Admeasuring Area 7689.00 Sq. Mts. In Which it is Constructed in the name and style of KASA Residency Paikee Tower A Ground Floor Flat No. A-G-1 Admeasuring area 43.58 Sq. Mt. of Moje Vadsar Taluka And District Vadodara. Boundries <b>East</b> : Road And Railway Track, <b>West</b> : Flat No. A-G-2, <b>North</b> : Parking, <b>South</b> : Open land.
3.	Loan A/c. No(s).: HL04MES000003589 1. Mr/Mrs. Jagdishbhai Shankar Chaudhari 2. Mr/Mrs. Daxaben Jagdishbhai Chaudhari both are R/O.:- 34 Swara Bunglows, Kansa, Near Gayatri Royal Homes, Visnagar, Gujarat - 384315;	Rs. 24,00,000/-	16.04.2025 Rs. 24,35,003/- (Rupees Twenty Four Lakhs Thirty Five Thousand Three Only) as on 11.04.2025	All that right, titles and interest of property bearing plot no. 34, which is situated in survey No. 556/1 of kansa sim, ta. Visnagar, dist. Mehsana, admeasuring 187.78 Sq. Mtrs. And bounded as under. <b>North</b> : Plot No. 26 <b>South</b> : Internal Road <b>East</b> : Plot No. 33 <b>West</b> : Sim of Survey No.556/1.

The borrower(s) are hereby advised to comply with the Demand Notice(s) and to pay the demand amount mentioned therein and hereinabove within 60 days from the date of this publication together with applicable interest, additional interest, bounce charges, cost and expenses till the date of realization of payment. The borrower(s) may note that Cholamandalam Investment and Finance Company Ltd. is a secured creditor and the loan facility availed by the Borrower(s) is a secured debt against the immovable property / properties being the secured asset(s) mortgaged by the borrower(s). In the event borrower(s) are failed to discharge their liabilities in full within the stipulated time, The Secured Creditor shall be entitled to exercise all the rights U/s. 13(4) of the Act to take possession of the secured assets(s) including but not limited to transfer the same by way of sale or by invoking any other remedy available under the Act and the Rules thereunder and realize payment. The Secured Creditor is also empowered to ATTACH AND / OR SEAL the secured assets(s) before enforcing the right to sale or transfer. Subsequent to the Sale of the secured assets(s), the Secured Creditor also has a right to initiate separate legal proceedings to recover the balance dues, in case the value of the mortgaged properties is insufficient to cover the dues payable to the Secured Creditor. This remedy is in addition and independent of all the other remedies available to the Secured Creditor under any other law. The attention of the borrower(s) is invited to Section 13(8) of the Act, in respect of time available, to redeem the secured assets and further to Section 13(13)

of the Act, whereby the borrower(s) are restrained / prohibited from disposing of or dealing with the secured asset(s) or transferring by way of sale, lease or otherwise (other than in the ordinary course of business) any of the secured asset(s), without prior written consent of the Secured Creditor and non-compliance with the above is an offence punishable under Section 29 of the said Act. The copy of the Demand Notice is available with the undersigned and the borrower(s) may, if they so desire, can collect the same from the undersigned on any working day during normal office hours.

Place : Mahesana, Vadodara, Gujarat Date : 16.04.2025

**Authorized Officer** For Cholamandalam Investment and Finance Company Limited पंजाब नैश्ननल बैंक 🔘 punjab national bank

Branch Office: Circle Sastra, Sayajiganj, Circle Sastra, Ground Floor, Fortune Tower, Stock Exchange Building, Sayajiganj, Vadodara.

APPENDIX-IV [Rule 8[1]] POSSESSION NOTICE (Immovable Property) Whereas, The undersigned being the Authorized Officer of the Punjab National Bank, Circle SASTRA, Vadodara under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of Powers conferred under Section 13(12) read with (Rule-3) the Security Interest (Enforcement) Rules, 2002, issued a demand notice dated 29.01.2025 calling upon the Borrowers / Guarantor / Mortgagor Mr. Sudhir Jitendra Joshi (Borrower), Smt. Mamta Sudhir Joshi (Co-Borrower) to repay the amount mentioned in the notice being Rs. 22,47,368.76 (rupees Twenty Two Lakh Forty Seven Thousand Three Hundred Sixty Eight and Seventy Six Paisa Only) as on 23.01.2025 with further

The Borrowers / Guarantor / Mortgagor having failed to repay the amount, notice is hereby given to the Borrowers / Guarantor / Mortgagor and the public in general that the undersigned has taken 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 said Rules on this 16th day of April of the year 2025.

interest and expenses within 60 days from the date of notice/date of receipt of the

The Borrowers / Guarantor / Mortgagor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Punjab National Bank for an amount Rs. 23,11,800.40 (rupees Twenty Three Lakh Eleven Thousand Eight Hundred and Paisa Forty Only) as on 31.03.2025 and interest plus other charges thereon.

Amount recovered after issuance of 13(2) till date: Rs. 34,000/-The Borrower's attention is invited to provision of sub section (8) of the section 13 of the Act, in respect of time available, to redeem the secured assets.

#### DESCRIPTION OF IMMOVABLE PROPERTY

Registration District - Vadodara, Sub District - Vadodara, Village - Vadodara Kasba, Revenue Survey No. 544, City Survey No. 2114, in that 5th Floor Unit No. 507, Admeasuring about 1132.00 Sq. fts. (105.20 Sq. Mtrs) in Citadel Complex (Citadel Non Trading Association), Alkapuri, Vadodara Owned by Mr.Sudhir Jitendra Joshi & Smt.Mamta Sudhir Joshi. Bounded by :- East : Siddharth Complex, West : Unit No. 508, North: R.C. Dutt Main Road, South: Common Passage & Office No. 505 & 506. Date: 16.04.2025 Authorised Officer, **Punjab National Bank** Place : Vadodara

#### APPENDIX IV [rule-8(1)] POSSESSION NOTICE (for Immovable property)

### EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED

CIN: U67100MH2007PLC174759 Retail Central & Regd. Office: Edelweiss House, Off CST Road, Kalina, Mumbai 400098

Whereas The Authorised Officer of the IndusInd Bank Ltd, 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 Demand Notice dated 16-12-2022 calling upon the Borrower K Ramniklal and Sons (Borrower) [Loan Account Number-GRR00251N] through its partners, Late. Ramniklal Hargovind Savani [Co-Borrower] represented by Legal Heir- (Mr. Pankaikumar Ramniklal Savani. Mr. Kundan Ramniklal Savani, Mr. Dhirendra Ramniklal Savani, Mr. Jawahar Ramniklal Savani) and Mr. Pankajkumar Ramniklal Savani [Co-Borrower] (In the capacity of Self and also in the capacity of legal heir and legal representative of Late Ramniklal Hargovind Savani) and Mr. Kundan Ramniklal Savani [Co-Borrower] (In the capacity of Self and also in the capacity of legal heir and legal representative of Late Ramniklal Hargovind Savani) and Mrs. Umaben Ramniklal Savani (Co-borrower) and Mr. Dhirendra Ramniklal Savani [Co-Borrower] (In the capacity of Self and also in the capacity of legal heir and legal representative of Late Ramniklal Hargovind Savani) and Mr. Jawahar Ramniklal Savani [Co-Borrower] (In the capacity of Self and also in the capacity of legal heir and legal representative of Late Ramniklal Hargovind Savani) (to repay the amount mentioned in the notice being Rs. 8,85,974.32 /- (Eight Lakhs Eighty-Five Thousand Nine Hundred and Seventy-Four and Paise Thirty-Two Only) together with further interests from 05-11-2022 plus costs, charges and expenses, etc. thereon within 60 days from the date of the said notices.

We, Edelweiss Asset Reconstruction Company Limited, a company incorporated under the Companies Act, 1956 and registered with Reserve Bank of India as a Securitisation and Asset Reconstruction Company, pursuant to Section 3 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "SARFAESI Act") acting in its capacity as Trustee of EARC TRUST SC - 465 (herein after referred as "EARC") having its Registered Office at Edelweiss House Off CST Road Kalina, Mumbai 400098 pursuant to the Assignment Agreement dated 27th March, 2024, wherein Industrid Bank Limited (hereinafter referred to as "IBL") has assigned to EARC, under Section 5 of the SARFAESI Act, the financial assistance granted by IBL to you, together with all security interest in respect thereof and all IBL's rights in respect thereof, do hereby issue this notice to all of you.

The Borrowers/Co-Borrower/Mortgagor having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with Rule 8 of the said Rules on this 20th day of April of the year 2025.

The Borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Edelweiss Asset Reconstruction Pvt. Ltd. for an amount of Rs. 8,85,974.32/- (Eight Lakhs Eighty-Five Thousand Nine Hundred and Seventy-Four and Paise Thirty-Two Only) together with further interests from 05-11-2022 plus costs, charges and expenses etc. thereon. (less amounts paid since issue of demand notice, if any.)

The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

## DESCRIPTION OF THE IMMOVABLE PROPERTY

All That Piece and Parcel of Land Bearing No-Shop No 10, Ground Floor Shanti Complex, Bhupendra Road, City Survey No. 3318 To 3321, Paiki of City Survey No. Ward No-1 situated at Bhupendra Road ,opp. Swami Narayan Temple, Rajkot Admeasuring Area 130 Sq. Ft. Which is Bounded as Follows: North-Other Property, South-Common Passage, East-Shop No. 09, West-Staircase

Place : Gujarat Date: 20.04.2025

**Edelweiss Asset Reconstruction Company Limited** (Acting in its Capacity as Trustee of EARC TRUST SC- 465) ♠ Edelweiss

**Authorised Officer** 

### TATA CAPITAL HOUSING FINANCE LTD Regd. Office: 11th Floor, Tower A. Peninsula Business Park, Ganpatrao TATA Kadam Marg, Lower Parel, Mumbai-400013. CIN No. U67190MH2008PLC187552

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY) (As per Appendix IV read with rule 8(1) of the Security Interest Enforcement Rules, 2002) Whereas, the undersigned being the Authorized Officer of the TATA Capital Housing

Finance Limited., under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notices as mentioned below calling upon the Borrowers to repay the amount mentioned in the notice within 60 days from the date of the said notice. The borrower, having failed to repay the amount, notice is hereby given to the borrower, in

particular and the public, in general, that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rule 8 of the said Rules.

The borrower, in particular, and the public in general, are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the TATA Capital Housing Finance Limited, for an amount referred to below along with interest thereon and penal interest, charges, costs etc. from date mentioned below.

The borrower's attention is invited to provisions of sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

Loan Amount as per Date of Name of Obligor(s)/ Account Legal Heir(s)/ Legal **Demand Notice** Possession Representative(s) Date of Demand Notice

TCHIN027400010 SUNIL G CHUDASAMA Rs. 193776/- & 19-04-2025 (Borrower), KAMINIBEN Rs. 3073477/-0212455 & Symbolic TCHHL027400010 SUNILBHAI CHUDASAMA 08-01-2025 Possession Description of Secured Assets/Immovable Properties: All the rights, piece and parcel

of the residential property bearing Flat no. I-103 having a Carpet area 49.94 Sq. Mtrs and Balcony area 4.63 Sq. Mtrs along with Proportionate share in undivided land and common amenities located on the First Floor of Block 'I" in the Scheme/Premises known as 'Akshar Vandan'; constructed on no-agricultural land meant for residential and commercial purpose admeasuring 5706 Sq. Mtrs. bearing Final Plot no. 57, T.P. Scheme no. 27, Block/Survey no. 232 and 232/paiki situated in mouje village: Tandalja, Registration Sub-District and District: Vadodara, Gujarat. Bounded as follows: East: By Margin Open Space and afterwards Final Plot no. 58, West:By Flat no. I-102, North:By Flat no. H-102, South:By Flat no. I-104

9849159	(Borrower), BHAVNABEN	Rs. 57762/-	Symbolic
	BHARATBHAIDOSHI(Co-borrower)	18-01-2025	Possession
9410906 &	BHARATKUMAR MOTIBHAI DOSHI	Rs. 249447/- &	19-04-2025

Description of Secured Assets/Immovable Properties: All the rights, piece & parcel of Immovable property bearing Plot No. 92, Tower B, admeasuring Plot Area 43.20 Sq. mtr i.e., 465 Sq. ft and all internal and external rights thereto of the premises/campus known as ANANTA SHUBHLAXMI, Before Gayatri Mandir, Waghodia Dabhoi Main Road, Vadodara constructed on non-agriculture land for residential use bearing Revenue Survey no. 35 & 36, Block No. 28, at Village - Shankarpura, Regi & Sub District: Vadodara of Gujarat. Said Property" is bounded as under: East: Plot No. B/89, West: Society Road, North: Plot No. B/93, South : Plot No. B/91.

0290301	SHANIKUMAR NAI (Borrower), MRS.	Rs. 788002/-	19-04-2025
	NIRMALABEN NAI (Co-borrower)	06-02-2025	Symbolic Possession

Description of Secured Assets/Immovable Properties: All the rights, piece & parcel of Immovable property bearing Flat No. B-403, 4th Floor, of the premises/campus known as "ASOPALAV RESIDENCY", Admeasuring 455 Sq. Fts i.e 42.27 Sq. Mtrs as per Built up Area, Near Vaishnav Vatika Society, Soma Talav Char Rasta along with the undivided share proportionate share in the underneath land and all internal and external rights thereto of the premises constructed on non-agricultural land for Residential use bearing Revenue Survey No. 318/1/Paiki, 327/Paiki, Block No. 230/ Paiki, O.P No.133, F.P No.133, T.P No. 40. Situated at Moje Village: Kapural, Dist: Vadodara of Gujarat: Bounded as Follows; East O.T.S & Flat No. A-406, West : Common Passage & Flat No. B/404, North : Common Passage, O.T.S and Lift, South: Adj. Block No. 214/2.

Date: - 22/04/2025 Sd/- Authorised Officer. Place: - Gujarat For Tata Capital Housing Finance Limited

Ahmedabad

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