

### PUBLIC NOTICE

**ICICI Bank** Branch Office: ICICI Bank Limited Plot No.-23, Shal Tower, 3rd Floor, New Rohtak Road, Karol Bagh, New Delhi-110005

The following borrower(s) has/defaulted in the repayment of principal and interest towards the Loan facility(ies) availed from ICICI Bank. The Loan(s) has/have been classified as Non-Performing Asset(s) (NPA).

A Notice was issued to them under Section 13(2) of the Securitisation and Re-construction of Financial Assets and Enforcement of Security Interest Act, 2002, at their last known addresses. However, it has not been served and are therefore being notified by way of this Public Notice.

Sr. No.	Name of the Borrower/ Co-Borrower/ Guarantor/ (Loan Account Number) & Address	Description of Secured Asset to be enforced	Date of Notice sent/ Outstanding as on Date of Notice	NPA Date
1.	Aradhya Enterprises, Bhavesh Kumar, Teka Ram Rawal, Apeshka Arvindbhai Rawal, Teka Ram Rawal S/o Sh. Jayshankar Rawal, 693805600470, Represented by Proprietor Bhavesh Kumar, 1277, New Bhubalpara, Khara Kua Behind Nand Bhawan, Udaipur, Rajasthan, Udaipur - 313001	Property Bearing 1/2 Part of Patta No. 250, Dated 29.03.1943, Measuring Area 625 Sq. Feet, Situated at Sarupganj, Tehsil Pindwara, District Sirohi, Rajasthan.	02/11/2024 Rs. 16,37,495.51/-	02/08/2024

These steps are being taken for substituted service of Notice. The above borrower/s and/or guarantor/s (as applicable) is/are advised to make the outstanding payment within 60 days from the date of publishing this Notice. Else, further steps will be taken as per the provisions of the Securitisation and Re-construction of Financial Assets and Enforcement of Security Interest Act, 2002.

Date: December 04, 2024  
Place: Surat

Sincerely, Authorised Signatory  
For ICICI Bank Ltd.

### PUBLIC NOTICE

This is to inform the general Public that Bank of Baroda, SME Branch, Vadodara intends to accept the under mentioned Property standing in the name of Patel Infrastructure Ltd. Address: MZ Corporate, 401, 501&601 (4th, 5th & 6th Floor), Ashok Vatika, Double Road Corner, Iskon-Ambali Road, Ahmedabad - 380058, Gujarat, as a security for a loan / credit facility requested by one of its customers. In case anyone has got any right / title / interest / claims over the under mentioned Property, they are advised to approach the bank within 10 days along with necessary proof to substantiate their claim. If no response is received within 10 days it is presumed that the Property is free to any charge / claim / encumbrances and bank shall proceed with the Mortgage. **Description of Property : Registration District Anand Sub district Anand Moje Village Adas. Ta. Dist. Anand R.S.No. 850 Adm He. 0-61-71 Ra adm 6171 Sq.Mtr NA land having City Survey No. NA850, measurement According to City Survey record adm 6171 Sq.Mtr. Dt. 04/12/2024, Vadodara.**

**CHAWDA ASSOCIATES DARSHIT J. CHAWDA (ADVOCATE) (M) 9879587666**  
**JAYANTILAL V. CHAWDA (ADVOCATE) (M) 9825135106**  
**NIKUNJ J. CHAWDA (ADVOCATE) (M) 9909411688**

Ground Floor, Ranade Villa, Anasut Tekari, Kothi Char Rasta, Vadodara.

### GOLD AUCTION SALE NOTICE - AUCTION DATE : 10.01.2025

The under mentioned persons are hereby informed that they have failed to pay off the liability in the loan accounts. Notices sent to them by Registered Post have been delivered. They are therefore requested to pay off the liability and other charges and redeem the pledged securities on or before **09.01.2025** (date) failing which the said securities will be sold by the Bank on public auction at the cost of the borrower at the Bank's premises at **3.00 PM on 10.01.2025** or on any other convenient date thereafter without further notice at the absolute discretion of the Bank.

Sr. No.	Date of Loan	Loan Account Number	Name and address of the borrower
1	06.06.2023	4528060000793	Mrs. ANKITABEN DHIRENBHAI MORAR. : JALARAM NAGAR, KARANJI RD OLPAD, Surat, Gujarat-394540.

**DATE : 02.11.2024** **Authorised Officer,**  
**Place : Surat** **Bank of Baroda**

### DEBT RECOVERY TRIBUNAL - I

R.C. No. 178/2019

**Ministry of Finance, Department of Financial Service, Government of India**

4th Floor, Bhikhubhai Chambers, Nr. Kochrab Ashram Ellisbridge, Paldi, Ahmedabad-380 006

FORM NO.22 (Earlier 62) (Regulation 37 (1) DRT Regulations, 2015)  
(See Rule 52 (1) of the Second Schedule to the Income-tax Act, 1961)

#### E-AUCTION/SALE NOTICE THROUGH REGD. AD/DASTI/AFFIXATION/BEAT OF DRUM

**PROCLAMATION OF SALE UNDER RULES 38, 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS DUE TO BANK AND FINANCIAL INSTITUTIONS ACT, 1993**

R.C. No.	O.A. No.
178/2019	113/2013

Certificate Holder	Asset Reconstruction Company (India) Ltd., Mumbai
V/s	
Certificate Debtors	M/s. Ambe Ginning Factory & Ors.

To,

CD No. 1	M/s. Ambe Ginning Factory (Partnership Firm, Khakhadi Road, Harij)
CD No. 2	Mr. Shivabhai Chelabhai Chudasama (Plot no. 86, Chudasama Vas, Mouje Kathi, Tal. Sami, Dist. Patan)
CD No. 3	Mr. Nitesh Kumar Shivabhai Chudasama (Plot no. 86, Chudasama Vas, Mouje Kathi, Tal. Sami, Dist. Patan)
CD No. 4	Mr. Hasmukhbhai Govabhai Chudasama (Kathi, Taluka Sami, Dist. Patan)
CD No. 5	Mr. Shankarbai Chalabhai Chudasama (Kathi, Taluka Sami, Dist. Patan)

The under mentioned property will be sold by Public E-auction sale on 08th day of January, 2025 for recovery of sum of Rs. 5,58,78,105.00 (Rupees: Five Crore Fifty Eight Lac Seventy Eight Thousand One Hundred Five only) plus interest and cost payable as per Recovery Certificate issued by Hon'ble Presiding Officer, DRT-1 (less amount already recovered, if any), from M/s. Ambe Ginning Factory & Ors.

No. of lots	Description of the property to be sold with the names of the lots co-owners where the property belongs to defaulter and any other persons as co-owners	Revenue assured upon the property or any part thereof	Details of any other encumbrance to which property is liable	Valuation also state Valuation given, if any, by the Certificate Debtor	Claims, if any, which have been put forward to the property, & any other known particulars bearing on its nature & value	Reserve Price below which the property will not be sold	EMD 10% of Reserve Price or Rounded off
1		3	4	5	6	7	8
Lot No						Reserve Price in Rs.	10% of EMD
1	All that property of land and building bearing survey No. 1761/56/p2p admeasuring 5463.60 sq.mtrs. constructed area 42.27 sq. mtrs. situated at Harij sim, Taluka Harij, District Patan belonging to defendant No. 1	Not Known	Yes	No	Yes	Rs. 90,00,000/-	9,00,000/-
2	All the piece and parcels of shop No. 1 to 6 open space first floor of City Survey No. 3186/B/1p of which is situated in Survey No. 271p of Harij sim, Taluka Harij and District Patan admeasuring 104sq. mtrs. belonging to defendant No. 3.	Not Known	Yes	No	Yes	Rs. 13,00,000/-	1,30,000/-
3	All the piece and parcels of Not shop No. 4 of ground floor of City Survey No. 3186/B/1p and sheet No. 29 of which is situated in Survey No. 271p of Harij sim, Taluka Harij and District Patan admeasuring 10.70 sq.mtrs. belonging to defendant No.3.	Not Known	Yes	No	Yes	Rs. 5,40,000/-	54,000/-
4	All the piece and parcels of Not shop No. 6 of ground floor of City Survey No. 3186/B/1p and sheet No. 29 of which is situated in Survey No. of Harij Sim, Taluka Harij and District Patan admeasuring 10.70 sq. mtrs. belonging to defendant No. 3.	Not Known	Yes	No	Yes	Rs. 5,10,000/-	51,000/-

- Auction/bidding shall only be through online electronic mode through the e-auction website i.e. <https://www.bankauctions.com>
- The intending bidders should register the participation with the service provider well in advance and get user ID and password for participating in **E-auction**. It can be procured only when the requisite earnest money is deposited in prescribed mode below.
- EMD shall be deposited by through RTGS/NEFT latest by **06.01.2025** as per details as under:

Bank Name	HDFC Bank Ltd.
Account Name	Asset Reconstruction Company (India) Limited
Account No.	02912320000561
IFSC Code No.	HDFC0000291
Branch	Ground Floor, Express Tower, Nariman Point, Mumbai- 400021

EMD deposited thereafter shall not be considered for participation in the e-auction.

- In addition to above, the copy of PAN Card, Address Proof and Identity Proof, E-mail ID, Mobile Number, in case of the company, copy of board resolution passed by the Board of Directors of the company or any other document confirming representation/ attorney of the company and the Receipt/Counter File of such deposit should reach to the said service provider through e-auction website by uploading softcopies on or before **06.01.2025** and also hard copies alongwith EMDs deposit receipts should reach to the **Office of Recovery Officer-II, DRT-1, Ahmedabad** by **06.01.2025**. It is also held that earnest money of unsuccessful bidders shall be returned back in the respective accounts such bidders through the same mode of payment.
- Prospective bidder may avail online training from service provider:

Name of Auction Agency	C1 India Pvt. Limited
Address	C1 India Pvt. Ltd. Plot No. 68, 3 <sup>rd</sup> Floor, Sector-44, Gurugram (HR)- 122003, Tel: +91-124-4302020, Fax: +91-124-4302010
Contact Person	Mr. Bhavik Pandya Mobile: 8866682937
Helpline Nos.	7291981124 / 1125 / 1126
Email Address	Gujarara@cindia.com & support@bankauctions.com
For any property related queries may contact	Mr. Dharmesh Modi, (M)+91-9909969300

- Prospective bidders are advised to visit website <https://www.bankauctions.com> for detailed terms & conditions and procedure of sale before submitting their bids.
- The property shall not be sold below the reserve price.
- The property shall be sold in 4 lot, with Reserve Price as mentioned above lot.
- The bidder shall improve offer in multiples of **Rs. 1,00,000/-** for Lot no. 1 and **Rs. 10,000/-** for Lot No. 2, 3 & 4 during entire auction period.
- The property shall be sold "AS IS WHERE BASIS" and shall be subject to other terms and conditions as published on the official website of the e-auction agency.
- The highest bidder shall have to deposit **25% of his final bid amount** after adjustment of EMD already paid, by immediate next bank working day by **4:00 P.M.** through RTGS/NEFT in the account as mentioned above.
- The successful bidder/auction purchaser shall deposit the balance **75% of sale consideration amount** on or before **15<sup>th</sup> day** from the date of sale of the property. If the 15<sup>th</sup> day is Sunday or other Holiday, then on immediate first bank working day @RTGS/NEFT in the account as mentioned above. In addition to the above, the purchaser shall also deposit poundage fee @1% on total sale consideration money (plus Rs.10) through DD in favour of The Registrar, DRT-1, Ahmedabad. The DD prepared towards poundage's fees shall be submitted directly with the office of Recovery Officer, DRT-1, Ahmedabad.
- In case of default of payment within the prescribed period, the deposit, after deduction the expenses of the sale, may, if the undersigned thinks fit, be forfeited to the Government Account and the defaulting purchaser shall forfeit all claims to the property or the amount deposited. The property shall be resold forthwith, after the issue of fresh proclamation of sale. Further the purchaser shall also be liable to make good of any shortfall or difference between his final bid amount & the price for which it is subsequently sold.
- The successful bidder should note that TDS and GST liability, if any, arising out of sale of properties will have to be borne by the successful bidder separately over and above the sale consideration amount and shall not be deducted from sale consideration amount confirmed by this forum.
- Schedule of auction is as under:-

Date and Time of inspection	23.12.2024	Between 02.00 PM to 4.00 PM
Date of uploading proof of EMD/documents	06.01.2025	Up to 4.00 pm
Last date of submissions of hard copies of proof of EMD/documents with office of the Recovery Officer	06.01.2025	Up to 05.00 pm
Date and Time of E-Auction:	08.01.2025	Between 12.00 Noon to 1.00 pm (with auto extension clause of 5 minutes, till auction completes)

16. The Recovery Officer has the absolute right to accept or reject any bid or bids or to postpone or cancel the e-auction without assigning any reasons.

Issued under my hand and seal of this Tribunal on this 21<sup>st</sup> day of November, 2024.

(Alok Kumar Dixit)  
Recovery Officer-II,  
DRT-1, Ahmedabad



### IDBI BANK LIMITED - AMBADA BRANCH

CIN: L65190MH2004014838

Near Ambada Vasar Seva Sahakari Mandali Ltd. Office, and Bus Stand, Tal & Dist Navsari, Ambada Pin : 396469 Gujarat

#### POSSESSION NOTICE - (For Immovable Property)

Whereas, The undersigned being the authorised officer of IDBI Bank Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under Section 13(12) read with rule 3 of Security Interest (Enforcement) Rules, 2002 issued a Demand Notice Dated 11-03-2024 calling upon the borrower Shri Pradip dudabhai Bamhaniya to repay the amount mentioned in the notice being aggregating **Rs. 14,15,798.24 (Rupees Fourteen Lakh fifteen thousand seven hundred ninety eight & paise twenty four only)** within 60 days from the date of the receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below, in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this **29th day of November of the year 2024.** The borrower 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 IDBI Bank Limited for an amount of **Rs. 14,15,798.24 (Rupees Fourteen Lakh fifteen thousand seven hundred ninety eight & paise twenty four only)** and interest thereon.

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

Description of the Immovable Property
Mortgage by deposit of title deed, in respect of its all the piece and parcels of immovable property i.e. Plot No-72/C2, admeasuring 45.75 Sq. Mtr. "Shrushti Residency" Block No. 430, Tundi, Tal.- Palsana & Dist. Surat, in the state of Gujarat. Together with all the structures thereon. Bounded: North: The remaining part of plot, South: Plot no. 73/B, East: Society road, West: Plot no. 102/D.

Together with all buildings and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth.

Date: 29.11.2024- Place: Ambada Sd/ Authorised Officer, IDBI Bank Ltd.

### POSSESSION NOTICE

Whereas, Bandhan Bank Ltd (Erstwhile Gruh Finance ) under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) ("said Act") 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 ("said Rules") issued demand notices (as detailed in table below) calling upon the respective borrower, the guarantors and the mortgagors to repay the amount under the respective LAN NOs. details of which are mentioned in the table below. And whereas subsequently, Bandhan Bank Ltd (Erstwhile Gruh Finance) has vide Assignment Agreement dated 29-12-2023 assigned all its rights, title, interest and benefits in respect of the debts due and payable by the respective borrower/guarantor(s)/mortgagor(s) arising out of the facilities advanced by Bandhan Bank Ltd (Erstwhile Gruh Finance) to borrower/ guarantor(s) along with the underlying immovable Property to Asset Reconstruction Company (India) Limited acting in its capacity as Trustee (as detailed in table below) for the benefit of the holders of Security Receipts. Therefore, in view of the said assignment, Arcil now stands substituted in the place of Bandhan Bank Ltd (Erstwhile Gruh Finance) and Arcil shall be entitled to institute/continue all and any proceedings against the respective borrower/ guarantor(s)/mortgagor(s) and to enforce the rights and benefits under the respective financial documents including the enforcement of guarantee and security interest executed and created by the respective borrower/ guarantor(s)/mortgagor(s) for the respective financial facilities availed by them.

The respective borrower/guarantor(s)/mortgagor(s) having failed to repay the said amounts, notice is hereby given to the respective borrower/guarantor(s)/mortgagor(s) in particular and the public in general that the undersigned being the Authorized Officer of Arcil has taken possession of the underlying immovable Property described herein below in exercise of powers conferred on him/ her under Sub-Section (4) of Section 13 of the said Act read with Rule 8 of the said Rules on "AS IS WHERE IS & WHATEVER THERE IS BASIS" on the date mentioned below.

Sr. No.	Borrower Name & Guarantors	LAN No. / Trust Name/ Bank Name	Demand Notice Date & Amount	Date of Possession
1	(1) Gulamhusen Ismailbhai Kankaroliya (2) Jahedabanu Gu. Husen Kankaroliya	20001090003929 / Bandhan Bank Ltd / Trustee of Arcil-2024C-003 Trust	Rs. 6,97,564.51/- (Rupees Six Lakh Ninety Seven Thousand Five Hundred Sixty Four and Fifty One paisa Only) as on 21/06/2022 along with future interest at the contractual rate on the aforesaid amount with effect from 21/06/2022 together with incidental expenses, cost, charges etc. Notice dated: 21/06/2022	29-11-2024 Physical Possession

**Description of the Mortgaged Immovable Property:** All That Piece & Parcel Of The Immovable Property Admeasuring About 43.00 Sq.Mtr. Survey No.43/1 Paiki, Plot No.104/A, North Side, Bage Firdosh Society, Dhansura Road, Opp. College, At: Modasa, Ta: Modasa, Dist : Arvalli, Gujarat-383315 and Owned by Jahedabanu Gu Husen Kankaroliya. Bounded as: East- 6.10 mtr. Wide Road then plot No.97; West- 2.25 mtr. Existing plot margin then Plot No.111; North- Plot No.105; South- Plot No.104 paiki B.

2	(1) Mohamadarif Ganibhai Zaz (2) Mrs. Roshanben Mohamadarif Zaz	20001090002921/ Bandhan Bank Ltd./ Trustee of Arcil-2024C-003 Trust	Rs. 4,67,331.03/- (Rupees Four Lakh Ninety Eight Thousand Three Hundred Thirty One and Three Paisa Only) as on 26 July 2022 along with future interest at the contractual rate on the aforesaid amount with effect from 22-07-2022 together with incidental expenses, cost, charges etc. Notice dated: 22/07/2022	29-11-2024 Physical Possession
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**Description of the Mortgaged Immovable Property:** All that piece and parcel of (All that piece and parcel of the immovable property admeasuring about 29.97 sq.mtr. Survey No.45/1/1 Paiki, Plot No.34, Bage Firdosh Society, Dhansura Road, At: Modasa, Ta: Modasa, Dist: Arvalli, Gujarat-383315 and Owned by Mrs. Roshanben Mohamadarif Zaz. Bounded as: East-Plot No.33; West- Plot no.35; North- 2.25 Mtr. Existing Plot Margin; South- 6.10 Mtr. wide Road.

3	(1) Mr. Mo. Soyeb M Hanif Khalifa (2) Mrs. Sohana Mohammadsoheb Khalifa	20001090003156/ Bandhan Bank Ltd./ Trustee of Arcil-2024C-003 Trust	Rs. 3,98,382.59/- (Rupees Three Lakh Ninety Eight Thousand Three Hundred Eighty Two and Fifty Nine Paisa Only) as on 26 July 2022 along with future interest at the contractual rate on the aforesaid amount with effect from 22-07-2022 together with incidental expenses, cost, charges etc. Notice dated: 22/07/2022	29-11-2024 Physical Possession
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**Description of the Mortgaged Immovable Property:** All that piece and parcel of the immovable property admeasuring about 46.25 Sq.mtr. Survey No. 61/ Paiki 1, Plot No.199, Paiki/2. East side Sadakat park Society, Pahapur Road, At: Modasa, Ta: Modasa, Dist: Arvalli, Gujarat-383315 and Owned by Mrs. Sohana Mohammadsoheb Khalifa. Bounded as: East- Plot No.198; West- Plot No.199 Paiki 1; North- 7.50 Mtr. Road; South- Owner's Margin then Survey No.64.

The respective borrower/guarantor(s)/mortgagor(s) in particular and the public in general are hereby cautioned that Arcil is in the lawful possession of the respective immovable Property mentioned above and under Section 13(13) of the SARFAESI Act, 2002, the respective borrower/guarantor(s)/mortgagor(s) or any person whatsoever, shall after receipt of this notice not transfer by way of sale, lease or otherwise deal with/ alienate the respective immovable Property, without prior written consent of Arcil and any dealings with the respective immovable Property will be subject to the charge of Arcil for the amount as mentioned above along with future interest at the contractual rate on the aforesaid amount together with incidental expenses, cost, charges etc.

The respective borrowers'/guarantors'/mortgagors' attention is invited to the provisions of the Sub-Section (8) of Section 13 of the said Act, in respect of time available to redeem the respective above mentioned Immovable Property.

Sd/ Authorised Officer,  
**ASSET RECONSTRUCTION COMPANY (INDIA) LTD.,**  
CIN No.: U65999MH2002PLC134884 • Website: www.arcil.co.in  
Registered Office: The Ruby, 10<sup>th</sup> Floor, 29 Senapati Bapat Marg, Dadar (West), Mumbai - 400028, Tel. No.: 022-66581300.  
Branch Address: 610, Sun Square, Near Hotel Regenta Central, Off. C. G. Road, Navrangpura, Ahmedabad - 380 006, Gujarat.

### PUBLIC NOTICE

Notice is hereby given to public at large on instruction of my client that non Agricultural Land bearing Final Plot No. 66 adm. about 3422 sq.mtrs. of T. P. Scheme No. 17, Block No. 529 (Old Block No. 312), City Survey No. NA312 situate, lying and being at Mouje - Chioda (Dabhoda), District - Gandhinagar owned by Shree Ambica Enterprise, a Partnership Firm and (1) Original registered Sale Deed No. 537/2016 & its RR & (2) Original Registered Sale Deed No. 355/2011 & its RR are lost. Any persons having rights, title, claim, interest, charge, litigation etc. in or over the said property are hereby call upon to inform and intimate to me in writing alongwith proof thereof within 7 days from the date of publishing of this notice at my below mention address, failing which it shall be presumed that no one else has any right, title, claim, charge, litigation, etc. on/ or against the said property and if any, the same has been waived and thereafter I shall issued the No Claim Certificate to the said property and no one else shall be entitled to raise any dispute or objection in future.

Nayan C. Kansara, Advocate.  
Office Address at :- 610, Hemkut Complex, B/H Janpath Mobile Market, Opp. Sanyash Ashram, Ashram Road, Ahmedabad-380009.  
M-9909950002

### PUBLIC NOTICE

This is to inform the general Public that Bank of Baroda, SME Branch, Vadodara intends to accept the under mentioned Property standing in the name of Patel Infrastructure Ltd. Address: MZ Corporate, 401, 501&601 (4th, 5th & 6th Floor), Ashok Vatika, Double Road Corner, Iskon-Ambali Road, Ahmedabad - 380058, Gujarat, as a security for a loan / credit facility requested by one of its customers. In case anyone has got any right / title / interest / claims except PNB Consortium over the under mentioned Property, they are advised to approach the bank within 10 days along with necessary proof to substantiate their claim. If no response is received within 10 days it is presumed that the Property is free to any charge/claim/ encumbrances and bank shall proceed with the Mortgage. Dt. 04/12/2024, Vadodara

Description of Property
Registration District Anand Sub district Anand Moje Village Adas. Ta. Dist. Anand
(1) R.S.No. 851/4 He. 0-44-52 Ra. 4452 Sq.Mtr
(2) R.S.No. 858/Paiki 1 He. 0-29-98 Ra. 2998 Sq.Mtr
(3) R.S.No. 852 He. 0-28-81 Ra. 2881 Sq.Mtr
(4) R.S.No. 853 / Paiki He. 0-06-85 Ra. 685 Sq.Mtr
(5) R.S.No. 851/6/Paiki He. 0-72-84 Ra. 7284 Sq.Mtr
(6) R.S.No. 851/5 He. 0-66-77 Ra. 6677 Sq.Mtr
(7) R.S.No. 851/3 He. 0-35-41 Ra. 3541 Sq.Mtr
Total Measurement adm He. 02-85-18 Ra. 28518 Sq.Mtr

Having Consolidated R.S.No. 851/3 He. 02-85-18 Ra. 28518 Sq.Mtr

**CHAWDA ASSOCIATES DARSHIT J. CHAWDA (ADVOCATE) (M) 9879587666**  
**JAYANTILAL V. CHAWDA (ADVOCATE) (M) 9825135106**  
**NIKUNJ J. CHAWDA (ADVOCATE) (M) 9909411688**

Ground Floor, Ranade Villa, Anasut Tekari, Kothi Char Rasta, Vadodara.

### APPENDIX IV [See Rule 8(i)] POSSESSION NOTICE

Whereas, The undersigned being the Authorized Officer of the Bank of Baroda 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) and rule 3 of the Security Interest (Enforcement) Rules 2002, issued demand notice dated 08.08.2024 (also published in newspapers on 23.08.2024) calling upon the Borrower/ Mortgagor Mr. Rameshbhai Dahyabhai Khatona to repay the amount mentioned in the notice being **Rs. 18,17,058.99 (Rupees Eighteen Lac Seventeen Thousand Fifty Eight and Paise Ninety Nine Only)** as on 08.08.2024 (inclusive of interest up to 08.08.2024) and further interest and charges and expenses within 60 days from the date of receipt of the said notice.

The Borrower / Mortgagor having failed to repay the amount, notice is hereby given to the Borrower / 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 **02<sup>nd</sup> day of December of the year 2024.**

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

The Borrower / 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 Bank of Baroda for an amount of **Rs. 18,69,009.95 (Rupees Eighteen Lac Sixty Nine Thousand Nine and Paise Ninety Five Only)** as on 30.11.2024 (inclusive of interest up to 30.11.2024) and further interest and other charges & expenses thereon until full and final payment.

DESCRIPTION OF THE IMMOVABLE PROPERTIES
All the right, title and interest in immovable property in the form of Flat No. 408 (Vijalpore Municipal House No. (old) 1544/0 (new) 8063/0 with Super built up area admeasuring 100.83 sq. mtrs. on the 4 <sup>th</sup> floor of multi storeyed building named and known as "Shreeji Flats" along with undivided proportionate share of 23.23 sq. mtrs. of land under the said building situated on NA land bearing Block / Survey No. 228 + 229/1 Paiki 7 Plot No. 171.e. New Block / Survey No. 1010 land admeasuring 464.68 sq. mtrs. (465.00 sq. mtrs.) and Revenue Survey No. 228 + 229/1 Paiki 8 Plot No. 181.e. New Revenue / Survey No. 10101 land admeasuring 464.68 sq. mtrs. (465.00 sq. mtrs.), all land admeasuring 929.36 sq. mtrs. of Ward No. (old) 1 (new) 8 of Vijalpore, Taluka Navsari (City), District Navsari standing in the name of Rameshbhai Dahyabhai Khatona and bounded as below: East: Passage; West: OTS & margin open land; North: Passage and Flat No. 401, South: Passage and Flat No. 407.

**Date: 02/12/2024** **Chief Manager & Authorized Officer,**  
**Place: Navsari** **Bank of Baroda, Vijalpore Branch, Navsari**

### पंजाब नैशनल बैंक Punjab National Bank

**CIRCLE SASTRA, 6th Floor, Gujarat Bhavan, Nr. M. J. Library, Ellisbridge, Ahmedabad - 380 006.**

#### Appendix-IV [Under Rule 8(1)] POSSESSION NOTICE (For Immovable Property)

Whereas, the undersigned being the Authorised Officer of Punjab National Bank, under the Securitisation and Reconstruction of Financial Assets & 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 **07.09.2024 (Also published in two Newspapers on 30.09.2024)** calling upon the Borrower / Mortgagors **Mrs. Varshaben R. Rathod & Mrs. Ravina A. Rathod (Borrower), Mr. Anil Rameshbhai Rathod & Mr. Hiten Rameshbhai Rathod and Mr. Ramesh Maganbhai Rathod (Guarantor)** to repay the amount mentioned in the notice being **Rs. 19,16,157.08 (Rupees Nineteen Lakh Sixteen Thousand One Hundred Fifty Seven and Paise Eight Only)**, as on **01.09.2024 payable with further interest and expenses until payment in full**, within 60 days from the date of receipt of the said notice.

The Borrowers / Guarantors / Mortgagors having failed to repay the amount, notice is hereby given to the Borrowers/Guarantors/Mortgagors and the public in general that the undersigned has taken **Symbolic Possession** of the property described herein below in exercise of powers conferred on him/her under 13(4) of said Act read with Rule 8 of the said Rules on **02.12.2024**

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

The Borrowers / Guarantors / Mortgagors in particular, guarantor 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 Punjab National Bank, for an amount of **Rs. 19,16,157.08 (Rupees Nineteen Lakh Sixteen Thousand One Hundred Fifty Seven and Paise Eight Only)**, as on **01.09.2024 payable with further interest and cost thereon until payments/realization in full.**

DESCRIPTION OF THE IMMOVABLE PROPERTY
All that right, title interest as the exclusive Owner of constructed property, Flat No. A-402, Adm. about 53.89 Sq. Mtrs. (Built-up area) along with undivided land adm. 20.04 Sq. Mtrs. on 4th Floor in the scheme Maruti Heights situated on Non Agriculture Land adm. 1821 Sq. Mtrs. of Final Plot No. 49 (Old Survey No. 598/4) of Town Planning Scheme No. 80, situate, lying and being at Mouje: Vatva, Taluka-Vatva in the Registration Dist. of Ahmedabad and Sub-Dist. Ahmedabad-11 (Aslai). Bounded by: North: Flat No. A-403, South: B Block, East: Flat No. A-401, West: Society Road. Owned by: Varshaben R. Rathod & Ravina Anilbhai Rathod.

**Date: 02.12.2024** | Place: Ahmedabad | Sd/ Authorised Officer, Punjab National Bank