THE SURAT PEOPLE'S CO-OP. BANK LTD.

Estd.: 1922 Multi State Scheduled Bank

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES IN AUCTION

Registered/Central Office : " Vasudhara Bhavan", Timaliyawad, Nanpura, Surat-395001
Phone : (+91-0261) 2464621 to 24, Email :info@spcbl.in

SALE OF ASSETS IN POSSESSION OF BANK UNDER THE SECURITISATION & RECONSTRUCTION OF FINANCIAL ASSETS & ENFORCEMENT OF SECURITY INTEREST ACT 2002 AND SECURITY INTEREST (ENFORCEMENT) RULES-2002. Offers are invited in sealed cover so as to reach the Authorized Officer on or before the Commencement of auction for the sale of the following properties in the possession of the bank on "As is where is basis & whatever there is basis" towards the recovery of its secured debts with interest courts charges etc. from borrowers as stated here under.

Borrower / Guarantors Name	Secured Debt For Recovery
(1) M/s. Deep Creation Prop. Ansuyaben Maheshbhai Savaliya **Office :** A-12, Sopariwala Estate, Fatakda Vadi, Ved Road, Surat. **Resi. :** B-160, Gopinathji Society Vibhag- 2, Lajamani Chowk, Mota Varachha, Surat. **Guarantors :** (2) Maheshbhai Rameshbhai Savaliya (3) Sanjaybhai Balabhai Vaghasiya	CC A/c. No. 304013695082 As per demand notice dtd. 25/06/2021 u/s. 13(2) Rs. 40,02,163/30 + Further Contractual Interest and expence thereon till the date of payment.

Description of Properties

The below mentioned Flats of Radhe Residency, R. S.No.102/1 and 102/2, Block No.104 and 105, Plot No. 101 to 106 and Plot No. 123 to 128 of Shivam Residency, Moje Gaam- Kadodara, Taluka-Palsana, Dist. - Surat together with 7.15 Sq.Mt. undivided proportionate land bearing underneath the said Building, **Owner of the Properties :** Maheshbhai Rameshbhai Savaliya, Type Of Possession : Actual

Sr. No.	Flat No.	Carpet area (Sq.Mt.) as per site	Reserve Price (Rs.)	EMD (Rs.)
1	D/106, 1st Floor	27.23 SQ.MT	3,50,000/-	35,000/-
2	D/107, 1st Floor	27.23 SQ.MT	3,50,000/-	35,000/-
3	D/404, 4th Floor	27.23 SQ.MT	3,25,000/-	32,500/-
4	D/405, 4th Floor	27.23 SQ.MT	3,25,000/-	32,500/-

Date & Time of Auction : 03.02.2026, Tuesday @ 12 :39 PM, Date &Time of Inspection : 23.01.2026, Friday From - 03:00 PM to 04:00 PM

Note : Above mentioned properties are also mortgaged for other Term Loan Accounts (1) 304015436057 & (2) 304016003826 of The Surat People's Co-Op. Bank Ltd., APMC Branch.

Place of Auction : Board Room, 4th Floor, The Surat People's Co-op. Bank Ltd., Vasudhara Bhavan, Timaliyawad, Nanpura, Surat- 395001

The offerers shall give offer for above property in sealed cover and shall mention the address of property on offer cover with the EMD amount (Earnest Money Deposit) by means of Cheque/Demand Draft/RTGS/Online Transfer drawn in favour of "Authorized officer, The Surat People's co-op. Bank Ltd." payable at Surat should accompany with the offer which is refundable without interest if the bid is not successful. Offerers may remain present and revise their offer upwards. On the confirmation of the sale the successful highest offerer should deposit 25% of the bidding amount on the spot and the balance 75% within 15 days, failing which the bank shall forfeit the entire amount already paid by the offerer without any notice.

Any present and/or future statutory dues, Government dues, Salestax, Income tax, Vat dues, Commercial Tax dues, G.S.T. Dues, Excise dues, Semi Govt. Dues, Labour dues, Provident Fund, Surat Municipal Corporation dues, Taluka/Gram Panchayat dues, Property tax, Electricity dues, Maintenance dues and any other dues payable on above property alongwith expenses for transfer shall have to be borne solely by the Purchaser. Any other dues/liabilities/charge other than this bank are not known to bank shall be solely paid and cleared by the purchaser. The cost, expenses stamp duty, additional stamp duty, registration charges incurred for the purpose of transfer of said property shall be born solely by the purchaser.If Ashant dhara permission is require to transfer of said property, it should be obtain by purchaser with his cost. The purchaser shall get property transferd of its own and responsible to register the sale certificate in the sub registrar office in time. Bank shall deliver the available title document of property to purchaser on "As is where is basis and whatever there is basis" only. The bank has not appointed or engaged any agent and/or broker for sale of the above mortgaged property. For further inquiries contact Authorised Officer Shri Sunil R. Kapadia (Phone No.0261-2464593, Mob.6357463339). Further enquiries, if any and/or terms and conditions for sale can be obtained from the Authorized Officer.

The Authorized Officer reserves its rights to reject any or all the offers received without assigning any reasons and to postpone the auction at any time.

Date : 15.01.2026
Place : Surat

Sd/- Assistant General Manager & Authorized Officer
The Surat People's Co-op. Bank Ltd.

15 days Legal Sale Notice to Borrowers, Guarantors and Mortgagers under Sarfaesi Act, 2002

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pnb पंजाब नैशनल बैंक punjab national bank

ARMB, 3rd Floor, PNB Building, Lal Darwaja, Ahmedabad - 380001. E-mail: cs4517@pnb.bank.in,
Ph.: 9932435441 (Mr. Lokesh Kumar Agrawal), 9771442866 (Mr. Ranjeet Kumar Thakur)

Public E-auction Notice for Sale of Immovable Properties on 06.02.2026 Between 11 am to 4 pm

Last Date of Submission of EMD and Bid Documents: 06.02.2026 up to 3.00 pm

Date & Time of Inspection: 04.02.2026 (Between 3:00 pm to 5:00 pm)

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Movable / Immovable Assets under the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 9(1) / Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s)and Guarantor(s) that the below described Movable / Immovable property mortgaged/charged to the Secured Creditor, the constructive/physical/symbolic possession of which has been taken by the Authorized Officer of Bank/ Secured Creditor, will be sold on**" As is where is", "As is what is" and "Whatever there is"** on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/Secured Creditor from the respective borrower(s) and guarantor(s). The reserve price and the earnest money deposit (EMD) will be as mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS

Lot No.	Name of the Account, Name of Branch & Description of the Immovable Properties Mortgaged/Owner's Name [Mortgagers of Property(ies)]	E) Date of Demand Notice u/s. 13(2) of SARFAESI Act 2002 F) Outstanding Amount in 13(2) G) Possession Date u/s. 13(4) of SARFAESI Act 2002 H) Nature of Possession Symbolic / Physical / Constructive	A) Reserve Price (Rs. in Lakhs) B) EMD (Rs. in Lakhs) C) Bid Increase Amount	Date and Time of E-Auction
01	**M/S. PEARL ROPES (ARM BRANCH, AHMEDABAD)** **LOT -1:** Plant & Machinery manufacturing of ropes related work in part dismantle, with loose parts, wear and tear condition. Owner Partners of **M/S. Pearl Ropes Yogesh Ramjibhai Cham and Manisha Yogesh Cham.**	**(E) 12.11.2024** **(F) Rs 1,08,05,149.42** + Further Interest & Charges - Recovery if any **(G)** 05.10.2025 **(H) Physical**	**A)** 36,55,000/- **B)** 3,65,500/- **C)** 5,000/- **Property ID: PUNBPEARLROPESPM**	**Date:** 06.02.2026 **Time:** 11:00 A.M. to 4:00 P.M.
	LOT - 2: Plant & Machinery manufacturing of ropes related work in part dismantle, with loose parts, wear and tear condition. Owner Partners of **M/S. Pearl Ropes Yogesh Ramjibhai Cham and Manisha Yogesh Cham.** Caption property is an industrial plot situated at Village Vanana Taluka Ranavav Bearing Vanana Revenue Survey No. 68 Paiki Plot No. 41 of GIDC estate Vanana, Porbandar. Area - 1822-50 Sq. Mtrs. Owner Partners of **M/S. Pearl Ropes Yogesh Ramjibhai Cham and Manisha Yogesh Cham.**		**A)** 1,28,75,000/- **B)** 12,87,500/- **C)** 50,000/-	**Date:** 06.02.2026 **Time:** 11:00 A.M. to 4:00 P.M.
	Note: Priority will be given to Lot 2 Bidder in case Bids received in both Lots in same Auction.		**Property ID: PUNBPERALROPES**	
02	**M/S. TAPOVAN AGRO AND DAIRY INDUSTRIES (ARM BRANCH, AHMEDABAD)** Industrial Plot situated at Survey No. 139 (Old RS No. 450/P-1) Plot No. 1, admeasuring area 7349.24 Sq. Mtrs., Lalpur to Khamabaliya Road, Village: Govana, Taluka Lalpur, District Jamnagar, Gujarat **(Owner Mr. Karshanbhai Karamsibhai Bhangra and Arjanbhai Khimabhai Kambariya)** Bounded by: North: Land bearing RS No. 138, South: Remaining part of Land bearing of RS No. 139 paiki, East: Land bearing of RS No. 136, West: 18.00 Mtrs. Wide Internal Road.	**E) 09.12.2022** **F)** Rs. 1,79,36,611.14 + Further Interest & Charges - Recovery if any **G)** 07.01.2024 **H) Physical**	**A)** 1,41,34,000/- **B)** 14,13,400/- **C)** 50,000/- **Property ID: PUNBA3151147484**	**Date:** 06.02.2026 **Time:** 11:00 A.M. to 4:00 P.M.
	Residential Property situated at Survey No. 312/2, admeasuring area 232 Sq. Mtrs. in Plot No. 2 and admeasuring area 217.35 Sq. Mtrs. in Plot No. 12, (Total area 449.35 Sq. Mtrs.) Nr. Ambavadi School, Bethak Road, at Dharmapur, Taluka Khambhaliya, District Devbhoomi Dwarka **(Owner Mrs. Maniben Markhi Gojiya)** Boundary for Plot No. 2: North: Plot No. 1, South: Plot No. 3, East: 7.50 Mtrs. wide Road, West: Land of R S No. 310. Boundary for Plot No. 12: North: RS No. 309, South: Plot No. 11, East: RS No. 312, West: 7.50 Mtrs. wide Road.		**A)** 39,17,000/- **B)** 3,91,700/- **C)** 5,000/- **Property ID: PUNBTAPOVANAGRO4**	**Date:** 06.02.2026 **Time:** 11:00 A.M. to 4:00 P.M.
	Residential Property situated at Survey No. 312 Paiki2 NA Plot No. 1 & 8 to 11, Adm. area Total 1144.95 Sq. Mtrs. & 12329 Sq. Ft. with construction Nr. Ambavadi School, Bethak Road, at Dharmapur, Takula Khambhaliya, District Devbhoomi Dwarka (**Owner Mrs. Maniben Punjabhai Gojiya**) Boundary for Plot No. 1 North: Common purpose Land, South: Plot No. 2, East: 7.50 Mtrs wide Road, West: Land of RS No. 310, Boundary for Plot No. 8: North: Plot No. 9, South: Plot No. 7, East: RS No. 312 Paiki, West: 7.50 Mtrs. wide Raod. Boundary for Plot No. 9: North: Plot No. 10, South: Plot No. 8, East: RS No. 312 Paiki, West: 7.50 Mtrs. wide Road. Boundary for Plot No. 10: North: Plot No. 11, South: Plot No. 9, East: RS No. 312 Paiki, West: 7.50 Mtrs. wide Road. Boundary for Plot No. 11: North: Plot No. 12, South: Plot No. 10, East: RS No. 312 Paiki, West: 7.50 Mtrs wide Road.		**A)** 1,40,97,000/- **B)** 14,09,700/- **C)** 50,000/- **Property ID: PUNBTAPOVANAGRO3**	**Date:** 06.02.2026 **Time:** 11:00 A.M. to 4:00 P.M.
03	**M/S. TANVI BIOCHEMICAL PVT. LTD. (ARM BRANCH, AHMEDABAD)** An Industrial building constructed on N.A. land for General Industrial Purpose known as "Shree J.K. Industrial" adm. 442-25 Sq. Mt. of Plot No.53 of Revenue Survey No.117 (Old Survey No. 40) and Revenue Survey No. 120 (Old Survey No. 42 paiki 3) of Village Taravada of Lodhika Taluka of Rajkot District belonging to **Manish Chhaganbhai Patoliya.** Bounded by: North: Plot No. 54, South: 12-00 Mtr Road, East: Plot No. 52, West: 12-00 Mtr. Road. (Covered under Doc. No. 1343 dated 19/02/2024).	**E) 04.03.2025** **F)** Rs. 3,70,72,271.61 + Further Interest & Charges - Recovery if any **G)** 16.11.2025 **H) Physical**	**A)** 2,07,00,000/- **B)** 20,70,100/- **C)** 50,000/- **Note: Securitization Application filed vide No. 561/2025 is pending before DRT-2, Ahmedabad**	**Date:** 06.02.2026 **Time:** 11:00 A.M. to 4:00 P.M.
04	**M/S. STAR AGRO VENTURE (ARM BRANCH, AHMEDABAD)** **1.** Residential Plot No. 2, adm 549.93 SQM, from RS No. 147paiki of Paddhari City, Taluka: Padhdhari, Dist.: Rajkot (Gujarat), standing in the name of **Mr. Bhagirath Rajeshbhai Maldhari** **2.** Residential Plot No.3, adm 209.37SQM, from RS No. 147 paiki of Paddhari City, Taluka: Padhdhari, Dist.: Rajkot (Gujarat), standing in the name of **Mr. Bhagirath Rajeshbhai Maldhari.** **3.** Residential Plot No. 4, adm. 242.93 SQM, from RS No. 147paiki of Paddhari City, Taluka: Padhdhari, Dist.: Rajkot (Gujarat), standing in the name of **Mr. Bhagirath Rajeshbhai Maldhari.** **4.** Residential Plot No.5, adm. 334.37 SQM, from RS No. 147paiki of Paddhari City, Taluka: Padhdhari, Dist: Rajkot (Gujarat), standing in the name of **Mr. Bhagirath RajeshbhaiMaldhari.**	**E) 01.10.2019** **F)** Rs. 90,12,392.00 + Further Interest & Charges - Recovery if any **G)** 03.01.2020 **H) Physical**	**A)** 42,30,000/- **B)** 4,23,000/- **C)** 10,000/- **PROPERTY ID: PUNB4MT60405958**	**Date:** 06.02.2026 **Time:** 11:00A.M. to 4:00 P.M.
05	**SHAH MAITREE BAKULBHAI (ARM BRANCH, AHMEDABAD)** Property Situated At Pirchhalla School to Jain Derasar Road in Kharakuva Street, Ward No. 3/A, Sheet No. 86, Survey No. 5506, Bhavnagar. Area; 17.79 Sq. Mtrs. **Property Owner - Smt. Kajalben Bakulbhai Shah**	**E) 19.07.2024** **(F)** Rs. 22,70,047.85/- + Further Interest & Charges - Recovery if any **(G) 06.07.2025** **(H) Physical**	**A)** 24,98,000/- **B)** 2,49,800/- **C)** 11,000/- **Property ID: PUNBSHAHMAITREE**	**Date:** 06.02.2026 **Time:** 11:00 A.M. to 4:00 P.M.

Details of the encumbrances known to the secured creditors: Not Known

The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions. 01. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS". **02.** The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation. **03.** The Sale will be done by the undersigned through e-auction platform provided at the Website: https://baanknet.com on **06.02.2026 between 11 am to 4 pm. 04.** For detailed terms and condition of the sale, please refer https://baanknet.com or www.pnbindia.in or Scan QR Code.

STATUTORY SALE NOTICE UNDER RULE 9(1) / Rule 8(6) OF THE SARFAESI ACT, 2002

Date: 17.01.2026 | Place: Ahmedabad **Authorised Officer, Punjab National Bank, Secured Creditor**

PUBLIC NOTICE

TAKE NOTICE THAT Mr./Mrs./M/s. Uma Giri. residing at/having office at A-32, Kirtan Tenament, Nr. Panchvati Naka, Gorwa, Vadodara - 390016 have agreed to mortgage to my/our client IDFC FIRST Bank Limited (the Bank) (Branch Address 1st Floor, A101-102, Plot No. 23-24, Sahyog Atrium, Haribhakti Extension Colony, O.P. Road, Vadodara, Gujarat- 390007) the property more particularly described in the schedule mentioned hereunder written (hereinafter referred to as 'the said property") free from all charges or encumbrances.

According to the captioned property was previously owned by 1.Ramprakash Ramrang Batra 2. Prakashvanti Ramprakash Batra who became the owners through registered sale deed Vides Registration No. 13379 Dated 13.08.1993 after that Ramprakash Ramrang Batra died on 22.09.1996 thereby virtue of Succession his legal heirs 1. Satish Ramprakash Batra 2. Nilam Ramprakash batra 3. Sushma Ramprakash Batra 4. Kanta Ramprakash Batra 5. Narendra Ramprakash Batra 6. Sudesh Ramprash Batra become the joint owners. And Shila Mahendra Desai became the owner through registered sale deed Vides Registration No. 4060 Dated 04.06.2008. after that Shila Mahendra Desai was died on 16.11.2018 and Mahendra Jasvantbhai Desai was died on 23.03.2016 thereby virtue of Succession their legal heirs 1.Sejal Mahendrabhai Desai 2. Saurabh Mahendrabhai Desai become the joint owners.

All PERSONS claiming any share, interest or right in the said property or any part thereof by way of sale, transfer, assignment, mortgage, charge, lease, license, lien, tenancy, trust, gift, easement, possession, inheritance or otherwise however are hereby required to make the same known to the undersigned in writing, within (07) Seven days from the date of publication of this notice, with all supporting documents, failing which mortgage over the said property shall be created without reference to all claims if any, and the same shall be deemed to waived/ and or abandoned and will not be binding on my/our clients .

THE SCHDEDULE ABOVE REFERRED TO (Detail description of the property

All that Piece and Parcel of Non-Agriculture Land of Property in Mauje Kasba, Vadodara, Vadodara lying being land bearing R.S No 431,432,433,434, Known as **"SHREE PARSHURAM NAGAR CO.OP. HOUSING SOCIETY"** and there is No 5, Super Built up admeasuring 1488 Sq. Fts., and Carpet area 3600 Sq. Fts., at Registration District & Sub District Vadodara District Vadodara & bounded as under:-
North : By House 4 **South :** By House 6 **East :** By House No 15 **West :** By Road

Dt. 17.01.2026 Vadodara **Under the instruction from the client**

LE-EXPART ASSOCIATES
MAYURKUMAR DINESHCHANDRA VYAS (ADVOCATE)
BHARGAV D. VYAS (ADVOCATE)
3F, 15-16, Darshanam Trade Center-1, Beside Darshanam Central Park, Near Hotel Surya Palace, Sayajiganj, Vadodara. (M) 7874538288

बैंक ऑफ इंडिया Bank of India

BANK OF INDIA - SAYAJIGUNJ BRANCH
1st Floor, Chandrakruti Complex, Opp. Kalyan Hotel, Sayajigunj, Vadodara-390005. Ph.: 0265-2362787.
Email: sayajigunj.vadodara@bankofindia.co.in

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

Whereas, The undersigned being the authorised officer of the Bank of India 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 03.11.2025** calling upon the borrower **Mr. Kharva Manoj** to repay the amount mentioned in the notice being **Rs.8,84,358/-(in words Eight lakhs eighty four thousand three hundred fifty eight)** within 60 days from the date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower 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 the **9th day of January of the year 2026.**

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 the **Bank of India** for an amount **Rs. 8,84,358/-** 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 PROPERTIES

All that part and parcel of the property consisting of Flat no. 302, 2nd floor, Shri Hari Apartment, Mouje- Vadodara Kasba (Babajipura Vibhag), Tehsil Vadodara admeasuring an area of 39.95 sq.ft. Bounded: On the North by Flat no. 301, On the South by Open to Sky, On the East by Flat no. 303, On the West by Open to Sky.

Date: 09.01.2026 **Authorised Officer**
Place: Vadodara **Bank of India**

ICICI Bank

Branch Office: ICICI Bank Limited, Heritage Chambers, 2nd Floor, Near Azad Society Cross Road, Nehrunagar, Ahmedabad- 380015.

PUBLIC NOTICE - TENDER CUM E AUCTION FOR SALE OF SECURED ASSET

[See proviso to rule 8(6)]
Notice for sale of immovable asset(s)

E-Auction Sale Notice for the sale of immovable asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.
This notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of ICICI Bank Limited will be sold on 'As is where is', 'As is what is' and 'Whatever there is' as per the brief particulars given hereunder;

Sr. No.	Name of the Borrower/ Co-Borrower/ Guarantor/Guarantors / Loan Account No.	Details of the Secured Asset/ Assets with known encumbrances, if any	Outstanding Amount	Reserve Price / Earnest Money Deposit	Date and Time of Property Inspection	Date & Time of E-Auction
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1.	Shah Nimesh Ashwinkumar (Borrower) / Anuja Malay Bagdia (Co-Borrowers) Loan A/c No. TBABD00006469075/ LBABD00006480598	Flat No. 4, 1st Floor, Chandra Mani Apartment, Near Vishwanandikar Derasar, T. P. Scheme No. 3, Final Plot No. 935/3, Paldi, Ahmedabad, Gujarat-380007. Admeasuring Construction area 66.88 Sq. Mtr.-Free Hold Property	Rs. 34,87,036/- (as on January 12, 2026)	Rs. 39,00,000/- Rs. 3,90,000/-	February 02, 2026 11:00 AM To 12:00 Noon	February 24, 2026 From 11:00 AM Onwards

The online auction will take place on the website of e-auction agency **M/s NexXen Solutions Private Limited.** (URL Link- **https://disposalhub.com).** The Mortgagors/ Noticee are given last chance to pay the total dues with further interest till **February 23, 2026 before 04:00 PM** failing which, this/these secured asset/s will be sold as per schedule.

The Prospective Bidder(s) must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer Column E) at **ICICI Bank Limited, Heritage Chambers, 2nd Floor, Near Azad Society Cross Road, Nehrunagar, Ahmedabad- 380015** or before **February 23, 2026 before 03:00 P**M and thereafter they need to submit their offer through the above mentioned website only on or before **February 23, 2026 before 04:00 PM** along with scan image of Bank acknowledged DD towards proof of payment of EMD. Kindly note, in case prospective bidder(s) are unable to submit their offer through the website then signed copy of tender documents may be submitted at **ICICI Bank Limited, Heritage Chambers, 2nd Floor, Near Azad Society Cross Road, Nehrunagar, Ahmedabad- 380015 on or before February 23, 2026** before **05:00 PM** Earnest Money Deposit DD/PO should be from a Nationalised/Scheduled Bank in favour of "ICICI Bank Limited" payable at **Ahmedabad.**

For any further clarifications with regards to inspection, terms and conditions of the E-auction or submission of tenders, kindly contact ICICI Bank Limited on **7573024297.**

Please note that Marketing agencies **1. Value Trust Capital Services Private Limited., 2. Augeo Asset Management Private Limited., 3. Girnarsoft Pvt Ltd., 4. Hecta Prop Tech Pvt Ltd.,** have also been engaged for facilitating the sale of this property.

The Authorised Officer reserves the right to reject any or all the bids without furnishing any further reasons. For detailed terms and conditions of the sale, please visit **www.icicibank.com/n4p4s**

Date : January 17, 2026
Place : Ahmedabad

Authorised Officer
ICICI Bank Limited

बैंक ऑफ़ बड़ौदा Bank of Baroda

ANNEXURE - I - REDEMPTION NOTICE

ROSARB : 1st Floor, BOB Building, M. G. Road, Rajkot - 360 001

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

Dear Sir / Madam,

Whereas the Authorised Officer of the Bank of Baroda, **ROSARB : 1st Floor, BOB Building, M. G. Road, Rajkot - 360 001** being Secured Creditor Bank in exercise of the powers conferred u/s 13(2) of the SARFAESI Act 2002 (hereinafter refereed as "Act") read with Rules 3 of Security Interest (Enforcement) Rules 2002 (hereinafter refereed as "Rules") issued demand notice dated **25.09.2024** calling upon you being Borrowers (s) / Mortgagor (s) / Guarantor (s) to repay the amount stated in the said demand notice within 60 days from receipt of said notice.

And whereas you have failed to repay the amount, the undersigned in exercise of the powers conferred u/s 13(4) of the said Act read with Rule 4 and/or Rule 8 of the Rules have taken over the Possession of Secured Assets dated **13.04.2025** (hereinafter referred as the said properties) more particularly described herein below Schedule.

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

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

Schedule of Secured Assets / Properties

Sr. No.	Name of Borrower / Guarantor	Description of the Movable / Immovable Properties	Demand Notice Date / Possession Notice Date	Possession Type / Publication Date
01	**M/s Shri Khodiyar Enterprise (Proprietorship Firm) Mr. Manishkumar Jaysukhbhai Rathod (Proprietor & Guarantor)**	**Immovable Industrial Property Land** having area 583.20 Sq. Mtrs., Equally Sq. Yard 697.51 of Plot No. 1 of Area Known As "Amar Industrial Zone (Part A)" of Revenue Survey No. 1315 (Old Survey No. 284/1 Paiki 38), Situated At Village : Ardoi, Tal. Kotda Sangani, Dist. Rajkot, in the State of Gujarat, belonging to **Manishbhai Jaysukhbhai Rathod** **Plant & Machineries used for Metal Cutting purpose with missing parts, attachment and accessories in average condition and in under possession of bank.**	25.09.2024 13.04.2025	Physical 16.04.2025

Date : 17.01.2026,
Place : ROSARB, Rajkot

Note : Individual Redemption Notice under the Act was already sent through registered / speed post on available address of Borrower / Guarantor.

Authorised Officer,
Bank of Baroda

HDFC BANK

Head Office: HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai – 400 013
Regional Office: : HDFC Bank Ltd., Department for Special Operations,4th Floor, "Aakansha Building" Opp–J K Hero, 10–Vijay Plot Corner, Gondal Road, Rajkot–360002.

E-AUCTION SALE NOTICE

PUBLIC NOTICE FOR E–AUCTION FOR SALE OF IMMOVABLE PROPERTIES

E–Auction Sale Notice for Sale of immovable property mortgaged to Bank under 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)/Mortgagor(s)/Guarantor(s) that, the Authorized Officer(s) of **HDFC BANK LTD.** had taken physical possession of the following property/ies mentioned, pursuant to demand raised vide notice(s) issued under Sec 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 in the following loan accounts with right to sell the same on **"AS IS WHERE IS, AS IS WHAT IS, WHATEVER IS THERE IS AND WITHOUT RECOURSE BASIS"** for realization of Bank's dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act read with Rule 8 of the said Rules proposes to realize the Bank's dues by sale of the said property/ies. The sale of the below–mentioned Properties shall be conducted by way of E–Auction through Web Portal: **https://www.bankeauctions.com.**

Sr. No.	Name of the Branch & Account	Name of the Mortgagor & Guarantors of the property	Details of collateral property	Amount as per Demand Notice / Demand notice date	Inspection Date and Time	Reserve Price / EMD / Bid Increase Amount	Date/Time of E–Auction	Last Date for Receipt of Bids	Name of Authorised Officer/Phone No./Email id
1.	HDFC Bank Ltd. – Sorath Tractor – Branch – Junagadh A/c No. 50200012206450	**Mortgagor–** Mr. Jahidkhan Hamidkhan Pathan **Guarantors–** Mr. Jahidkhan Hamidkhan Pathan and Mrs. Nazmuben Jahidkhan Pathan	A Residential House Constructed on land sq.mts. 116–12–91 bearing Block No. 21, City Survey No. 491 paiki situated on Matri Road, Kumbharvada in the city of Junagadh owned by Mr. Jahidkhan Hamidkhan Pathan and the four boundaries of the property are as under. **Area: 116–12–91 Sq. Mtr., North –** Matri Road, **South –** Lagu Other's Property, **East –** Part Land of this Sur. no., **West –** Akbari Apartment & Margin Space	₹ 22,47,379.80/– Demand Notice dated 09.03.2017	5th February 2026 from 12:00 PM To 02:00 PM	Reserve Price– ₹ 26,00,000/– EMD– ₹ 2,60,000/– Bid Increase amount– ₹ 1,00,000/–	19th February 2026 from 11:00 AM To 12:00 PM	18th February 2026 upto 4:00 PM	Pathik Dave/ 09033319756 / pathik.dave@ hdfc.bank.in

TERMS & CONDITIONS:

1. The e–Auction is being held on **"AS IS WHERE IS, AS IS WHAT IS, WHATEVER IS THERE IS AND WITHOUT RECOURSE BASIS"**
2. The interested bidders shall submit their EMD details and documents through Web Portal: **https://www.bankeauctions.com** (the user ID & Password can be obtained free of cost by registering name with **https://www.bankeauctions.com**) through Login ID & Password. The EMD shall be payable EITHER through NEFT / RTGS in the following Account: **57500000904261,** Name of the Account: **DFSO Transitory account,** Name of the Beneficiary: HDFC BANK LTD., IFSC Code: **HDFC0000240.** Please note that the Cheques / Demand Drafts shall not be accepted as EMD amount.
3. To the best of knowledge and information of the Authorized Officer, there is no encumbrance i.e. statutory dues like property taxes, society dues etc as per Banks's record on the property other than the one mentioned in detailed terms and conditions. The Bank however shall not be responsible for any present/past/future outstanding non–statutory dues /statutory dues/encumbrances/tax arrears/litigations, if any. The intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies & to inspect & satisfy themselves. **Property can be inspected strictly on the above–mentioned date and time.**
4. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e–bidding process etc., may contact our service provider **M/s. C1 India Pvt. Ltd., 3rd Floor, Plot No 68, Sector–44, Gurgaon, Haryana–122003. Support Mobile Number: – 7291981124/1125/1126, Mr. Bhavik Pandya–08866682937, E–mail ID: support@bankeauctions.com/gujarat@c1india.com.** For any property or Plant & machinery related query may contact the Authorized officer as mentioned above in office hours during the **working days. (10:00 AM to 5:00 PM).**
5. If the Sale Price is more than **Rs.50,00,000/– (Rupees Fifty Lakh Only)** then the auction purchaser/successful bidder has to deduct 1% of the Sale Price as TDS in the name of the owner of the property & remit it to Income Tax Department as per section 194 IA of Income Tax Act and only 99% of the Sale Price has to be remitted to the Bank. The Sale Certificate will be issued only on receipt of Form 26QB & Challan for having remitted the TDS.
6. The highest bid shall be subject to approval of HDFC Bank Limited. Authorized Officer reserves the right to accept/ reject all or any of the offers/ bids so received, or cancel the auction/sale without assigning any reasons whatsoever. His decision shall be final & binding.
7. **(FOR DETAILED TERM AND CONDITIONS PLEASE REFER TO OUR WEBSITE www.hdfcbank.com and www.bankeauctions.com)**

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

This may also be treated as notice u/r 8(6) read with Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to borrowers/ and Guarantors of the above said loan about the holding of E–Auction Sale on the abovementioned date. The borrower/ guarantors/mortgagors are hereby notified to pay the sum as mentioned above along with upto date interest and ancillary expenses before 30 days of this notice/the date of Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

Date: 16.01.2026 **Authorised Officer**
Place: Rajkot **HDFC BANK LIMITED**