Indian Overseas Bank

Gayatri Plot No.05, Tagore Road, Opposite BSNL Office, Sector 09, Gandhidham-370201, Gujarat, Tel. 2836-231642, Mob – 8925950298, email id - iob0298@iob.in)

(APPENDIX IV) POSSESSION NOTICE (for immovable property) [(RUIE 80)]

Whereas The undersigned being the Authorised Officer of the **Indian Overseas Bank** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13 (2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a **Demand Notice** dated **09.10.2025** calling upon the borrowers / mortgagors / guarantors **Mr. Umeshkumar H Chauhan (Borrower) & Mr. Reeta Devi (Co Borrower)** residence of Plot B/580, Sapna Nagar, Gandhidham, Kutch 370201, Gujarat (hereinafter referred as 'borrowers') to repay the amount mentioned in the notice being **Rs. 8,22,110.80 (Rupees Eight Lakhs Twenty Two Thousand One Hundred Ten and Eighty Only)** as on **30.09.2025** with further interest at contractual rates and rests, charges etc till date of realization within 60 days from the date of receipt of the said notice.

(I) The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/ her under Section 13(4) of the said Act read with Rule 8 of the said Rules on this **07th** day of **March** of the year **2026.**

(2) The borrowers in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Indian Overseas Bank for an amount of **Rs. 8,22,110.80 (Rupees Eight Lakhs Twenty Two Thousand One Hundred Ten and Eighty Only) as on 30.09.2025** with interest thereon at contractual rates & rests as agreed, charges etc., from the aforesaid date mentioned in the demand notice till date of payment less repayments, if any, made after issuance of Demand Notice. The dues payable as on the date of taking possession is **Rs 8,64,734.80 (Rupees Eight Lakhs Sixty Four Thousand Seven Hundred and Thirty Four Rupees and Eighty Paise Only)** payable with further interest at contractual rates & rests, charges etc., till date of payment.

The borrower's attention is invited to provisions of Sub-section (8) of the Section 1 3 of the Act, in respect of time available to them, to redeem the secured assets.

Details of Property

Plot No. 401, Kidana R.S. No. 123, Apna Nagar, Behind Lakshay Nagar-04/Sambhav Residency, Approaching to Patadiya Hanuman Temple Road, Taluka- Gandhidham, Dist- Kutch owned by Mrs. Rita Devi W/o Mr. Umeshkumar H Chauhan (Co-borrower) vide sale deed no. 2829 dated 20.03.2023 with boundaries hereuinder as – North- Plot No. 400, South- Plot No. 402 (Vacant Land), East- Plot No. 366, West- 12.20 Mtr Wide Road

Date : 07.03.2026
Place : Gandhidham

Sd/- Authorised Officer,
Indian Overseas Bank

FORM G

INVITATION FOR EXPRESSION OF INTEREST FOR BHAGIRATH CONSTRUCTION COMPANY PRIVATE LIMITED (OPERATING IN HOTEL INDUSTRY AT MEHSANA, GUJARAT)

(Under Regulation 36A (1) of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016)

RELEVANT PARTICULARS

1	Name of the corporate debtor along with PAN / CIN / LLP No.	**Bhagirath Construction Company Private Limited CIN : U25201GJ1983PTC006485 PAN : AABCB6916G**
2	Address of the registered office	33, Raj Ratna Complex, 3rd Floor, Nr. Navrangpura Bus-Stand, Navrangpura, Ahmedabad - 380009
3	URL of website	**https://sites.google.com/view/bhagirathconstruction/home**
4	Details of place where majority of fixed assets are located	Hotel Sahara Bridge, Apollo Enclave, Opp. Simandhar Mandir, Ahmedabad-Mehsana Highway, Mehsana, Gujarat 384002
5	Installed capacity of main products/services	Hotel Sahara Bridge is a building from Ground floor to Seventh floor total area approximately 4182 Square meters. Hotel has 24 Rooms + 1 Banquet + 1 Restaurant. Floor wise details available on process website as per Point No. 3
6	Quantity and value of main products/ services sold in last financial year	**Main Service : Rent from hotel guests and Banquets. Value : Not available**
7	Number of employees / workmen	Zero (Non-operating for over 18 Months)
8	Further details including last available financial statements (with schedules) of two years, lists of creditors, are available at :	**https://sites.google.com/view/bhagirathconstruction/home**
9	Eligibility for resolution applicants under section 25(2)(h) of the Code	Details can be sought by sending request to Resolution Professional at **cirp.bhagirath@gmail.com**
10	Last date for receipt of expression of interest	**24.03.2026**
11	Date of issue of provisional list of prospective resolution applicants	**26.03.2026**
12	Last date for submission of objections to provisional list	**31.03.2026**
13	Date of issue of final list of prospective resolution applicants	**01.04.2026**
14	Date of issue of information memorandum, evaluation matrix and request for resolution plans to prospective resolution applicants	**03.04.2026**
15	Last date for submission of resolution plans	**03.05.2026**
16	Process email id to submit Expression of Interest	**cirp.bhagirath@gmail.com**

***Please note that above timelines are subject to the approval of time-line extension by Hon'ble NCLT**

Date : 09.03.2026
Place : Ahmedabad

Signature of the Resolution Professional
Mr. Dhaval C Khamar
Registration Number : IBBI/IPA-001/IP-P-02574/2021-2022/13944
AFA: AA1/13944/02/300627/109176, Valid till 30.06.2027
Regi. Address: 1012, Shilp-Zaveri, Shyamal Crossroads, Satellite, Ahmedabad-380015
For BHAGIRATH CONSTRUCTION COMPANY PRIVATE LIMITED

केनरा बैंक Canara Bank — Syndicate

ARM Branch
Sabarmati Capital One, 7th Floor, Gift One Building, Road 5C Gift City, Gandhinagar, Gujarat - 382355

SYMBOLIC POSSESSION NOTICE

Whereas: The undersigned being the Authorized Officer of the **Canara Bank** under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act 54 of 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 **20.12.2025,** calling upon the borrower **M/s. Shivansh Ceramic (Bharat) LLP (Limited Liability Partnership) represented by its Partners - Mr. Manojkumar Laljibhai Gadara (Designated Partner), Mr. Babubhai Govindbhai Maravaniya (Designated Partner), Mr. Devji Hansarajbhai Detharia (Designated Partner), Mr. Balvant Vaghji Aghara (Partner), Mr. Kaushik Vitthalbhai Moradiya (Partner) And Mrs. Hetalben Alpeshbhai Halpara (Partner)** (hereinafter referred to as "the Borrowers") to repay the amount mentioned in the notice, being **Rs. 4,50,60,747.31 (Rupees Four Crore Fifty Lakh Sixty Thousand Seven Hundred Fourty Seven and Paisa Thirty One Only) as on 13.12.2025** with interest and other charges thereon from **14.12.2025** in **MSME-OD/OCC account and Rs. 6,60,25,662.81 (Rupees Six Crore Sixty Lakh Twenty Five Thousand Six Hundred Sixty Two and Paisa Eighty One Only) as on 13.12.2025** with interest and other charges thereon from **14.12.2025 In The Loans To MSME - MFG Industries** account min us recovery if any within 60 days from the date of receipt of the said notice.

The borrower and guarantors having failed to repay the amount, notice is hereby given to the borrower, guarantors 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 under section 13 (4) of the said Act, read with Rule 8 & 9 of the Security Interest Enforcement Rules, 2002, on this **05th day of March of the year 2026.**

The borrower in particular, and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Canara Bank for an amount of **Rs. 4,50,60,747.31 (Rupees Four Crore Fifty Lakh Sixty Thousand Seven Hundred Fourty Seven and Paisa Thirty One Only) as on 13.12.2025** with interest and other charges thereon from **14.12.2025 in MSME-OD/OCC** account and **Rs. 6,60,25,662.81 (Rupees Six Crore Sixty Lakh Twenty Five Thousand Six Hundred Sixty Two and Paisa Eighty One Only) as on 13.12.2025** with interest and other charges thereon from **14.12.2025 in the LOANS TO MSME - MFG INDUSTRIES** account min us recovery if any.

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

SL.	Description of Immovable Asset	Name of Title Holder
1	Emt of Factory Land And Building, Revenue Survey No. 16 Paiki1/paiki 2, Survey No. 16 Paiki 2 And Survey No. 16 Paiki 3, Admeasuring 28957.00 Sq. Mtr. (Built Up Area 12928.83 Sq. Mtrs.), Standing On Land Totally Admeasuring 28957.00 Sq. Mtrs. of Non Agriculture Land Of S. No. 16p2, S. No. 16p3 And S. No. 16p1/p2 Situated At Village: Sanala (Talaviya), Taluka Morbi, District Morbi, Gujarat **Admeasuring 28957.00 Sq.** Mtr. **The Boundaries of S.no 16P1/P2 -** North – Waste Land, South – Land of S. No. 15, East – Land of S.no. 16p2, West – Land of S. No. 16p1 **The Boundaries of S.No 16P2 -** North – Waste Land South – Land of S. No. 15, East – Land of S.no. 16p3 West – Land of S. No. 16p1 **The Boundaries of S.no 16P3 - North –** Waste Land, **South –** Land of S. No. 15, **East –** Land of S.no. 19 And 15, **West –** Land of S. No. 16p2 **Cersai Asset Id - 200080486302**	**M/s. SHIVANSH CERAMIC (BHARAT) LLP**

Date : 05.03.2026
Place : Morbi

Authorized Officer,
Canara Bank

INDIA SME Asset Reconstruction Company Limited

(Subsidiary of Authum Investment & Infrastructure Limited ("AIIL")
CIN: U67190MH2008PLC181062
Registered office: The Ruby, 11th floor, North-West Wing, Plot No. 29, Senapati Bapat Marg, Dadar West, Mumbai – 400 028

PUBLIC NOTICE FOR E-AUCTION CUM SALE (Appendix – IV A) (Rule 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 (54 of 2002) ("SARFAESI Act") read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 ("the Rules").

Notice is hereby given to the public in general and in particular to the Borrower and Guarantor(s) that the below described immovable property mortgaged/charged to India SME Asset Reconstruction Company Limited (acting in its capacity as Trustee of **ISARC ISARC-2025-2026-3 Trust ("ISARC")** as assignee of Fedbank Financial Services Ltd vide Assignment Agreement dated 26th September 2025 (hereinafter referred to as "Secured Creditor"), the Physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on **"As is where is", "As is what is" and "Whatever there is" and "No recourse" basis on 21st April 2026, for recovery of an amount aggregating to Rs. 88,20,078.01/- (Rupees Eighty Eight Lakhs Twenty Thousand Seventy Eight & One Paisa Only) as on 31st Jan 26 due to ISARC** together with further interest, incidental expenses, costs, charges, etc. thereon, due and payable to ISARC from **MOHIT AMBALAL RANA ("Borrower") and PUNITKUMAR KRUNAL AMBALAL RANA, & AMBALAL JIVRAMBHAI RANA** (hereinafter referred to as Legal heirs of Mortgagor) (collectively referred to as "Borrower /Guarantors/Mortgagors").

Detailed description of the Immovable Assets, inspection date, reserve price and Earnest Money Deposit [EMD] shall be as follows:

Description of Property	Reserve Price	EMD
All that piece and parcel of land TENAMENT NO. 20 (ADMEASURING ABOUT 96.15 SQ. MTRS. & CONTORTION THEREON 263.53 SQ. MTRS.), "RANA SOCIETY", RANA CO. OP. HOUSING SOCIETY LTD., SITUATED AT TPS NO. 2, FP NO. 117 PAIKI SUB PLOT NO. 1, MOUJE: RAJPUR- HIRPUR, TALUKA: MANINAGAR, DIST. & SUB DISTRICT: AHMEDABAD in the name of MOHIT AMBALAL RANA	**Rs. 85,50,000/- (Rupees Eighty-Five Lakhs & Fifty Thousand Only)**	**Rs.8,55,000/- (Rupees Eight Lakhs & Fifty-Five Thousand Only)**
Date and Time of Inspection of property : On 16th Apr 26, between 11:00 AM to 05:00 PM (time)		
The Last Date, time for Submission of EMD : On 20th Apr 26, up to 5.00 P.M through online mode only Website www.bankeauction.com		
Date and Time of E-Auction : On 21st Apr 26, from 11:00 AM to 01:00 PM (time) with auto – extension of five minutes each in the event of bids placed in the last five minutes Auction will be conducted "Online" through the ISARC'S-approved service provider C1 INDIA PVT LTD, Udyog Vihar, Phase 2, Gulf Petrochem building No. 301 Gurgaon Haryana. Pin 122015. Help Line No. +91-124-4302020/21/22/23/24 or +91 9594597555, Help Line e-mail ID: Support@bankeauctions.com, For bidding, log on to Website https://www.bankeauctions.com		
Contact person/Contact Number : Mr. Sagar Chaudhari Mob No: 9904738950		

For detailed terms and conditions of the sale, please refer to the link provided on website of India SME Asset Reconstruction Company Ltd. i.e. **www.isarc.in**

SD/-
Authorized officer,
India SME Asset Reconstruction Company (ISARC) Limited
(Subsidiary of Authum Investment & Infrastructure Limited ("AIIL")
Acting in its capacity as trustee of ISARC- 2025-2026- 3 Trust

Date : 09.03.2026
Place : Ahmedabad

INDIA SME Asset Reconstruction Company Limited

(Subsidiary of Authum Investment & Infrastructure Limited ("AIIL")
CIN: U67190MH2008PLC181062
Registered office: The Ruby, 11th floor, North-West Wing, Plot No. 29, Senapati Bapat Marg, Dadar West, Mumbai – 400 028

PUBLIC NOTICE FOR E-AUCTION CUM SALE (Appendix – IV A) (Rule 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 (54 of 2002) ("SARFAESI Act") read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 ("the Rules").

Notice is hereby given to the public in general and in particular to the Borrower and Guarantor(s) that the below described immovable property mortgaged/charged to India SME Asset Reconstruction Company Limited (acting in its capacity as Trustee of **ISARC ISARC-2025-2026-3 Trust ("ISARC")** as assignee of Fedbank Financial Services Ltd vide Assignment Agreement dated 26th September 2025 (hereinafter referred to as "Secured Creditor"), the Physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on **"As is where is", "As is what is" and "Whatever there is" and "No recourse" basis on 21st April 2026, for recovery of an amount aggregating to Rs. 38,63,536.48/- (Rupees Thirty Eight Lakhs Sixty Three Thousand Five Hundred Thirty Six & Forty Eight Paisa Only) as on 31st Jan 26 due to ISARC** together with further interest, incidental expenses, costs, charges, etc. thereon, due and payable to ISARC from **NEW JAYVEER CLASSES FOR ENGLISH ("Borrower") and PUNITKUMAR JAGDISHKUMAR KHAMAR , DIPAL PUNITKUMAR KHAMAR** (hereinafter referred to as Legal heirs of Mortgagor) (collectively referred to as "Borrower /Guarantors/Mortgagors").

Detailed description of the Immovable Assets, inspection date, reserve price and Earnest Money Deposit [EMD] shall be as follows:

Description of Property	Reserve Price	EMD
All that right, title, and interest in Revenue Survey No. 978/3, forming part of Town Planning Scheme No. 5, Final Plot No. 126, comprising Shop Nos. 79 and 82 situated on the First Floor of "Janta Super Market", admeasuring 120.00 Sq. Mtrs. in aggregate, situated at Mouje Unjha, Taluka Unjha, in the District of Mehsana and within the Registration Sub-District Unjha, together with all easements and appurtenances thereto, and bounded as under: on the East by passage and road after the boundary of the said shops, on the West by staircase of the complex, on the North by open land and other shops of the said complex after the boundary of the said shops, and on the South by passage and road after the boundary of the said shops.	**Rs. 36,00,000/- (Rupees Thirty-Six Lakhs Only)**	**Rs.3,60,000/- (Rupees Three Lakhs & Sixty Thousand Only)**
Date and Time of Inspection of property : On 16th Apr 26, between 11:00 AM to 05:00 PM (time)		
The Last Date, time for Submission of EMD : On 20th Apr 26, up to 5.00 P.M through online mode only Website www.bankeauction.com		
Date and Time of E-Auction : On 21st Apr 26, from 11:00 AM to 01:00 PM (time) with auto – extension of five minutes each in the event of bids placed in the last five minutes Auction will be conducted "Online" through the ISARC'S-approved service provider C1 INDIA PVT LTD, Udyog Vihar, Phase 2, Gulf Petrochem building No. 301 Gurgaon Haryana. Pin 122015. Help Line No. +91-124-4302020/21/22/23/24 or +91 9594597555, Help Line e-mail ID: Support@bankeauctions.com, For bidding, log on to Website https://www.bankeauctions.com		
Contact person/Contact Number : Mr. Sagar Chaudhari Mob No: 9904738950		

For detailed terms and conditions of the sale, please refer to the link provided on website of India SME Asset Reconstruction Company Ltd. i.e. **www.isarc.in**

SD/-
Authorized officer,
India SME Asset Reconstruction Company (ISARC) Limited
(Subsidiary of Authum Investment & Infrastructure Limited ("AIIL")
Acting in its capacity as trustee of ISARC- 2025-2026- 3 Trust

Date : 09.03.2026
Place : UNJHA

AUTHUM INVESTMENT & INFRASTRUCTURE LIMITED

Registered Office: 707, Raheja Centre, Free Press Journal Road, Nariman Point, Mumbai-400 021. Ph.: (022) 6747 2117 Fax: (022) 6747 2118 E-mail: info@authum.com

APPENDIX- IV-A [See proviso to rule 8 (6)] | Public Notice For E-Auction Cum Sale (Appendix – IV A)

That pursuant to the approved resolution plan of the Reliance Home Finance Limited. (RHFL) by its Lenders in terms of RBI Circular No. RBI/2018-19/ 203, DBR.No. BP. BC. 45/21.04. 048/2018-19 dated June 7, 2019 on Prudential Framework for Resolution of Stressed Assets, the order of Hon'ble Supreme Court of India dated March 3, 2023 and the Special Resolution passed by the Shareholders on March 25, 2023, RHFL has entered into the agreement to transfer its Business by way of a slump sale on a going concern basis, to Reliance Commercial Finance Limited (Hereinafter referred to as "RCFL") and whereas all the rights and liabilities pertaining to the loan account (s) of the Borrower has/have also been transferred to RCFL.

Sale of Immovable property mortgaged to Authum Investment & Infrastructure Limited ("AIIL") (Resulting Company pursuant the demerger of lending business from Reliance Commercial Finance Limited ("RCFL") to AIIL vide NCLT order dated 10.05.2024) having Corporate Office at The Ruby 11th Floor, North-West wing, Plot No.29, Senapati Bapat Marg, Dadar (west), Mumbai- 400028 and Branch Office at 601 to 603, 6th Floor, Aries Galleria, Near Cafe Coffee Day, Vasna road, Vadodara-390015 under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act"). Whereas the Authorized Officer ("AO") of Authum Investment & Infrastructure Limited had taken the possession of the following property/ies pursuant to the notice issued U/S 13(2) of the Act in the following loan accounts/prospect nos. with a right to sell the same on ''AS IS WHERE IS BASIS & AS IS WHAT IS BASIS'' for realization of Authum Investment & Infrastructure Limited dues, The Sale will be done by the undersigned through e-auction platform provided at the website: www.bankeauctions.com.

Borrower(S) / Co-Borrower(S) / Guarantor(S)	Demand Notice Date And Amount	Date of Physical Possession	Reserve Price / Earnest Money Deposit
Loan A/c No. RHHLBAR000021349 Branch: BARODA 1 VIBJYOR PATEL 2 Mrs. Patel Rupalben Vibjyor	11/3/2017 & Rs. 3131797/- (Rupees Thirty One Lakh Thirty One Thousand Seven Hundred Ninety Seven Only) Bid Incremental Rs. 15000/- Rupees Fifteen Thousand Only	27/8/2021 Total Outstanding Rs. 8199484/- (Rupees Eighty One Lakh, Ninety Nine Thousand, Four Hundred & Eighty Four)	Rs.17,55,000/- (Rupees Seventeen Lakhs & Fifty-Five Thousand Only) Earnest Money Deposit (EMD) Rs.1,75,500/- Rupees One Lakh Seventy Five Thousand Five Hundred Only
Description Of The Immovable Property/ Secured Asset : All that piece and parcel of immovable property situated in the District of Bharuch, Sub-District of Bharuch, comprising a portion of the total land of 4100-00 sq.m. located in the village of Zadeshwar, under Revenue Survey No. 182/1. The specific property in question is Flat No. 804, located on the eighth floor of Building No. "A" in "Shrinathji Towers," a development planned on open land with an area of 445-35 sq.m. The area of Flat No. 804 is 139-40 sq.m., which has been sold to the buyer. The seller retains no right, title, or interest in any other construction works within the said complex, nor in the open courtyard or common plot surrounding the said complex. The flat is designated for residential purposes. The boundaries of the property are as follows:East: The internal road of the society,West: Flat No. A-803, North: The road of the society, South: A passage with a lift.			
Loan A/c No. RHAHBRU000032706 Branch: BARODA 1 NARENDRASINH RANJITSINH GOHIL 2 Mrs. Daxaben N Gohil 3 Mr. Pareshkumar Kanaksinh Gohil	8/24/2017 & Rs. 2048243/- (Rupees Twenty Lakh Forty Eight Thousand Two Hundred Forty Three) Bid Incremental Rs. 15000/- Rupees Fifteen Thousand Only	12/29/2018 Total Outstanding Rs. 69,08,736/- (Rupees Sixty Nine Lakh Eight Thousand Seven Hundred Thirty Six Only)	Rs. 28,77,000/-(Rupees Twenty Eight Lakh & Seventy Seven Thousand Only) Earnest Money Deposit (EMD) Rs.2,87,700/- Rupees Two Lakh Eighty Seven Thousand Six Hundred
Description Of The Immovable Property/ Secured Asset : All that piece and parcel of immovable property situated in the District of Bharuch, Sub-District of Taluka Waliya, Moje Village Kodh, Block/Survey No. 993, with a total area of 10-10-00 sq.m., and registered as Non-Agricultural (NA) land. The property is part of the residential plots in the "Royal Village" development on uncultivated land. The specific plot in question is Plot No. 118 (One Hundred Eighteen), an open plot with an area of 90 × 50 = 4500 sq.m., equivalent to 418.021 sq.m. The boundaries of the property are as follows:East: Society's road,West: Plot No. 117,North: Society's road,South: Plot No. 119..			
Loan A/c No. RHAHBAR000041554 & RHATBAR000041566 Branch: BARODA 1MITHARWALE LALITKUMAR 2 Saroj Devi	1/24/2018 & Rs. 6,74,353/- (Rupees Six Lakh Seventy Four Thousand Three Hundred Fifty Three) Bid Incremental Rs. 15000/- Rupees Fifteen Thousand Only	10/3/2019 Total Outstanding Rs. 22,74,680/- (Twenty-Two Lakh Seventy-four Thousand Six Hundred & Eight)	Rs. 2,73,000/-(Rupees Two Lakh Seventy Two Thousand Only) Earnest Money Deposit (EMD) Rs. 27,300/- Rupees Twenty Seven Thousand Three Thousand
Description Of The Immovable Property/ Secured Asset : All that Piece and parcel of immovable Property being Flat No. 402 on {FF} of Lalbaug Cha Raja Residency, Which is Constructed upon and which is laid out upon land bearing Tikka No.27/16 of Vibhag --B,City Survey No.1952/1/A/ Paiki of Village Vadodara Kasba, in the Registration SubDistrict,, Vadodara. and District,, Vadodara. The said Residential Property being Plot No. Flat No. 402 on {FF} of Lalbaug Cha Raja Residency,admeasuring Plot area is 350 Sq.Fts, being Constructed Property. The said Property is bounded as under. East: Flat No.401 West: Road North: Passsage and OTS South: Margin Space.			

Date Of Inspection :	EMD Last Date :	Date/ Time of E-Auction
23rd Mar 2026 11:00 -15:00	26th Mar 26 Till 05:00 PM	27th Mar 26 11:00-13:00

Mode Of Payment:All payment shall be made by demand draft in favour of "Authum Investment & Infrastructure Limited" payable at BARODA or through RTGS/NEFT. The accounts details are as follows: a) Name of the account: Authum Investment & Infrastructure Limited CHD A/C b) Name of the Bank: HDFC Bank Ltd., c) Account No: 99999917071983, d) IFSC Code: HDFC000119..

TERMS & CONDITIONS OF ONLINE E- AUCTION SALE:-

1. The Property is being sold on "AS IS WHERE IS, WHATEVER THERE & WITHOUT RECOURSE BASIS". As such sale is without any kind of warranties & indemnities.
2. For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider M/S C1 India Pvt Ltd ,Plot No- 68, 3rd floor Sector 44 Gurgaon Haryana -122003 (Contact no. 7291981124,25,26)Support Email – Support@bankeauctions.com , Mr. Bhavik Pandya Mob. 8866682937. Email: Gujarat@c1india.com
3. For further details and queries, contact Authorized Officer: Ketan Solanki – 7574821110
4. This publication is also 15 (Fifteen) days' notice to the Borrower / Mortgagor / Guarantors of the above said loan account pursuant to rule 8(6) of Security Interest (Enforcement) Rules 2002, about holding of auction sale on the above-mentioned date / place.

PLEASE REFER THE WEBSITE FOR DETAILED TERMS AND CONDITIONS (Use Code: 221586, 221603 & 221604 and see the NIT Document) (https://www.bankeauctions.com)

Place: Baroda / Date : 09.03.2026

SD/-,Authorized Officer

यूनियन बैंक — Union Bank of India — A Government of India Undertaking

Regional Office, Union Bank Bhavan, 2nd Floor, Near Kala Ghoda Circle, Sayajiganj, Vadodara, Gujarat-390005

E-AUCTION NOTICE

FOR SALE OF IMMOVABLE ASSETS

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

Scan QR to Know More

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/Symbolic possession of which has been taken by the Authorised 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 Earnest Money Deposit (EMD) are also mentioned hereunder.

DATE OF E-AUCTION: 27.03.2026 (Friday)

TIME OF E-AUCTION: From 12:00 PM to 05:00 PM

Union Bank of India, Branch: Ankleshwar-I, Near Panchayat Bhavan, Station Road, Ankleshwar, Dist. Bharuch,393001. Branch Contact- Shri Dilip Chakrawarty Mobile - 9004229938

Sr. No.	Borrower Name	Property Details	Property Owner Name	Property Type / Possession Type	Amt Outstanding as on 31.12.2025 (in Rs. Lacs)	Reserve Price in Rs. / EMD in Rs.
1	Chandramowlee Ramkishansingh Pandit (Borrower)	Plot No 266, R.S. No. 763, Khata No. 1116, Block NO 744, Divine Residency, Near Divine International School, On Utiyadra Road, Village Hathuran, Ta Mangrol, Dist. Surat	Chandramowlee Ramkishansingh Pandit	Residential / Symbolic	8.25 + Interest + Expenses	5,46,000.00 / 54,600.00
2	More Ratnaben Amrutbhai (Borrower) & Bharodawala Taheraben Maksud (Guarantor)	Plot No. 02, Manglam Society, Opp. Bhadkodra Post office, Near Bhadkodara Cicle, Valia Ankleshwar Road, Moje: Bhadkodara, Sub Dist Ankleshwar, Dist Bharuch 393001	More Ratnaben Amrutbhai	Residential / Physical	4.33 + Interest + Expenses	4,82,000.00 / 48,200.00
3	Ritaben Natavarbhai Prajapati (Borrower) & Chandramowli Ballubhai Prajapati (Guarantor)	Plot No. 4 Vrundawan Residency Near Divine Residency Kosamba-Karmali Road, Moje Utiyadra, Ta- Ankleshwar, Dist. Bharuch 394130	Ritaben Natavarbhai Prajapati	Residential / Physical	10.63 + Interest + Expenses	5,62,000.00 / 56,200.00
4	Sanjaybhai Ramlal Khandarey (Borrower) & Shali Shaligrambhai Devrambhai (Guarantor)	Plot No 214, Divine Residency, Near Divine International School, On Utiyadra Road, Village Hathuran, Ta Mangrol, Dist. Surat 394410	Sanjaybhai Ramlal Khandarey	Residential / Physical	7.86 + Interest + Expenses	5,67,000.00 / 56,700.00
5	Mr. Rakeshbhai Sureshbhai Soni (Borrower & Mortgagor)	All that the parts and parcels of immovable property bearing Plot No. 3, admeasuring 44.59 sq. mtrs. along with undivided proportionate share admeasuring 14.72 sq. mtrs. in the C.O.P. and common road in the housing estate known as "Divine Residency", with all appurtenances pertaining thereto, standing on land bearing Block No. 751, Survey No. 735/1, situated at Village Hathuran, Sub-District Mangrol, Distt. Surat, Gujarat.	Mr. Rakeshbhai Sureshbhai Soni	Residential / Symbolic	6.68 + Interest + Expenses	4,44,000.00 / 44,400.00
	Union Bank of India, Raopura Branch, Wakaskar Chambers, Prof. Manekrao Road, Raopura, Distt. Baroda, 390001 Branch Contact-Mohit Mishra Mobile No. 9478668200					
6	M/S Darshan Traders (Borrower) Represented by its Proprietor Sh. Sanjay Jayantibhai Limbani	All that piece and parcel of "Tower - B, Flat No. 402," Built-up Area admeasuring 944 sq. fts. in the scheme known as "Shreeji Gold" being situated in R.S. No. 255, C.S. No. 3883 of Village Gorwa, Taluka & District Vadodara in Registration District Vadodara and Sub-Registration District Vadodara which is bounded as under: East:- Flat No. 401, West:- Building O.T.S, North:- Building O.T.S, South:- Building Road.	Sh. Sanjay Jayantibhai Limbani	Residential / Physical	54.29 + Interest + Expenses	30,62,000.00 / 3,06,200.00
7	M/S MARLIN (Borrower) Represented by its Proprietor Smt. Bakula Kishorbhai Karkar	All that pieces and parcels of "Tower - A, Flat No. 101," Built-up Area admeasuring 944 sq. fts. in the scheme known as "Shreeji Gold" being situated in R.S. No. 255, C.S. No. 3883 of Village Gorwa, Taluka & District Vadodara in Registration District Vadodara and Sub-Registration District Vadodara which is bounded as : East:- Building O.T.S, West:- Society Internal Road, North:- Building Margin, South:- Flat No. 102.	Smt. Bakula Kishorbhai Karkar	Residential / Symbolic	51.79 + Interest + Expenses	34,10,000.00 / 3,41,000.00
	Branch-Dabhoi Road, Arom, Ground Floor 29-35, Soma Talav Cross Road, Dabhoi Road, PO Soma Talav, SD Baroda-390025. Branch Contact- Mr Jitendra Gupta at 9911943722					
8	Shaikh Firozmiya Chandmiya (Borrower) & Aamina F Shaikh (Co-Borrower)	Flat No. 405, Fourth Floor, Nabil Apartment, Near Tulsi Mandir, Opp. Hathikhana Kishanwadi, Vadodara. (Area-485.86 Sq Ft)	Shaikh Firozmiya Chandmiya	Residential / Physical	15.64 + Interest + Expenses	6,70,000.00 / 67,000.00
	Branch-Akota-I, No.24/4394, G.Floor, Peridot Hub, 24, Urmi Society, Productivity Road, Akota, Vadodara, Branch Contact- Mayur Pandya Mobile No. 9785486424					
9	M/S Shree Construction (Borrower) Mr. Rajesh Dattatray Musle (Co-Borrower & Mortgagor) Mr. Mahesh Dattatray Musle	Vibhag-A, Tikka No. 9/4 C.S. No. 5, Eastern Side of Shri Gopal Krushna Temple, Khedekar Falia, Paresh Nagar, Near Shri Dhanratna Villa, Wadi, Village: Vadodara Kasba Vadodara. (Area-1541.29 Sq. Ft.)	Mr. Rajesh Dattatray Musle	Residential / Physical	36.27 + Interest + Expenses	31,46,850.00 / 3,14,685.00
	Branch- Manjalpur-I, Gr Floor Hansa Party Plot,Vrajdham Mandir Road, Manjalpur390011 Branch Contact- Shri Rahul Kalamkar Mobile-9893905263					
10	M/S Jaigath Enterprise (Borrower) Represented by its Proprietor: Amit Kalyansinh Puwar & Amit Kalyansinh Puwar (Proprietor) & Estate of the Late Jyotsnaben Shivprasad Pandya (Guarantor & Mortgagor) Represented by: Nidhi Keyur Panwala (Legal Heir of Guarantor & Mortgagor)	Flat No. B-43, First Floor, Jay Ambe Apartment (Jay Ambe Co-op. Housing Society Ltd.), Nr. Arunachal Society, Opp. Sitaram Complex, Near IPCL Road, Subhanpura, Vadodara bounded as: East: OTS & Flat No. B/38, West: Common Passage & 6 mtr. Society Road, North: Flat No. B/44, South: Flat No. B/42 (Area-290.00 Sq. Ft)	Late Jyotsnaben Shivprasad Pandya	Residential / Physical	9.20 + Interest + Expenses	5,80,000.00 / 58,000.00

DATE OF E-AUCTION: 10.04.2026 (Friday)

TIME OF E-AUCTION: From 12:00 PM to 05:00 PM

Union Bank of India, Branch: Sama- Savli Road, Vadodara (25841), Shilp Emporium, Near Sama Talav, Dist: Baroda-390024 Contact Sh. Hemendra Sharma Mobile - 8350890769

11	N V FOODS (Borrower) Represented by its Proprietor:	Registration District & Sub-District Vadodara, Mouje Village Sama, land bearing Revenue Survey No. 55, 56A, City Survey No. 935, T.P Scheme No. 11, Final Plot No. 368, Totally admeasuring 430 Sq. Meters, on which Scheme called SARAL PRAKASH being organized and in that scheme OFFICE NO. 1, on Third Floor admeasuring 40.00 sq. Meters Built-up situated at 6 City Park Society, New Sama Road, Vadodara bounded by: East: 18 meter - wide road, West: Office No. 6, North: Office No. 2, South: 5 City Park Society.	Smt. Vaibhavi Dhirendra Singh	Commercial / Symbolic	5.28 + Interest + Expenses	21,96,000.00 / 2,19,600.00

Details of Encumbrances over the property as known to the bank: NIL

Contact Details: Shri Aman Saxena Mobile No.9455729973, Shri Anubhav Singh Mobile No. 8780339390, Shri Manohar Singh Mobile No. 8209894994

This may also be treated as statutory 30/15 days sale notice u/r 8(6)/9(1) of Security Interest (Enforcement) Rules,2002 to the borrower(s) & guarantor(s) of the above said loan(s), about the holding of E-Auction Sale on the above mentioned date.

**Date &