बैंक ऑफ़ बड़ौदा Bank of Baroda

Mehsana Main Branch, Station Road, Mehsana - 384001, Gujarat, India, Ph. 91 - 8980043802
E-mail: mehsan@bankofbaroda.com

Notice For Sale of Immovable / Movable Property/ies

[Under Rule 6(2) and 8(6) of Security Interest (Enforcement) Rules, 2002]

E-Auction Sale Notice for Sale of movable/immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6 (2) & 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), Mortgagor (s)and Guarantor (s) that the below described movable/ immovable property/ies hypothecated/mortgaged/charged to Bank of Baroda, the Secured Creditor, the **physical possession** of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on **23.11.2026 "As is where is", "As is what is", and "Whatever there is"** basis for recovery o dues below mentioned account/s. The details of Borrower/s/ /Mortgagor/Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below –

Sr /Lot No.	Name & address of Borrower/s/Guarantor/s	Description of the immovable / movable properties	Total Dues (As per Demand Notice issued in the respective account)	Reserve Price EMD & Bid Increase Amount
1	Mrs. Ankitaben Sandipkumar Prajapati	All that piece and parcel of immovable property bearing comprising of revenue survey No.71 .city Survey No.685,sheet no.58/66, located at plot no./flat No. F/8 .Door No./House .Nearest Door, Admin Land Sq. Mt Build Up area 66.92,Carpet area 66.92,carpet area 66.91 which is situated at residential Flat No. F/8,First floor. Block -C, Khushbu Apartment area admeasuring 66.91 Sq. Mt Revenue Survey No. 71 .City Survey No. 685 Sheet No. 58/66 within limit of Mehsana, B/H Sindhi society, Near Biladi Bag Visnagar Ring Road, Mehsana-384001 in the name of Mrs. Ankitaben Sandipkumar Prajapati which is bounded as under : East Common balcony, West :Margin space, North: Internal road, South : Adj. Flat no. F/7	Rs. 17,37,294/- (Rupees Seventeen lakhs thirty seven thousand two hundred and ninety four Only) + Unapplied interest and other charges & less recovery thereafter, if any	1.Reserve Price Rs. 9,90,000/- 2. Earnest Money Deposit (EMD) Rs.99,000/- 3. Bid Increase Amount Rs.10,000/-

E-Auction Date : 23/11/2026 and E-Auction Time: 02:00 PM to 06:00 PM (unlimited extension of 10 minutes)

• Status of Possession : Physical • Property inspection Date : 20/11/2026 From 11:00 AM to 04:00 PM (BY TAKING PRIOR APPOINTMENT)

For detailed terms and conditions Scan here:

For detailed terms and conditions of sale, please refer to the link **https://www.bankofbaroda.bank.in/e-auction** and online auction portal **Baanknet.com.** Also, prospective bidders may contact the For **Authorised officer on Mr. Vineet Pandey , Chief Manager, Mob. No. 8980043802.** (GST/TDS as per Government Rules applicable shall be payable by purchaser on sale of Movable / Immovable Assets.)

AS PER SARFAESI Act, STATUTORY -30- DAYS SALE NOTICE TO THE BORROWER /GUARANTOR/ MORTGAGOR

Date : 16.10.2026 | Place : Mehsana — Sd/- Authorized Officer, BANK OF BARODA

यूनियन बैंक ऑफ इंडिया Union Bank of India

Asset Recovery Branch (55980), Ahmedabad :
1st Floor, Rangoli Complex Opp. V S Hospital, Ellisbridge, Asharam Road, Ahmedabad - 380006, E-mail: ubin0555983@unionbankofindia.bank.in

SALE NOTICE — FOR SALE OF IMMOVABLE PROPERTY

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

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 possession of which has been taken by the Authorized Officer of **Union Bank of India** (Secured Creditor), will be sold on **"As is where is", "As is what is" and "Whatever there is"** on the date mentioned below, for recovery of dues as mentioned hereunder to **Union Bank of India** from the below-mentioned Borrower(s) & Guarantor(s). The Reserve Price and the Earnest Money Deposit are also mentioned hereunder:

DATE AND TIME OF E-AUCTION : 10/12/2026, FROM 12:00 PM TO 05:00 PM

Branch Name, Address & Contact No.	Asset Recovery Branch (55980), Ahmedabad : 1st Floor, Rangoli Complex Opp. V S Hospital, Ellisbridge, Asharam Road, Ahmedabad - 380006
Name of the Borrower & Guarantor/s :- Mr. Milan Vinodkumar Modi & Mr. Vinodkumar Jamnadas Modi	Amount due :- Rs. 1,35,74,644.95 as on 30.09.2026 and further interest at contractual rate & cost from 01.10.2026

Property No. 1 :- All that Piece and Parcel of Immovable Property being Residential Villa bearing Villa No. A-01 in Dreamz-A Reverside Paradise, Near Umariya Village, Behind Dabhasa Village, Block No. 226, 227, 246, Old Survey No. 222, 223, 254, Mouje Village - Umariya, Taluka - Padra, District - Vadodara in the Registration District and Sub-District - Vadodara. **Bounded by :- East :** 7.50 Meter Road, **West :** Plot No. A-02, **North :** 7.50 Meter Road, **South :** 12.00 Meter Road.

● **Type of Possession – Symbolic Possession** ● Details of encumbrances over the property, as known to the secured creditor, if any: None

● **Reserve Price - Rs. 51,95,000/-** ● **Earnest money to be deposited - Rs. 5,19,500/-** ● **Bid Increment Amount Rs. 52,000/-**

Contact Details : Chief Manager - Mr. Vinay Prasad Mobile - 97314 26553 / 82380 86623

This may also be treated as 30 Notice Sale Notice u/r 8(6)/ 9(1) of Security Interest (Enforcement) Rules, 2002 to the Borrower(s) and Guarantor(s) of the above said loan, about the holding of E-Auction Sale on the above mentioned date. Invariably, the first bid of the property/ies will be Reserve Price + one Increment. This amount will be the minimum bid amount to participate in bidding process.

DATE AND TIME OF INSPECTION FOR PROPERTIES : AS PER CONSULTATION WITH BRANCH MANAGAR

For Detailed Terms and Condition of the Sale, Please refer to the link provided in **https:// www.unionbankofindia.co.in**
For Registration and Login and Bidding Rules visit **https://baanknet.com (PSB Alliance Pvt. Ltd.)**

Date : 16.10.2026
Place : Ahmedabad

Sd/-
Authorised Officer,
Union Bank of India

GIC HOUSING FINANCE LTD.

CORPORATE OFFICE / HEAD OFFICE : GICHFL, National Insurance Building, 6Th Floor, J. T. Road, Next To Astoria Hotel, Churchgate, Mumbai, 400 020 **Tel.:** (022) 43041900/ 2285 1765 / 66 / 67 **Email:** Corporate@Gichf.com Website: www.gichfindia.com
AHMEDABAD BRANCH : 210, Second Floor, Shangri La Arcade, 100 Feet Road, Near Shymal Crossing, Prahlad Nagar, Satellite Area, Ahmedabad - 380015. **Branch mail Id:** ahmedabad@gichfindia.com **Contact : 9702607369**
Authorized Officer Name/Contact No : Vishwanath Marakala (8951201508) & Abhinav Awasthi (9702607369)

E-AUCTION SALE NOTICE

E-AUCTION DATE : 09-11-2026 / Last Date for Bid Submission : 07-11-2026

WHEREAS the undersigned being the Authorized Officer of GIC Housing Finance Ltd. (GICHFL), under Securitization & Reconstructions of Financial Assets and Enforcement of Security Interest Act, 2002 & in exercise of powers conferred under section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 had issued Demand Notice to following Borrowers/Mortgagors calling upon them to repay the outstanding due amount mentioned in the said notices. However, the Borrowers/Mortgagors having failed to repay the said outstanding loan amount, the authorised officers of GICHFL have taken **PHYSICAL POSSESSION** of the following properties in exercise of powers conferred U/s 13(4) and U/s 14 of the said Act read with the Rule 8 of the said Rules.

Sr. No.	File No/Branch Name / Name Of Borrower/ Co-Borrower	Property Address & Area Of Property Details(Built Up)	Demand notice issued date	Date of Physical Possession	Total Outstanding as on 14.10.26 (Incl.POS, Interest and Other charges) (In Rupees)	Reserve Price (In Rupees)
1	GJ0550600000165 / Ashvinkumar Mangaldas Shah & Laxmiben Ashvinkumar Shah	Flat No. B-101, 1st Floor, Block No. B, Swaminarayan Krupa Residency-1, Opp Sahajanand Residency, New Bavla Rajoda Road, Bavla, Ahmedabad - 382220. Super Built Up Area - 120 Sq. Yards Survey No. 79/4, Final Plot No. 180 of TPS No.1, Village: Bavla, Taluka: Bavla, Dist: Ahmedabad, State: Gujarat	26-05-2021	06-01-2022	27,76,666/-	13,12,200/-
2	GJ0550600000017 / Shaileshkumar Nanubhai Solanki & Manishaben Shaileshkumar Solanki	Flat No. C-503, 5th Floor, Block No. C, Sankalp Residency, Near Bachubhai No Kuvo, Vatva Sopada Road, Vatva, Ahmedabad - 382440. Super Built Up Area - 85 Sq. Yards Survey No. 1278, Final Plot No. 232+265/2 of TPS No.128, Village: Vatva, Taluka: City East, Dist: Ahmedabad, State: Gujarat	05-02-2018	28-08-2018	29,29,943/-	7,90,560/-

DATE OF E-AUCTION & TIME : 09.11.2026 at the Web-Portal (https://www.bankauctions.in) from 3.00 PM TO 04:00 PM. with unlimited extensions of 5 minutes each.

Last date of submission of Tender/Sealed Bid in the prescribed tender form along with EMD & KYC either through online mode or at the above mentioned GICHF Office at 07.11.2026 before 5.00 PM.

Further to this **PUBLIC NOTICE** for E-Auction Sale of the above said Assets / properties (in terms and conditions of the SARFAESI, Act 2002 and rules thereunder) GICHFL invites **OFFERS EITHER** in sealed cover/s or in Online mode to purchase the said properties on "**AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".**

TERMS & CONDITIONS OF THE AUCTION SALE ARE AS FOLLOWS:-

1. **E-Auction** is being held on **'As is where is Basis', 'As is what is Basis', 'Whatever there is' And 'Without Any Recourse Basis',** and will be conducted **"Online".** The E-Auction will be conducted through GICHF approved Eauction service provider **"M/s.4 closure"**
2. **The intending bidders should register their names at portal https://bankauctions.in/ and get their user-id and password free of cost. Prospective bidders may avail online training on E-Auction from the service provider E-Auction from the service provider M/s. 4closure, # 605 A, 6th Floor Maitrivanam, Ameerpet, Hyderabad – 500038, Telangana. Office Land Line No: 040-23736405; Backend : Sari pitra - 8142000061, Rekha -8142000066 and Sonuwal : 8142000063 Mail Id : info@bankauctions.in. T. Jaya Prakash Reddy, Manager - Operations, Mobile No. 8142000064. prakash@ bankauctions.in. Property enquiries, CONTACT DETAILS : : VISHWANATH MARAKALA (8951201508) & ABHINAV AWASTHI (9702607369)**
3. The E-auction Sale is subject to the conditions prescribed in the SARFAESI Act/Rules 2002 and the terms and conditions mentioned hereunder/ website also subject to conditions in the offer/bid documents to be submitted by the intending/participating bidders.
4. Every bidder is required to have his/her own email address in order to participate in the online E-auction.
5. **Once Intending Bidder** formally registers as a qualified tenderer before authorized officer of GICHFL, will have to express his/her interest to participate through the E-auction bidding platform, by submitting document. It shall be the tenderer's/online bidder's sole responsibility to procure his/her login ID and password from the E-auction service provider.
6. The aforesaid properties shall not be sold below the reserve price mentioned above.
7. Intending bidders are required to deposit Earnest Money Deposit/s (EMD) @ 10% of the abovesaid respective reserve prices, by way of DD/RTGS/ NEFT favouring GIC Housing Finance Ltd. Bank details are as follows: **Bank Name: UNION BANK OF INDIA, A/c No: 005111010000039 - A/c Name: GIC HOUSING FINANCE LTD AUCTION A/C, Branch Name : LCB, FORT Address : UBI, 239 BACKBAY RECLAMATIO NARIMAN POINT MUMBAI MAHARASHTRA PINCODE 400021. IFSC Code - UBIN0800511.**
8. The said Deposit/s shall be adjusted in the case of successful bidder/s, otherwise refunded. The said earnest money deposit/s will not carry any interest.
9. The offer/s along with the aforesaid Earnest Money Deposit (EMD) can be submitted either "online" through the portal **https://bankauctions.in/** along with the EMD and scanned copy of KYC documents including PAN Card & address proof, to the service provider or through submitting sealed cover comprising bid form, EMD and KYC documents and it should reach the respective branch offices of GIC Housing Finance Ltd., mentioned above on or before EMD Submission due date.
10. That, after opening the tenders, the intending bidders who have submitted their bids for not less than the reserve price will be given an opportunity at the sole discretion of the Authorized Officer to increase the bidding amount.
11. The successful bidder/s shall deposit 25% of the amount of sale price, adjusting the EMD paid already, immediately on acceptance of offer by the Authorized officer in respect of the sale, failing which the earnest money deposited shall be forfeited. The balance 75% of the sale price is payable within 15 days from the date of confirmation of the sale solely at the discretion of the Authorized Officer. In case of failure to deposit the balance amount within the prescribed period, the amount deposited shall be forfeited. The Authorized Officer shall not be required to give any further notice of forfeiture to the successful bidder.
12. Bidders are bound by the principle of "caveat emptor" (Buyer Beware) and advised to conduct their own due diligence to find any encumbrances, statutory liabilities and any other applicable tax etc. in respect of the said properties. The Successful bidders shall have to bear all outgoing i.e., municipal taxes, maintenance/society charges, electricity charges, water charges, stamp duty, registration charges, (if applicable), if any and all other incidentals charges, cost including all outgoing relating to the respective properties other than the sale price...
13. The successful bidder should bear the charges/fees payable on sale certificate, such as registration fees, stamp duty, taxes, or any other duties payable for getting the secured asset transferred in his/her name.
14.. Sale Certificate will be issued only in the name of the successful bidder and only after receipt of the entire /sale price.
15. Inspection of the above said properties can be given on request and as per convenience of Authorized Officer.
16. The Authorized Officer is not bound to accept the highest offer or any or all offers and reserves the right to accept or reject any or all the tenders without assigning any reason thereof.
17. GICHFL is not responsible for any liability whatsoever pending upon the properties as mentioned above. The property shall be auctioned on **"As is where is", "As is what is", Whatever there is" and without any recourse basis.**
18. In case the borrowers'/mortgagor approaches GICHFL before confirmation of sale, offering contractual dues + expenses + interest @ 15 % from date of proclamation of sale + 5% of the purchase money (in case after sale which is to be paid to successful bidder) and requests for cancellation of the sale, GICHFL shall accept the amount and hand over the possession to Borrower / Mortgagor.
19. The highest bidder has to pay 25% (inclusive of earnest money deposited) of the bid amount in terms of the sale notice immediately and the balance 75% of the bid amount is payable in 15 days or such other extended period as agreed upon between the parties (AO and the successful bidder).
20. **Minimum Bid increment value is Rs.10, 000/-**

STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

For detailed terms and Conditions of the sale and full description of the properties please refer to the website of approved e-auction service provider M/s.4 closure and website https://bankauctions.in.

For GIC Housing Finance Ltd.
Sd/-
Authorised Officer

Date : 17.10.2026
Place : Gujarat

---

homefirst

Home First Finance Company India Limited

CIN: L65990MH2010PLC240703 Website: homefirstindia.com
Phone No.: 180030008425 Email ID: loanfirst@homefirstindia.com

POSSESSION NOTICE

REF: POSSESSION NOTICE UNDER SUB-RULE (1) OF RULE 8 OF THE SECURITY INTEREST (ENFORECEMENT) RULES, 2002

WHEREAS the undersigned being the Authorized Officer of HOME FIRST FINANCE COMPANY INDIA LIMITED, pursuant to demand notice issued on its respective dates as given below, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act No. 54 of 2002) and in exercise of powers conferred under section 13(2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 calling upon you/Borrowers, the under named to pay outstanding dues as within 60 days from the date of receipt of respective notices. You/Borrowers all, however, have failed to pay the said outstanding dues within stipulated time, hence **HOME FIRST FINANCE COMPANY INDIA LIMITED** are in exercise and having right as conferred under the provision of sub section (4) of section 13 of SARFAESI ACT,2002 read with rules thereunder, taken **POSSESSION** of the secured assets as mentioned herein below:

Sr. No	Name of Borrowers/ Co-Borrowers/ Guarantors	Description of Mortgaged Property	Date of Demand Notice	Total O/s as on date of Demand Notice (in INR)	Date of possession
1.	Pappu Pal-,Kusum Pappu Pal	Flat-102,Block-C,Umang vatva Resale,Umang vatva, Near sadbhavna Chokdi, Beside Gujarat Offset, Vatva, Ahmedabad, Gujarat-382445. Bounded By : West by - Flat No. C-103, East by - The margin of the scheme is found, North by - Flat No.: C-101 is located, South by - 7.61 sq.m. Road has arrived.	03-01-2025	956,735	11-10-2026

The borrower having failed to repay the amount, notice is hereby given to the borrower / Guarantor 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 rule on the date mentioned above.

The **BORROWERS/ GUARANTORS** and the **PUBLIC IN GENERAL** are hereby cautioned not to deal with the above referred Properties/Secured Assets or any part thereof and any dealing with the said Properties/Secured Assets shall be subject to charge of HOME FIRST FINANCE COMPANY INDIA LIMITED for the amount mentioned hereinabove against Properties/Secured Assets which is **payable with the further interest thereon until payment in full.**

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

Place: Gujarat Date: 17-10-2026 — Authorised Officer, Home First Finance Company India Limited

---

IDFC FIRST Bank Limited

(erstwhile Capital First Limited and amalgamated with IDFC Bank Limited)
CIN : L65110TN2014PLC097792
Registered Office: KRM Towers, 8th Floor, Harrington Road, Chetpet, Chennai-600031.
TEL: +91 44 4564 4000 | **FAX:** +91 44 4564 4022.

IDFC FIRST Bank

APPENDIX IV [Rule 8(1)] POSSESSION NOTICE (For immovable property)

Whereas the undersigned being the authorized officer of **IDFC FIRST Bank Limited (erstwhile Capital First Limited and amalgamated with IDFC Bank Limited)** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and in exercise of powers conferred under Section 13(12) of the said Act read with [rule 3] of the Security Interest (Enforcement) Rules, 2002 issued a demand notices calling upon the Borrower/ Co-borrowers and Guarantors to repay the amount mentioned in the demand notice appended below within 60 days from the date of receipt of the said notice together with further interest and other charges from the date of demand notice till payment/realization.

The Borrower/Co-Borrowers/Guarantors having failed to repay the amount, notice is hereby given to the Borrower/Co-Borrowers/Guarantors and public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under sub-section (4) of Section 13 of the Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this notice.

Loan Account Number	Borrower/s/ Co-Borrower/s & Guarantors Name	Description of the Mortgaged Properties	Demand Notice		Date and Type of Possession Taken
			Date	Outstanding Amount (Rs.)	
43986124 & 104167927	1. Kanazariya Harshadbhai Ghanshyambhai, 2. Kanzariya Baldevbhai Ghanshyambhai, 3. Kanzariya Jashuben Ghanshyam, 4. Kanazariya Ghashyambhai	All That Piece And Parcel Of Immovable Properties Being The Residential House Bearing N.a. Land Of Joravarnagar/ratanpar City Survey No. 4258/b/77 Paiki, Originally N.a. Land Of Ratanpar Rev. Sr. No. 159/1 & 159/2/P (H-2-20-55) Paiki, Plot No. 77 Paiki, Sub Plot No.,77/2, Land Admeasuring 84.00 Sq. Meters, Having Construction Of House Thereon Within The Limits Of Surendranagar Nagarpalika, Situated At Place Known As "Ganesh Society" Nr. Nilkanth School, At Ratanpar, Taluka: Wadhwan, District: Surendranagar, Gujarat-363020, (the Property Is Belonging To Mrs. Jashuben Ghanshyambhai Kanzariya) The Four **Boundaries For The Said Property As Per Approved Plan Are As Under East:** On That Direction The Land Of Plot No. 49 **West:** On That Direction The 6.00 Wide Road **North:** On That Direction The Land Of Plot No. 77/1 **South:** On That Direction The Land Of Plot No. 78	06-Jun-2026	Rs. 15,77,051.68/-	13-Oct-26 Possession
104072919	1. Bharatkumar Chandubhai Parmar, 2. Nareshbhai Chandubhai Parmar, 3. Chandubhai Paragbhai Bhabhi, 4. Hanshaben Chandubhai Bhabhi	All That Piece And Parcel Of Moje: Golvada Panchayat Property No. 5/38/1 (old No. 1014), Total At 1500 Sq. Ft. Or 139.40 Sq. Meters, Situated At Golvada, Golvada Group Gram Panchayat, Taluka: Idar, District: Sabarkantha, Gujarat-383434, And **Bounded As: East:** House There After Open Plot **West:** House Of Parmar Dahyabhai Ramabhai **North:** Road **South:** House	15-Jul-2026	Rs. 4,76,918.19/-	13-Oct-26 Possession
111569253	1. Jadav Chiragkumar Rajeshbhai 2. Jadav Savitaben	All That Piece And Parcel Of The Residential Property Bearing Flat No. D-608 On 6th Floor, Block No. D, Admeasuring 30.60 Sq. Mtrs. (carpet Area), 1.73 Sq. Mtr. Wash Area And 14.73307 Sq. Mtrs Uds, In The Scheme Known As "Siddhraj Homes", Constructed On Land Bearing Block/survey No. 438 (revenue Khata No. 684, Old Rewnue Survey No. 113), Tp Scheme No. 03, Final Plot No. 420/1 & 420/2, Situated At Mouje: Arsodiya, Taluka: Kalol, District: Gandhinagar, Gujarat-382721, And **Bounded As: East:** Flat No. D-605 **West:** Block No. E **North:** Staircase Passage **South:** Flat No. 607	17-04-2026	Rs. 10,63,439.69/-	13-Oct-26 Possession

The Borrower/ Co-borrowers/ Guarantors in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of **IDFC FIRST Bank Limited (erstwhile Capital First Limited and amalgamated with IDFC Bank Limited)** for an amount mentioned in the demand notice together with further interest and other charges from the date of demand notice till payment/realization.

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

Date : 13-Oct-2026
Place : GUJARAT

बैंक ऑफ़ बड़ौदा Bank of Baroda

ROSARB Branch, Himmatnagar
2nd Floor, Perfect Avenue, Himmatnagar
Recovery.Sabarkantha@bankofbaroda.bank.in

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

"APPENDIX- IV-A [See proviso to Rule 6 (2) & 8 (6)]

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 readwith proviso to Rule 6 (2) & 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), Mortgagor (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, **Physical Possession** of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on **"As is where is", "As is what is", and "Whatever there is" "without recourse basis"** for recovery of dues in below mentioned account/s. The details of Borrower/s/ Mortgagor/ Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below -

Sr. No.	Name & address of Borrower/s/Guarantor/s Mortgagor/s	Give short description of the property with known encumbrances, if any	Total Dues.	1. Reserve Price 2. Earnest Money Deposit (EMD) 3. Bid Increase Amount
1	**M/S SHANTILAL MULJIBHAI PATEL (Proprietorship Firm) (Borrower)** Village: Krupa Kampa, Hathrol, Ta: Himatnagar, Sabarkantha, Gujarat - 383030 **Mr. SHANTILAL MULJIBHAI PATEL (Borrower)** 15 Patel Vas Village: Krupa Kampa, Hathrol, Ta: Himatnagar, Sabarkantha, Gujarat - 383030 **Mr. SUBHASHBHAI SHANTILAL PATEL (Guarantor)** 15 Patel Vas Village: Krupa Kampa, Hathrol, Ta: Himatnagar, Sabarkantha, Gujarat - 383030 **Mrs. BHAGWATIBEN SHANTILAL PATEL (Guarantor)** 15 Patel Vas Village: Krupa Kampa, Hathrol, Ta: Himatnagar, Sabarkantha, Gujarat - 383030	Immovable Property bearing Gharthari plot No 93 of R.S. No. 74&75, total land admeasuring 107.415 square metres, Himatnagar Nagarpalika property No 12/54 (second floor) of Himmatnagar area known as 'Umiya Complex', Girdhamagar, Motipura, situated, lying and being at Mouje: Himatnagar Taluka Himatnagar. Boundaries East: Himatnagar-Khedbrahma State Highway Road West: Plot No 88 North: Plot no 92, South: 15 feet wide road	Rs. 76,86,798.88/- plus interest and legal/other charges (demand notice dated 03.05.2025)	1. Reserve Price- Rs. 1,40,46,000/- 2. Earnest Money Deposit (EMD) Rs. 14,04,600/- 3. Bid Increase Amount Rs. 15,000/-
2	**M/S MEMON ELECTRICALS Prop: Munirahmed Abdulkarim Memon Mr. Munirahmed Abdulkarim Memon (Borrower) Address:** 96, Amanpark Society, Behind Stud Farm, Parabada, Himmatnagar - 383001 **Mr. Mustakahmed Abdulkarim Memon (Guarantor) Address:** 96, Amanpark Society, Behind Stud Farm, Parabada, Himmatnagar - 383001	All those pieces and parcels of the property constructed on second floor on the southern side paikee western side of City survey no-3439/4, total admeasuring about 110.48 sq mtr of Second Floor (Inner Carpet Area) bearing Himatnagar Nagarpalika property no. 7/1708/1/2 paikee at area known as Siddhi Vinayak Complex, Station Road, Himmatnagar, Sabarkantha - 383001. Boundaries: East: Remaining Part of City Survey no. 3439/4,West: Road and other private property, North: Remaining Part of City Survey no. 3439/4, South: Remaining Part of City Survey no. 3439/4	Rs. 39,76,405.90 plus interest and legal/other charges (demand notice dated 05.12.2017)	1. Reserve Price- Rs. 10,00,000/- 2. Earnest Money Deposit (EMD) Rs. 1,00,000/- 3. Bid Increase Amount Rs. 10,000/-
3	**M/S Honest General Store Represented by its Partners: Sri Arafathusain Abdul Kadar Memon Sri Jahurmohmed Kadirbhai Memon Smt Shamimben Memon (Borrower) Address:** C2, Ahmed Chambers, Junabazar, Himmatnagar - 383001 **Sri Arafathusain Abdul Kadar Memon (Partner/ Guarantor) Sri Jahurmohmed Kadirbhai Memon (Partner/Guarantor/Mortgagor) Smt Shamimben Memon (Partner/Guarantor) Address: No.** 12, Sukun Bungalows, Vijapur Road, Savagadh, Himmatnagar - 383001	All that part and parcel of Shop No-29, First Floor constructed on NA Plot no. 3+4A and 4B of Survey no. 440/p-2/p-2 total admeasuring 27-33-95 sq mtr at Village-Katvad, Taluka Himmatnagar in 'Jasmin Complex', Near Amusement Park, Idar Bypass Road, Katvad, Himmatnagar, Sabarkantha - 383001.	Rs. 40,30,070/- plus interest, legal and other charges (demand notice dated 19.04.2016)	1. Reserve Price- Rs. 8,10,000/- 2. Earnest Money Deposit (EMD) Rs. 81,000/- 3. Bid Increase Amount Rs. 10,000/-
4	**M/S Honest General Store Represented by its Partners: Sri Arafathusain Abdul Kadar Memon Sri Jahurmohmed Kadirbhai Memon Smt Shamimben Memon (Borrower) Address:** C2, Ahmed Chambers, Junabazar, Himmatnagar - 383001 **Sri Arafathusain Abdul Kadar Memon (Partner/ Guarantor/ Mortgagor) Sri Jahurmohmed Kadirbhai Memon (Partner/ Guarantor/ Mortgagor) Smt Shamimben Memon (Partner/Guarantor) Address: No.** 12, Sukun Bungalows, Vijapur Road, Savagadh, Himmatnagar - 383001	All that part and parcel of Shop No-30, First Floor constructed on NA Plot no. 3+4A and 4B of Survey no. 440/p-2/p-2 total admeasuring 27-91-75 sq mtr at Village-Katvad, Taluka Himmatnagar in 'Jasmin Complex', Near Amusement Park, Idar Bypass Road, Katvad, Himmatnagar, Sabarkantha - 383001.	Rs. 40,30,070/- plus interest, legal and other charges (demand notice dated 19.04.2016)	1. Reserve Price- Rs. 8,10,000/- 2. Earnest Money Deposit (EMD) Rs. 81,000/- 3. Bid Increase Amount Rs. 10,000/-
5	**M/S Jasmin Corporation Prop: Zahoormohammad Kadarbhai Memon Address:** Shop no. 7, New Market Yard APMC, Khedtasiya Road, Himmatnagar - 383001 **Mr. Zahoormohammad Kadarbhai Memon S/o Kadarbhai Memon (Borrower) Address:** No. 12, Sukun Bungalows, Vijapur Road, Savagadh, Himmatnagar **Mr. Firozkhan Niyazmohammad Batangi (Guarantor) Address:** 176, Razanagar Society, Behind Amin Party Plot, Savgadh, Himmatnagar - 383001	All that part and parcel of Shop No-25, First Floor constructed on NA Plot no. 3+4A and 4B of Survey no. 440/p-2/p-2 total admeasuring 27-91-75 sq mtr at Village-Katvad, Taluka Himmatnagar in 'Jasmin Complex', Near Amusement Park, Idar Bypass Road, Katvad, Himmatnagar, Sabarkantha - 383001.	Rs. 35,80,317/- plus interest, legal and other charges (demand notice dated 06.05.2016)	1. Reserve Price- Rs. 8,10,000/- 2. Earnest Money Deposit (EMD) Rs. 81,000/- 3. Bid Increase Amount Rs. 10,000/-
6	**M/S Jasmin Corporation Prop: Zahoormohammad Kadarbhai Memon Address:** Shop no. 7, New Market Yard APMC, Khedtasiya Road, Himmatnagar - 383001 **Mr. Zahoormohammad Kadarbhai Memon S/o Kadarbhai Memon (Borrower) Address:** No. 12, Sukun Bungalows, Vijapur Road, Savagadh, Himmatnagar **Mr. Firozkhan Niyazmohammad Batangi (Guarantor) Address:** 176, Razanagar Society, Behind Amin Party Plot, Savgadh, Himmatnagar - 383001	All that part and parcel of Shop No-30, Ground Floor constructed on NA Plot no. 3+4A and 4B of Survey no. 440/p-2/p-2 total admeasuring 27-91-75 sq mtr at Village-Katvad, Taluka Himmatnagar in 'Jasmin Complex', Near Amusement Park, Idar Bypass Road, Katvad, Himmatnagar, Sabarkantha - 383001.	Rs. 35,80,317/- plus interest, legal and other charges (demand notice dated 06.05.2016)	1. Reserve Price- Rs. 15,10,000/- 2. Earnest Money Deposit (EMD) Rs. 1,51,000/- 3. Bid Increase Amount Rs. 10,000/-

• Date of E-Auction : 02.11.2026 • Time of E-Auction : From 02:00 PM to 06:00 PM
• Date and time of Property Inspection : 21-10-2026 to 22-10-2026 From 11:00 AM to 02:00 PM
AS PER SARFAESI Act, STATUTORY -15- DAYS SALE NOTICE TO THE BORROWER /GUARANTOR/ MORTGAGOR
STATUS OF POSSESSION : PHYSICAL

For detailed terms and conditions of sale, please refer/visit to the website link **https://www.bankofbaroda.in/e-auction.htm** and online auction portal **baanknet.com** Also, prospective bidders may contact the Authorised officer **Mr.Rajesh kumar,Sah Chief Manager, Mobile No. 97208 46136**

Date: 17.10.2026
Place :- Himatnagar

Chief Manager & Authorised Officer,
ROSARB Branch, Himatnagar