

Baruch Bank, 1st Floor, Shalimar Complex, Station Road, Baruch - 392001.
Email: branch@ucobank.in | Ph: 02642-2436470

The Security Interest Enforcement Rules, 2002 Rule 8 (1) POSSESSION NOTICE (For Immovable Property)
Whereas, the undersigned being the authorized officer of the UCO Bank Baruch Branch under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFESI) and in exercise of powers conferred under section 13 (12) read with rule 8 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 06.08.2026 calling upon the Mr. Pralima Manish Mishra (Borrower) Manish Mishra (Guarantor) to repay the amount mentioned in the notice being Rs. 10,50,693/- (Rupees Ten Lakhs Fifty Thousand Six Hundred Ninety Three Only) as on 29.07.2026 (inclusive of interest upto 30.06.2026) with interest as mentioned in notice, within 60 days from the date of receipt of the said notice less recovery if any.
The borrower has failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken **Symbolic Possession** of the property described herein below in exercise of powers conferred on him/her under sub-section (4) of section 13 of the said act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on the 15th day of October of the year 2026.
The borrower/guarantor 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 UCO Bank Baruch Branch for an amount Rs. 10,50,693/- (Rupees Ten Lakhs Fifty Thousand Six Hundred Ninety Three Only) as on 29.07.2026 (inclusive of interest upto 30.06.2026) (Amount deposited after issuing of demand notice under section 13(2) has given effect).
The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Description of the Immovable Property
All that piece and parcel of land bearing Old R.S. No. 95 pake Plot No. 44, 45 new R.S. No. 503, 503 pake Vaidheshwari Residency pake Plot No. 142 and area 36.82 sqm, common plot area 25.51 sqm, total area 62.33 sqm, situated at limit of Gachhi, Ta. Anandeshwar, District - Baruch, having boundaries namely: East: Adjoining Plot No. 141, West: Adjoining Plot No. 143, North: Adjoining Society Road, South: Adjoining Plot No. 156.
Date: 13-10-2026 | Place: Baruch | Authorized Officer, UCO Bank.

Race Course Road Branch: The City Centre, Old Amrapali Cinema, Rayya Road, Rajkot - 360007
POSSESSION NOTICE (For Movable Property)

Whereas the undersigned being the Authorized Officer of the Bank of Baroda under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFESI) and in exercise of powers conferred under section 13(12) read with rule 8 of the Security Interest Enforcement Rules, 2002 issued a Demand Notice dated 02.07.2026, calling upon the Borrower Mrs. Nitaben Nikhithai Vaidhara (Borrower) to the amount mentioned in the notice being Rs. 42,46,81.95/- (Rupees Forty Two Lakhs Forty Six Thousand Four Hundred Ninety One and Paise Ninety Five Only) + interest, and other charges therein within 30 days from the date of receipt of the said notice. (Less recovery in any).
The Borrower has failed to repay the amount, notice is hereby given to the Borrower 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 sub-section (4) of section 13 of the Act read with rule 8 of the Security Interest Enforcement Rules, 2002 on this 15.10.2026.
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.
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 Bank of Baroda for an amount of Rs. 42,46,81.95/- (Rupees Forty Two Lakhs Forty Six Thousand Four Hundred Ninety One and Paise Ninety Five Only) + interest and other charges therein less recovery if any.

Description of the Movable Property
Hypothecation of entire Raw Materials, Stock-in-Process, Stores & Spares, Packing Materials, finished Goods, Old/Existing Plant & Machinery and Book-Debits of the firm, both present & future situated at R.S. No. 1391 Plot No. 35A, Golden Industrial Estate, Pal Pal Road, Taluka: Lodhika, Dist: Rajkot-360311 and J.K. Industrial Group, Sub Plot No. 293, East, at Lodhika, Kodia Sangani, Rajkot-360024.
Date: 15.10.2026, Place: Rajkot | Sd/- Authorized Officer, Bank of Baroda.

RAJOKOT REGIONAL OFFICE: 1st Floor, BSNL Telephone Exchange, Opp. Jubilee Bazar, Rajkot-360001
Mail ID: recoveryraj@centralbank.in
E-AUCTION / SALE NOTICE

E-Auction Sale Notice for sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) 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 immovable property mortgaged/charged to the secured creditor, the Symbolic/Physical Possession of which has been taken by the authorized officer of Central Bank of India, Secured creditor, will be sold on "As is where is", "As is what is" and "Whatever is there" basis on 04.11.2026 for recovery of due to Central Bank of India from Borrower(s) and Guarantor(s). The Reserve Price and earnest money deposit (EMD) is displayed against details of respective properties.

APPENDIX - I/VA [See proviso to rule 8 (6)] Sale Notice for Sale of Immovable Properties on 04.11.2026

Sr. No.	Name of the Borrower/Guarantor	Branch Contact Details	Demand Notice Date & Due Amount	Description of the Immovable Property	Reserve Price, EMD 10% & Bid Incremental Amount (Type of Possession)
01	M/s Bala Food Products (Partnership Firm) (Borrower)	Mr. Himanshu Ranjan Chief Manager Bhakiranga Industrial Area Branch Mo. 96876 90004	03.04.2024 Rs. 11,19,51,000/- + Overdue Interest + Other Charges thereon	Equitable Mortgage of Property in the name of Mr. Rajeshbhai Bhupendrabhai Pandya Commercial Shop at Shop No. 5, having Built up Area 44.44 Sq. Mtrs. Ground Floor, Jagat Vika Complex, Opp. Vardhaman Complex, Behind K. K. Jewellers, Constructed on Land Area 174.76 Sq. Mtrs., Land of Aghal Lekh No. 40, Dated 24.02.1952 of Rajkot, bearing City Survey No. 102/3 paki, Sheet No. 145 of City Survey Ward No. 5 of Rajkot, Area: 174.76 Sq. Mtrs. Boundaries: East: Shop No. 4, West: Remaining Part of the Building, North: Other Building, South: Open Passage & Shop Street	Rs. 3,66,300/- Rs. 25,000/- (Physical)
02	M/s Shree Mandavray Industries - (Partnership Firm) - Borrower	Surenandran Branch Mr. Nitesh Kumar Branch manager Mo. 96876 90029	15.06.2019 Rs. 76,81,826 + Interest + Other Charges thereon	Industrial Property in the name of Ms. Jignabai Ajitshah Parmar, situated at "Shree Mandavray Industries" Sheikhar, Revenue Survey No. 4391 Paki, Plot No. 7 paki, (South Side), At: Sheikhar, B/H Shakti Jn. Opp. Surenandran - 363020, Adjoining - 231.00 Sq. Mtrs. Boundaries: North: Plot No. 7 Paki North Side, South: P. S. No. 438, East: 9.00 Mts. Wide Road, West: R.S. No. 439 Paki	Rs. 17,93,000/- Rs. 1,79,300/- Rs. 20,000/- (Physical)
03	Mr. Jayesh B. Maradiya (Borrower)	Mr. Arvind Shrivastav Jagatpott Branch Mr. Nitesh Kumar Branch manager Mo. 96876 90030	10.06.2025 Rs. 49,52,04/- + Interest + Other Charges thereon	Property in the name of Mr. Jayesh B. Maradiya & Mrs. Nisha Maradiya Residential Flat No. 703 having Built up area Adjoining 141.65 Sq. Mtrs., Carpet Area 35.15 Sq. Mtrs. situated at the Seventh Floor of Building No. UG2 (LIGB) of LIG Scheme of EWs Yona, T.P. Scheme No. 9, P.P. No. 15, Total Land Adjoining 2288.50 Sq. Mtrs. of Revenue Survey No. 39 paki of Village Mungla, Tal. & Registration Sub District Rajkot, Dist. Rajkot, Gujarat. Area: 41.65 Sq. Mtrs. Boundary: North: Garden, South: Laga Plot No. 704 and Lift, East: Garden, West: Passage and Laga Plot No. 702	Rs. 13,95,000/- Rs. 39,500/- Rs. 10,000/- (Physical)
04	Kishan Agro Industries (Partnership Firm)	Surenandran Branch Mr. Nitesh Kumar Branch manager Mo. 96876 90029	30.12.2024 Rs. 1,01,80,380/- + Interest + Other Charges thereon	Property in the name of Mr. Akash Chamanlal Kanani Industrial Plot including construction thereon, situated at Plot No. 5, Area 486 Sq. Mtrs. R.S. No. 963/2, Am. Zonal Land Area 19421 Sq. Mtrs., Savin Mali Road, Al. City, Dist. Surenandran, Gujarat - 363 430, Boundary: North: Agriculture land of R.S. No. 633 Paki, South: 12 Meters Wide Road, East: Common Plot-A, West: Plot No. 4	Rs. 42,26,000/- Rs. 4,22,600/- Rs. 50,000/- Symbolic
05	M/s Tirupati Industries (Partnership Firm) (Borrower), 2. Chamanlal Nambhai Kanani (Partner / Mortgage / Guarantor), 3. Dhanrajbhai Devjiwala Vancha (Partner / Guarantor), 4. Gurubhai Kanjibhai Sabhani (Partner / Mortgage / Guarantor), 5. Manubhai Nambhai Jeesadiya (Mortgage / Guarantor)	Surenandran Branch Mr. Nitesh Kumar Branch manager Mo. 96876 90029	20.12.2024 Rs. 3,65,05,015/- + Interest + Other Charges thereon	Property in the name of Manubhai Nambhai Jeesadiya Sayia Sim Survey No. 1267 paki, Plot No. 24, Adjoining 236.73 Sq. Yards i.e. 197.93 Sq. Mtrs., At: Sayia, Taluka: Sayia Dist. - Surenandran, Boundaries: East: 8.70 Meters in that direction there is 9.00 Meters Wide Road, West: 8.70 Meters in that direction adjoining R.S. No. 1267 Paki, North: 22.75 Meters in that direction adjoining R.S. No. 1267 Paki, South: 22.75 Meters in that direction there is Plot No. 23	Rs. 8,80,000/- Rs. 98,000/- Rs. 10,000/- (Physical)
06	M/s Vinayak Brass Instruments	Mrs. Neha Mangal Branch Manager Ghanteswar Mo. 96876 90040	07.04.2025 Rs. 46,44,483/- + Interest + Other Charges thereon	Property in the name of Mrs. Darshitaben Jigneshbhai Sinojia All that Piece and Parcel of Immovable Property comprising of Industrial property of M/s. Revenue Survey No. 59 paki and 100 paki N.A. Land known as "Gokulnagar" pake Plot No. 56 paki South-East Corner land pake East side Corner land about 98.24 Sq. M. i.e. 117-6.5 Sq. Yard paki North Side Land 49.12 Sq. M. Near Gokulnagar Society, Street No. 5, Gokul Nagar, Mavdi, within the limits of Rajkot, State of Gujarat. Boundaries: East: This is Shutter and then after Public Road, West: This Plots Pake Shed that Side Wall is Joint, North: Other Property, South: Shed of this Plots Pake that Side Wall is Joint	Rs. 21,12,000/- Rs. 2,11,200/- Rs. 25,000/- (Physical)

Date of E-Auction: 04.11.2026 • Time: 12.00 Noon to 5.00 PM with Auto Extension of 10 Minutes
Date of Inspection & Time: 02.11.2026 Between 12.00 Noon to 5.00 PM
Last Date of Submission of EMD & Documents (Online): 04.11.2026 upto 4.00 PM
Bidder will register on website and upload KYC documents and after verification of KYC documents by the service provider, EMD to be Deposited in Global EMD wallet through NEFT/RTGS transfer (after generation of challan form) the auction will be conducted through the Bank's approved service provider "https://banknet.com."

E-auction will be held "As is where is", "As is what is" and "Whatever is there" basis. For detailed terms and conditions please refer to the link provided in www.centralbankofindia.in in secured creditor or on auction platform (https://banknet.com/banknet/HelpLine No. 8291220220)

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6) OF THE SARFESI ACT, 2002
Borrowers/Guarantors/Mortgagees are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses before the date of e-auction, failing which the property will be auctioned/sold and balance dues, will be recovered with interest and cost.

Date: 17.10.2026, Place: Rajkot | Sd/- Authorized Officer, Central Bank of India

PUBLIC NOTICE REGARDING TITLE CLEARANCE
NOTICE is hereby given that, Mrs. Raslambai Lalibhai Savaiya and Mr. Lalibhai Narashahi Savaiya is a absolute owner of the below mentioned property and has original financial facility and mortgaged the said property with KFCB Bank Limited. Now, they have sought a title clearance certificate from me and they have to avoid the financial facilities by Mortgaging the property in bank. But among the original documents of the said property, Original registered Agreement for Sale Deed No. 19915 dated 30.07.2018 and its original registration receipt is missing in the possession of, so if anyone has any information, objection or dispute regarding the said property, hereby requested to make the same known in writing within a period of 07 days from the date of publication hereof, failing which the claim of such person/s will be deemed to have been waived and/or abandoned. And I will give the title clearance certificate of the said property and my client shall create the equitable mortgage and any claim of whatsoever nature lodged by any person after the expiry of above mentioned period will not be entertained, which please note.

DESCRIPTION OF PROPERTY
All those piece and parcels to the immovable property bearing Revenue Block No. 1244 paki, Survey No. 1394, T.P. Scheme No. 36 (Varney), Final Plot No. 3/A, known as "Opera Crystal" Building No. F/2, 4th Floor, Flat No. F/2-401, measuring carport area 50.25 square meters (built up area 57.59 square meters), Situated at Village: Varney, Sub District: Katarinar, District: Surat.
Date: 18.10.2026 | Place: Surat
Address: 303, Shiv Mangal Building, Nampura, Surat.
Bhavin S. Vyas Advocate

FORM G INVITATION FOR EXPRESSION OF INTEREST FOR TAKASHIMA HEIGHTS INDIA PRIVATE LIMITED
OPERATING IN REAL ESTATE BUSINESS AT AHMEDABAD
(Under sub regulation 111 of the Securities and Exchange Board of India (Securities Regulation) Regulations for Corporate Finance) (Regulation, 2016)

SL	RELEVANT PARTICULARS	TAKEASHIMA HEIGHTS INDIA PRIVATE LIMITED
1.	Name of the corporate debtor along with PAN & CIN No.	TAKEASHIMA HEIGHTS INDIA PRIVATE LIMITED CIN: U45400GJ2017PC008403 PAN: AAKG1392D
2.	Address of the registered office	TAKEASHIMA HEIGHTS INDIA PRIVATE LIMITED, Plot No. 3/A, Takashima Heights, Beside Fortune Park Hotel, Towards B-1, P-1, 4th Floor, C-1, P-1, Takashima Heights, Ahmedabad, Gujarat, India, 380006.
3.	URL of website	www.takeashimaheights.com
4.	Details of place where majority of the corporate debtor's business is conducted	The Corporate Debtor has developed a real estate project named "Takashima Heights", located at Ahmedabad, Gujarat comprising of Wings A, B, C, and D. The Building User Certificate has been obtained for all wings.
5.	Installed capacity of main products/ services	Information can be sought by writing an email at info@takeashimaheights.com
6.	Quantity and value of main products/ services sold in last financial year	4 employees
7.	Number of employees (with salaries)	Information can be sought by writing an email at info@takeashimaheights.com
8.	Further details including latest available financial statements (with auditors)	Information can be sought by writing an email at info@takeashimaheights.com
9.	Two years, list of creditors are available	Information can be sought by writing an email at info@takeashimaheights.com
10.	Eligibility for resolution under section 23(2)(v) of the Code is available at URL	2nd November 2026
11.	Use of date for receipt of expression of interest	12th November 2026
12.	Date of issue of provisional list of prospective resolution applicants	17th November 2026
13.	Last date for submission of objections to provisional list	27th November 2026
14.	Date of issue of final list of prospective resolution applicants	2nd December 2026
15.	Date of issue of information memorandum, evaluation matrix and request for resolution plans to prospective resolution applicants	1st January 2027
16.	Last date for submission of resolution plans	info@takeashimaheights.com
17.	Process email id to submit Expression of interest	LOKHA.GJ.02.04.0176
18.	Details of the corporate debtor's registration status as MSME	MSME

Date: 18th October, 2026
Place: Mumbai
Authorized By: Abhijit Gadhale
Official Resolution of Takashima Heights India Private Limited
Registered Address: 8118th Floor, Meadows, Sahar Plaza Complex, OT - J B Nagar Chokhi Main Station, Andheri - Kurla Road, Andheri East, Mumbai - 400050

FORM G ADDENDUM TO EXPRESSION OF INTEREST TO SUBMIT RESOLUTION PLAN FOR COMET GRANITO PRIVATE LIMITED
(CIN: U29146GU2006PTC04991)
Pursuant to Public Announcement dated 02-10-2026 inviting Expression of Interest (EOI) from Prospective Resolution Applicants, it is hereby informed that, in order to facilitate wider participation and provide additional time to prospective resolution applicants for submission of their EOIs, the Committee of Creditors has decided to extend last date submission of EOIs on 17-10-2026. Accordingly, the revised timelines for the Corporate Insolvency Resolution Process (CIRP) are as follows:

Particulars	Proposed date
Last date for receipt of expression of interest	October 24, 2026
Date of issue of provisional list of prospective resolution applicants	November 8, 2026
Last date for submission of objections to provisional list	November 18, 2026
Date of issue of final list of prospective resolution applicants	November 28, 2026
Date of issue of information memorandum, evaluation matrix and request for resolution plans to prospective resolution applicants	December 8, 2026
Last date for submission of resolution plans	December 23, 2026
Process email id to submit Expression of Interest	info@cometgranito.com

All other terms and conditions of the Public Announcement dated 02-10-2026 shall remain unchanged. The details of invitation for Expression of Interest containing Eligibility criteria can be obtained from info@cometgranito.com.

Resolution Professional of Comet Granito Private Limited
Reg. No. BB/P/01/01/P/2022/000-201/13482
Correspondence address: 5th Floor, Building No. 4, Sola Sector Corporate Park, 45142, Andheri-Kurla Road, Chakola, Andheri East, Mumbai - 400033.
Registered Address: 508, Eka Woods, Rajaji Estate, Kulkarni, Borivali East, Near National Park, Mumbai - 400066.

Date: October 18, 2026
Place: Mumbai

Indian Express
I arrive at a conclusion not an assumption.
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Bank of Baroda
Dr. YAGNIK ROAD BRANCH: Oman Bhuvan, Dr. Yagnik Road, Rajkot - 360 001
AUCTION OF SEIZED VEHICLE
Following Vehicles are seized and to be sold on "As is where is" and "As is what is" and "Without Recourse" basis. Conditions for Realization of the secured debts due to Bank of Baroda, Yagnik Road Branch, Rajkot. The Sale will be done by the undersigned through E-Auction Platform provided at the website <https://banknet.com>.
Auction Date: 20.11.2026, Auction Time: 12.00 PM to 4.00 PM
Vehicle Inspection Date: 16.11.2026 & Time: 11.00 AM to 3.00 PM

S. No.	Name & Address of Borrower/Guarantor	Total Outstanding as on 02.02.2025 + Interest & Other Charges	Vehicle Make & Model RTO Regd. No.	Reserve Price EMD Bid Increase Amt.	Contact Person Name & No.
1	Shri Vinubhai Maganbhai Parmar, Address: Jyoti Chandra Kuma, Shyva Park-1, Behind Ranjip Temple, Kothariya Main Road, Rajkot-360055	Rs. 3.79 Lakh + Interest thereon & Other Charges	Maruti Suzuki Ignis Signa (Petrol) Kms Running: 31138 Approx Colour: Grey Model Year: 2022 Reg No GJ-03-M-7828	Rs. 3,20,000 Rs. 32,000 Rs. 10,000	Mr. Sandeep Lohchab M. 99902 28102

(1) For Detailed Terms and Conditions of the Sale, please refer to the Link provided in Bank of Baroda. Secured Creditor's Website i.e. www.bankofbaroda.com/webat.htm. All the charges including GST / Tax / RTO etc. are to be borne by successful bidder. Bidder has to bid one incremental for first bid. (2) The Auction-Cum-Sale shall be conducted through E-Auction mode only through the official portal of https://banknet.com. (3) The intending bidders are advised to go through the portal https://banknet.com for detailed Terms and Conditions for E-Auction Sale before submitting their bids and taking part in the E-Auction Sale proceedings and contact the respective Authorized Officer for the concerned Vehicle as mentioned above.

Date: 18.10.2026, Place: Rajkot | Authorized Officer, Bank of Baroda

Bank of Baroda, Becharaji Branch - Opp. Becharaji Gram Panchayat, Becharaji - 384210, Dist. Mehsana, Gujarat, India. E-Mail: Becharaj@bankofbaroda.com
Notice For Sale of Immovable / Movable Properties
(Under Rule 8(2) and (6) of the Security Interest (Enforcement) Rules, 2002)

E-Auction Sale Notice for Sale of movable/immovable Assets under the Securitization 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) and Guarantor(s) that the below described immovable/immovable properties mortgaged/charged to Bank of Baroda, Secured Creditor, the Physical Possession of which has been taken by the Authorized Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis for recovery of dues below mentioned accounts. The details of Borrower(s)/Mortgagee/Guarantor(s)/Secured Assets/Dues/Reserve Price/Auction date & Time, EMD and Bid Incremental are mentioned below:

As a witness, I/We declare that the details of the above mentioned accounts, the details of the borrowers/ Mortgagee/Guarantors/Secured Assets and Reserve Prices are correct and true.				
Sr./Lot No.	Name & address of Borrower(s)/Guarantor(s)	Description of the immovable / movable properties	Total dues	Reserve Price EMD & Bid Increase Amount
1	M/s Mugh Industries, (Prop. Mr. Bipin Kumar Ranchhodhai Patel), Factory Add: Revenue Survey No. 874 (Old Revenue Survey No. 55 paki), City Survey No. 1947, Sheet No. N474, Sheet No. N499, situated within the limits of Sarpancha, Tal. Becharaji, Dist. Mehsana, Gujarat - 384210. Registered Add: 1st Floor, Shop No. F19, Vihar Bungalows, Becharaji Road, Reliance Petrol Pump, Taluka Becharaji, Dist. Mehsana, Gujarat-384210.	(1) All that piece and parcel of N.A. Land for industrial purpose with construction thereon area measuring 6515.00 Sq. Mts. of Revenue Survey No. 874 (Old Revenue Survey No. 55 paki), City Survey No. 1947, Sheet No. N474, Sheet No. N499, situated within the limits of Sarpancha, Tal. Becharaji, Dist. Mehsana in the name of Ranchhodhai Becharaji Mugh Industries and leased to the borrower M/s Mugh Industries. The Borrowings belong to the borrower in the premises (as per parcel map) are not part of the Auction. The Property bounded as under: North: A.J. R.S. No. 825, South: A.J. R.S. No. 875, East: A.J. R.S. No. 875, West: Becharaji-Hat Road. (2) All that piece and parcel of movable/immovable Securities (Plant & machines) situated and lying at borrower (M/s Mugh Industries) premises, Revenue Survey No. 874 (Old Revenue Survey No. 55 paki), City Survey No. 1947, Sheet No. N474, Sheet No. N499, situated within the limits of Sarpancha, Tal. Becharaji, Dist. Mehsana. Description of the Securities and Quantity: 1) Automatic Digging Machine-4, 2) Rubber Band Moulds - 1800, 3) Hydraulic Drum Lifter-1, 4) Rubber Band Cutting Machine-1, 5) S.K. Compressor-2, 6) Rubber Band Sorting Machine-1, 7) Chemical Mung Stirrer -2.	Total dues Rs. 3,51,88,138.00 (Rupees Three Crores Sixty One Lakh Eighty Thousand Eight Hundred Thirty Eight Only) as on 24.09.2025 and interest thereon at the contractual rate plus cost, charges and expenses till date of payment.	1. Reserve Price (Factory Land & Building) - Rs. 147,82,000/- Plant & Machinery - Rs. 1,73,34,000/- 2. Earnest Money Deposit (EMD) - Rs. 32,11,600/- 3. Bid Increase Amount - Rs. 50,000/-
3	3.Srth Ranchhodhai Becharaji Mulchandlal Patel Bhusar & Mortgage Add: 55, Vihar Vanglows, Vihar,			

E-Auction Date: 05.11.2026 and E-Auction Time: 02:00 PM to 06:00 PM (unlimited extension of 10 minutes) • Status of Possession: Physical • Property Inspection Date: 04.11.2026, Time: 11.00 AM to 4.00 PM (BY TAKING PRIOR APPOINTMENT)

For detailed terms and conditions of sale, please refer to the link provided in <https://bankofbaroda.bank.in/e-auction> and <https://banknet.com>. Also, prospective bidders may contact the For Authorized officer on Mobile 899003990 / 8990039948, GSTTDS as per Government Rules applicable shall be payable by purchaser on sale of Movable / Immovable Assets.)

AS PER SARFESI ACT, STATUTORY -15 DAYS SALE NOTICE TO THE BORROWER / GUARANTOR / MORTGAGOR
Date: 17.10.2026 | Place: Becharaji | Sd/- Authorized Officer, BANK OF BARODA

ARB Surat, Add: Tulsi Market, Ring Road, Maan Darwaja, Surat - 395002, Authorised Officer - Rahul Kumar, Mo. 7859911911, Branch: 7016955090, Email ID - arb.surat@unionbankofindia.bank.in
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) (9) 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 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) and Guarantor(s). The Reserve Price and the Earnest Money Deposit are also mentioned hereunder:

DATE AND TIME OF E-AUCTION - 13-11-2026 (Friday) from 12:00 p.m. to 05:00 p.m.

Branch Name, Address & Contact No.	Union Bank of India, ARB - Surat Branch, Tulsi Market, Ring Road, Maan Darwaja, Surat - 395002.
Name of the Borrower / Guarantor: M/s. A.R. Buldoon (A partnership firm), Mr. Dinash Mehta, Proprietor, Mr. Chandra Prabhakar, Proprietor, (Partner and Guarantor), Mrs. Archana Vijay Mehta (Guarantor & Mortgage), Mrs. Rashmirekha Chandan Baruah (Guarantor & Mortgage)	Amount due: Rs. 55,40,357.90 together with interest as on 30-11-2025 and future interest from 01-12-2025 plus charges
Property No. 01: All that Shop No. A-3, measuring 250 Sq. Ft. equivalent to 23.23 Sq. Mtrs. (Super Built-Up area) on the Ground Floor along with 5 Sq. Mtrs. undivided share of land in Vardhaman Building constructed on N.A. Land bearing Plot No. 5 Revenue Survey No. 1664/P25 adjoining 810 Sq. Mtrs. being situated at Sandvan, Village-Solambha, Tal. Talasari, District - Valsad. Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None	Reserve Price: Rs. 3,96,000.00 EMD: Rs. 39,600.00
Name of the Borrower / Guarantor: M/s. Kuber Enterprise Proprietor - Mr. Chintan Shantibhai Jadhav (Borrower), Mr. Chintan Shantibhai Jadhav (Proprietor of M/s. Kuber Enterprise), Mr. Chintan Shantibhai Jadhav (Guarantor), Mr. Vivek Rameshbhai Jadhav (Guarantor)	Amount due: Rs. 1,41,04,259.28 together with interest and expenses as on 31-08-2025 and future interest from 01-09-2025 plus charge and expenses
Property No. 02: Office No. S-486, 4th Floor, Silver Plaza Complex, Beglumpur, measuring 458.00 Sq. Ft. (Carpet Area - 311.44 Sq. Ft.) situated at Ward No. 7, City Survey No. 108, 482-A, Ramnagar, Taluka-Chorasi, Surat, Boundary: East: Ring Road, West: Entrance & Office No. S-4442, North: Lift, South: Japan market (Owned by Mr. Chintan Shantibhai Jadhav). Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None	Reserve Price: Rs. 10,71,000.00 EMD: Rs. 1,07,100.00
Name of the Borrower / Guarantor: M/s. Jimi Pankajbhai Patel Alias Mr. Jimmy P. Patel	Amount due: Rs. 24,68,845.33 as per Demand Notice dated 01-11-2022 plus future interest, cost & expenses (Subject to Subsequent recovery if any)
Property No. 03: All that piece & parcel of Flat No. 107 in Shubh Mangal 1, which is constructed on the N.A. Land bearing R.S. No. 262/P/2, constructed on N.A. Land adjoining 885 Sq. Mtrs., flat measuring 1250 Sq. Ft. & 116.27 Sq. Yards within the Grampanchayat limit of Nandeva Tal. & Dist. Valsad with all right in the name of Mr. Jimi Pankajbhai Patel Alias Mr. Jimmy P. Patel. Type of Possession - Physical Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None	Reserve Price: Rs. 11,63,000.00 EMD: Rs. 1,16,300.00

This may also be treated as 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.

For detailed terms and condition of the sale, please refer to the link provided in <https://www.unionbankofindia.bank.in>
Date: 17-10-2026 | For Registration and Login and Bidding Rules visit <https://banknet.com> | Authorized Officer, Union Bank of India
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