Business Standard CAMPUS TALK

BS PROMOTIONS

DR RAMAKANTA PATRA IS THE NEW PRESIDENT OF ASSOCIATION OF INDIAN MANAGEMENT SCHOOLS

Dr Ramakanta Patra, the Dean, Business Administration of Supreme Knowledge Foundation, Mankundu, West Bengal is elected as the President of AIMS (Association of Indian Management Schools)

Dr Patra has more than 12 years' experience in different industries, and more than 28 years in academics including 14 years at National Institute of Technology(NIT), Bhopal. Dr Patra has conducted a good number of FDPs', MDPs', EDP's, Case writing workshops, Short-Term Training Programmes for Corporate and academicians. He is also associated with several professional bodies like NIPM, NHRD, AIMS, AIMA etc. Dr Patra has been awarded Ph.D. in the year 2000, on the topic "Human Resource Accounting at BHEL, Bhopal", which was recognised by Indian Council of Social Science and Research, Ministry of Human Resource Development, Government of India as the best work and received grant-in-aid for its publication. Dr Patra has a good number of research papers (66) to his credit published in referred national (55) and international journals, and attended a number of national/international seminars/conferences. Dr Patra has also published six books in Management area and 2 are under publication. He had served Bharatiya Vidya Bhavan Institute of Management Science, Kolkata for 10 years as Principal.



CHANGE OF NAME

I HAVE CHANGED MY OLD NAME FROM **SARVAIYA BATUKRAY ZAVERBHAI** TO NEW NAME **SARVAIYA BATUKBHAI ZAVERBHAI** AND I WILL BE KNOWN AS NEW NAME WHICH PLEASE NOTE.

SARVAIYA BATUKBHAI ZAVERBHAI
W/O; Batukbhai Sarvaiya,
Umrethani Khadki, Opp. Moti Khadi,
Tranol, Anand, Gujarat-388335
Contact number - 9974386326

CHANGE OF NAME

I HAVE CHANGED MY OLD NAME FROM **SARVAIYA MACHHABEN ZAVERBHAI** TO NEW NAME **SARVAIYA MANSABEN ZAVERBHAI** AND I WILL BE KNOWN AS NEW NAME WHICH PLEASE NOTE.

SARVAIYA MANSABEN ZAVERBHAI
W/O; Zaverbhai Bhatt Faliyu,
Dashrath, Vadodara, Gujarat-391740
Contact number - 9974386326

PUBLIC NOTICE

That is client Ashokkumar Sitaram Dobi has demanded for the title clearance certificate for the property the Previous Owner of the Said Property ware Prakashchand Ragunath Maharana Property situated at Non-agricultural Plot of land in Mauje Por, Vadodara lying being land bearing R.S. No. 634, admeasuring 2992.75 Sq. Mtrs., Known as "SHANTI NIVAS" Flat No. 305 on Third Floor Of Tower-C, Construction area admeasuring 24.63 Sq. Mtrs., i.e. 265 Sq. Fts., at Registration District & Sub District Vadodara & District Vadodara. That the above captioned property, the Previous Owner Prakashchand Ragunath Maharana become Owner through Registered Sale Deed Vides Registration No. 3045 dated 16.03.2012. and In The Same Sale Deed Rectification was Found and the Rectification was done by Rectification Deed Vides Registration No. 3358 dated 21.03.2012. That Original Sale Deed and it's Registration Receipt is Missing. Therefore if any individual, Bank or any Financial Institution has its charge or lien on the said property then within 07 days from the publication of the notice may send their objections along with the Supportive Evidence. If not send within given period then my client will initiate further proceedings.

Dt. 17.01.2025 Vadodara — Under the instruction from the client

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

NIDO HOME FINANCE LIMITED

(formerly known as Edelweiss Housing Finance Limited), having its office at : 5th Floor, Tower 3, Wing B, Kohinoor City Mall, Kohinoor City, Kirol Road, Kurla (W), Mumbai– 400070. Branch Office: 302 to 304, 3rd eye vision, on 3rd floor, opp. Shivalik plaza, panjrapol-IIM road, Panjrapol, Ahmedabad-380009.

SALE OF IMMOVABLE PROPERTY UNDER PRIVATE TREATY

Sale Notice for sale of immovable property in exercise of the powers under the SARFAESI Act, 2002 and pursuant to the possession taken by the Authorised Officer under the said Act and Rules for recovery of the secured debts. We have received the offer of **Rs. 4,50,000/- (Rupees Four Lakh Fifty Thousand Only)** to purchase the said property under private treaty sale. Therefore, Authorised Officer has decided to sell the secured asset described herein under the private treaty.

Notice hereby is given to the public in general and in particular to the Borrower(s), Co Borrower(s) and Guarantor(s) that the under mentioned property mortgaged in favour of **Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited)** (hereinafter referred to as 'Nido') will be sold on **"AS IS WHERE IS , "AS IS WHAT IS" AND "WHATEVER THERE IS"** , condition, by way of "Private Treaty" for recovery of dues in terms of the provisions of SARFAESI Act read with Rules 8 (5) (d) & 9 of Security Interest (Enforcement) Rules, 2002. If in case, you have an offer for the said Property for an amount over and above **Rs. 4,50,000/- (Rupees Four Lakh Fifty Thousand Only)** then same to be submitted to authorized officer within 15 days from the date of publication. If we do not receive any offer as mentioned herein above, we shall proceed with the said offer price of **Rs. 4,50,000/- (Rupees Four Lakh Fifty Thousand Only)** under Private Treaty sale as per the relevant provisions of the SARFAESI Act, 2002.

Sr. No.	Name and Address of the Borrower, Co Borrower Guarantor and Loan Account No.	Details of the Secured Asset
1.	**1. SHAITAN RAWAT SINGH (BORROWER), 2. MANGI KANWAR (CO-BORROWER), ADDRESS: FLAT NO 105, 1ST FLOOR, GAJANAND COMLEX, MOJE CHHIRI, TA. VAPI, DIST. VALSAD, VAPI 396191 LAN NO.: LVAPSTH0000033543**	All The Part And Parcel Bearing Flat No. 105 Admeasuring About 760.00 Sq. Fts. Equivalent To 70.63 Sq. Mtrs. Super Built Up Area, Situated On The First Floor Of The Building Known As "Gajanand Complex" Constructed On The N.A. Land Bearing Survey No. 250/3 Paikee Admeasuring About 32882.00 Sq. Mtrs. Paikee Plot No. 80 (Computerized Survey No. 250/3/Paikee 67) Admeasuring 169.47 Sq. Mtrs., Plot No. 81 (Computerized Survey No. 250/3/Paikee 68) Admeasuring 190.22 Sq. Mtrs. & Plot No. 82 (Computerized Survey No. 250/3/Paikee 69) Admeasuring 198.68 Sq. Mtrs. Situated At: Chhiri, Tal: Vapi, Dist: Valsad. **The Said Flat Is Bounded As: North:** Flat No. 104 **South:** Flat No. 106 **East:** Internal Road **West:** Passage.

Place: Vapi
Date: 17.01.2025

Sd/- Authorized Officer
FOR NIDO HOME FINANCE LIMITED
(Formerly Known as Edelweiss Housing Finance Limited)

DEBTS RECOVERY TRIBUNAL-I, AHMEDABAD
R.C. 89/2021

ICICI Bank Vs. Chandrashekar

Dated : 03.01.2025
Present : Mr. Kandarp Dixit, proxy counsel for CH Bank
None for CDs

The proxy counsel for CH Bank filed valuation report dated 16.05.2024 of two different valuers qua mortgage property situated at Flat No. 501, 5th Floor, admeasuring 5500 sq.ft. in the scheme known as "the address" constructed on the land bearing NA Plot No. 16, 18 to 31 and 33 of Revenue Survey No. 609, City Survey No. 2412 of Village Kasba Vadodara, Dist. Vadodara. The fair market value of the property is Rs. 2,47,50,000/- and Rs. 2,42,00,000/-.

Records reveal that the sale notice dated 20.06.2024 was issued qua this property at reserve price of Rs. 2,87,65,000/-. CH Bank stated that auction scheduled on 23.08.2024 failed for want of bids. Thereafter, CH Bank filed an affidavit dated 26.09.2024 stating that CH Bank proceeded against this property under SARFAESI and conducted 10 auctions of same property. In the last seven auctions the reserve price was Rs. 2.00 crore.

CH Bank further stated that no buyer is ready to purchase the property at Rs. 2.00 crore, hence reserve price may be kept at Rs. 2.00 crore to attract the buyers. Now, vide purshish dated 03.01.2025, CH Bank again requested to put the auction at reserve price of Rs. 2.00 crore.

The proxy counsel for CH Bank stated that if the property is put to fair market value then it will not attract the buyers and will lead to cost of publication. He further stated that if we calculate the realizable value by considering it as 85% of lower fair market value, than it will come around Rs. 2.00 crore. He also requested to put the property to auction at by fixing the reserve price at Rs. 2.00 crore.

It is made clear that reserve price is not a price on which property will be necessarily sold. Rather reserve price is always an indicative price. If the reserve price is kept at competitive level, there are chances of more participation by prospective buyers and higher possibility of successful sale by fetching higher price.

Keeping in view the position explained above, the request of CH Bank to reduce the reserve price at Rs. 2.00 crore is allowed. Registry is directed to issue sale notice accordingly.

CH Bank is directed to serve the sale notice through all permissible modes and file service report. CH Bank shall take all efforts for vide publicity of the sale notice and will publish the sale notice in leading newspapers including at least one newspaper of vernacular language. It should also be ensured that the sale notice is published in the edition of newspaper where property is situated.

ORDER

The auction of the following property will be conducted as per the timeline hereunder:

(a) Description and reserve price of the mortgaged property-

Lot No.	Properties Description	Reserve Price
1.	All that piece and parcel of immovable property being Flat No. A/501, 5th Floor, admeasuring 5500 Sq. Ft. in. the scheme known as "THE ADDRESS" constructed on the land bearing N.A. Plot Nos. 16, 18 to 31 & 33 admeasuring about 4198.74 Sq. mtrs. of R.S. No. 609 City Survey No. 2412 of Village Kasba-Vadodara, District & Sub District- Vadodara, Arunodhaya Circle, Near Priyalami Mills, Alkapuri, Vadodara bounded as under: By East: Tower B, By West: Road, By North: Garden, By South: Common Road	Rs. 2,00,00,000/-

Properties shall be put to public sale through electronic mode on as is where is basis. The auction will be conducted through e-auction agency i.e. C1 India Ltd. The encumbrances/Tax & statutory dues on the subject assets, if known, be displayed with sale notice. Schedule of e-Auction would be as under :

Date & Time of E-auction : 26.02.2025, Date & Time of Inspection : 11.02.2025, Paper Publication latest by : 26.01.2025, Bids/Offers will be accepted till 4.00 p.m. on 24.02.2025.

(b) The CH Bank will follow the following terms and conditions while compliance of sale notice:-

(I) CH Bank is directed to proclaim the sale in the following manner : Proclamation of sale be made at some place on or adjacent to the property by beat of drum or other customary mode, a copy of the sale notice be affixed on a conspicuous part of the concerned property at least 30 days before the public auction. Further sale notice be published in one English and one vernacular language newspaper having wide circulation where the properties are situated. A copy of the sale notice be served on the concerned CDs by RPAD or Dasti Service and another be place on the notice board of this Tribunal.

(ii)The officer of concerned branch/ARMB/SAMB is hereby appointed as Court Commissioner to proclaim the sale in the manner as stated above.

(iii) The CH Bank shall exhaust all the permissible efforts to attract maximum bids and to realize highest amount for the properties to be auctioned.

The matter is adjourned to 27.01.2025.

(Love Kumar)
Recovery Officer-1, DRT-I, Ahmedabad

बैंक ऑफ़ बड़ौदा Bank of Baroda

MEGA E-AUCTION SALE NOTICE

Regional Office, Hotel Skyline Building, College Road, Bharuch - 392002 (Gujarat)
Ph. 91 2642 205034/35 E-mail : recovery.bharuch@bankofbaroda.com

Auction Date 20.02.2025
Time : 02:00 PM to 06:00 PM
Inspection Date: 17 & 19 February 2025

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) for Immovable and Rule 6(2) for Movables, of the Security Interest (Enforcement) Rule, 2002.

Notice is hereby given to the public in general and in particular to the Borrowers / Mortgagors and Guarantors that the below described immovable properties, Mortgaged / Charged to the secured creditor, the Possession of which has been taken by the Authorized Officers of the 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 in below mentioned account/s. The details of Borrower(s), Mortgagor(s) and Guarantor(s) / secured Asset/s/Dues/Reserve Price/e-Auction Date & Time, EMD and Bid Increase Amount are mention below. For more details, Terms & Conditions of the Sale, please refer to website www.bankofbaroda.in / https://www.ibapi.in

Sr. No.	Name of Branch	Name of Borrowers / Name of Guarantors	Name of the Owner of the Property	Brief Description of the Property. (All Free Hold)	Nature of Property (Residential / Commercial / P&M etc.) Nature of Possession	Dues (In Lacs)	Reserve Price / EMD / Bid Increase Amount (Lakh)	Name and Contact Person No
1.	JHAGADIA GIDC	Mr. MANSHARAM AGNURAM & Mrs. RITADEVI MANSHARAM	Mr. MANSHARAM AGNURAM & Mrs. RITADEVI MANSHARAM	Residential House Situated at R.S. No. 183 ,Plot no- D/170, In " Aalishan City " , Vill- Jitali, Nr- Jitali to Sengur Road, Adm-40.15 Sq. Mt. Ta- Ankleshwar, Dist- Bharuch, Gujarat. Bounded as:On the East: Society Internal Road,On the West: Plot no. D/133,On the North: Plot no.. D/169,On the South: Plot no. D/171.	Row House SYMBOLIC	5.63 Plus Interest Plus Legal And Other Charges Thereon	1) 10.15 / 2) 1.15 / 3) 0.10	Sabhay Kumar Singh 9920782536
2.	M S M E-ANKLESHWAR	MRS. Munni Kumari & Mr. Brijnandan Fakira Prasad	MRS. Munni Kumari & Mr. Brijnandan Fakira Prasad	Residential House situated on R.S. No.49, Plot no- 121, "Green Park" Society , admeasuring 36.25 sq mt , Village - Jitali , Ta- Ankleshwar, Dist- Bharuch, .Bounded:On the East: Internal Road ,On the West: Plot no. 142,On the North: Plot no- 120,On the South: Plot No- 122	Row House SYMBOLIC	06.44 Plus Interest Plus Legal And Other Charges Thereon	1) 09.99 / 2) 0.99 / 3) 0.10	Mr. Rugdev Patil 8425900070
3.	ILAV,	Mr. Pravinkumar Haribhai Parmar & Mrs. Bhartiben Pravinbhai Parmar	Mr. Pravinkumar Haribhai Parmar & Mrs. Bhartiben pravinbhai Parmar	Residential House consisting R.S No- 204, Block No No: 168/B Plot no- 86 ("A" Type) Balaji Residency, Nr- Tapovan School, Nr- Apple Public School, Mulad Village Road, Adm Area- 60.39 Sq. mt, Moje-Kim-Kathodra, Taluka: Olpad, Dist- Surat, Gujarat . Bounded by:-On the North : Society Road, On the South : Block No: 168/C On the East : Plot no: 87, On the West : Plot No. 85	Row House SYMBOLIC	15.65 Plus Interest Plus Legal And Other Charges Thereon	1) 13.34 / 2) 1.34 / 3) 0.10	Mr. Padhi Ramani 9099007419
4.	HANSOT	Mr. Rajendrasinh Ramsinh Chauhan	Mr. Rajendrasinh Ramsinh Chauhan	Housing property bearing R.S NO.198 paiki, Plot no- 66, Dolat nagar, Valner, Hansot-Kosamba Road, Ta- Hansot, Moje- Valner Adm- 62.61 Sq Mtr. Dist.Bharuch (Gujarat) Bounded as below: East-OtherProperty, West- Road ,North- Other Property , South- Open land & Road	Row House SYMBOLIC	04.30 + Interest + Legal & Other Charges	1) 11.00 / 2) 1.10 / 3)0.10	'Kamlesh Kumar 9099007418
5.	Panetha	Mr.RAJNIKANT SHIVLAL PRAJAPATI	Mr.RAJNIKANT SHIVLAL PRAJAPATI	Residential House unit in Dudh Dairy Faliyu, on Panetha village Road, Gram Panchayat Property No. 553, Moje- Panetha Adm area- 140.52 Sq. mtr., Ta- Jhagadia & Dist Bharuch, Gujarat- 393115. Boundaries of the said property are as under East: House Of Chiman Bhai Bakorbhai ,West: Dudhdhara Dairy,North: House of Satish kanchanbhai Patel,South: Public Road	Row House symbolic	38.74+Interest + legal & other charges	1) 25.83 / 2) 2.58 / 3) 0.10	Mr. Rajesh Kumar 9099007444
6.	ILAV,	Mr. Ajaykumar Bangali Mandal & Mrs. Babydevi Ajaykumar Mandal	Mr. Ajaykumar Bangali Mandal & Mrs. Babydevi Ajaykumar Mandal	Residential House with 1st floor consisting R.S. No- 204, Block No- 168/Bplot no- 75, at " Balaji Residency " Nr- Nilam Park , B/S- Apple School,Adm Area- 40.19 Sq. mtr. Tapovan Vidhyalaya Road, Kim-kathodra, Olpad, Surat, Gujarat- 394110. Bunded As- North : Plot no- 74, South : Plot no - 76 , East : Internal Road & Plot no- 70 , West : Adj. plot.	ROWHOUSE SYMBOLIC	Rs. 10.03 + Interest + Charges thereon	1) 10.55 / 2) 1.06 / 3) 0.10	Mr. Padhi Ramani Ranjan 9099007419
7.	ZADESHWAR ROAD	Mr. Mohmedgulam Ahmedbhai Lakdawala	Mr. MOHMEDGULAM AHMEDBHAI LAKDAWALA	**Property No 1)** Property bearing Shop No- 7, At- " Apple Residency " Ground floor of wing 1, Village- Amadada admn area- 42.47 Sq. mtrs. Revenue Survey No- 315P Paiky Village- Amadada, Ta & District- Bharuch. Bunded As- North: Road , South: Parking , East : Shop no. 6 West : Shop no. 8.	SHOP SYMBOLIC	Rs. 26.93+ Interest + Charges thereon	1)03.53 / 2) 00.36 / 3) 0.10	Amit kejriwal 9099007450
			Mr. Mohmedyusuf Ahmad Lakdawala	**Property No 2)** Property bearing Shop No- 8, At- " Apple Residency " Ground floor of wing 1, Village- Amadada admn area- 42.47 Sq. mtrs. Revenue Survey No- 315P Paiky Village- Amadada, Ta & District- Bharuch . Bunded As- North: Road , South: Parking ,East : Shop no. 7, West : Shop no. 9		RS. 26.93 /- + interest +other charges	1) 03.53 / 2) 0.36 / 3) 0.10	Amit kejriwal 9099007450
8.	ZADESHWAR ROAD	Mr. ISMAIL AHMEDBHAI LAKDAWALA	Mr. Mohemadismail Ahemad lakdawala	**Property No 1)** Property bearing Shop No- 6, At- " Apple Residency " Ground floor of wing 1, Village- Amadada admn area- 43.58 Sq. mtrs. Revenue Survey No- 315P Paiky Village- Amadada, Ta & District- Bharuch. Bunded As- North: Road, South: Parking ,East : Shop no. 5, West : Shop no. 7	SHOP SYMBOLIC	Rs.22.76+ Interest + Charges thereon	1) 3.53 / 2) 00.36 / 3) 0.10	Amit kejriwal 9099007450
			Mr. Mohemad Anvar Ahemad lakdawala	**Property No 2)** Property bearing small Shoping Center No- 48, Ground floor of Dreamz Business Park adm area 45.53 sq.mt, Sub Plot no -B.P of . Revenue Survey No- .Block no.317 Paiky Village- Amadada, Ta & District- Bharuch . Bunded As- North: Small Centre No.49 , South: Common Pasage & Open Space ,East : Common Pasage & Road West : Small Centre No.47	SHOPING CENTER SYMBOLIC	RS. 22.76 /- + interest +other charges	1) 03.69 / 2) 0.37 / 3) 0.10	Amit kejriwal 9099007450
9	LINK ROAD	Mr. RATHOD MITESHSINH BAHADURSINH	Mr. RATHOD MITESHSINH BAHADURSINH	Residential House having 1 BHK on Ground floor bearing R.S. No. 257/1 Paiki, Plot no. R-38 (North) , at " Pramukh Park", Nr- Welcome Nagar, On Andada-Mandva Road, Adm area-38.55 Sq. Mtr., Vill- Gadkhol, Ta- Ankleshwar, Bharuch, Gujarat.nded as- North-PlotNo.R-37 South - Plot No. R-38 , East - R.S. No. Of Land,West - Internal Road.	RAWHOUSE SYMBOLIC	Rs.07.71/- + interest + Other Charges Thereon	1)08.55 / 2) 0.86 / 3) 0.10	Mr. Ajay Boipoi 9099006774
10	GADKHOL	ANIL CHANARIKARAM	ANIL CHANARIKARAM	Residential building Situated on R.S. No. 193 paikee, Plot no- 392, at New Shanti Nagar, Adm area- 38.85. Sq. mt. Village- Sarangpur Rajpipla Road, Ta & Dist- Ankleshwar Bharuch, Gujarat . Bounded As- North: Plot no: 391,South : Plot no- 393,East: Internal Road,West: Common plot	RAWHOUSE SYMBOLIC	Rs 06.88- + interest + Other Charges Thereon	1) 07.17 / 2) 0.72 / 3) 0.10	Makwana Alpaben Shan- 9099007498
11	LINK ROAD	Mr. ANANDSINGH SHOBHSINGH SHEKHAWAT	Mr. ANANDSINGH SHOBHSINGH SHEKHAWAT	Shop at Survey No- 82, Hissa No. 1 Paiki, Approved by Gadkhol Gaam Panchayat, at " Sagar Complex" Nr- Rajpipla Chokdi, Vill- Gadkhol, Built up area - 16.73 Sq. mt. Ta- Ankleshwar, Dist- Bharuch, Gujarat- 392001 Bound as: North: Shop No. 10 , South : Shop No. 12, East: Open land,west : Open Land	SHOP SYMBOLIC	Rs 05.33- + interest + Other Charges Thereon	1) 11.30 / 2) 01.13 / 3) 0.10	Mr. Ajay Boipoi 9099006774
12	Shuklatirth	Mr. Bhikhabhai Lallubhai Gohil	Mr. Bhikhabhai Lallubhai Gohil , Sureshbhai Lallubhai Gohil, Laxmiben Lallubhai Gohil, & Neeruben Lallubhai Gohil	Residential building ground & first floor construction at Darwaja falia, Property No.-121, Village- Vadadala , with buildup area- 168.92 Sq. mt. Bounded as- North : House of Shantilal Asharam, South : House of Jagdish Solanki, East : Road , West : House of Jayantilalbhai Trikmbhai	RAWHOUSE SYMBOLIC	Rs.8.34 + interest + Other Charges Thereon	1) 20.10 / 2) 2.01 / 3) 0.10	Shubash Vasava 9099007442
13	HANSOT	Mr. Arjunsinh Dhirajsinh Chauhan	Mr. Arjunsinh Dhirajsinh Chauhan	Housing property having ground floor + 1st floor with 1 kitchen & 2 bedroom, bearing Plot no- 113 & 114, Built up are- 356.88 Sq. mtr. " Rajput Faliya ' Nr- Valner Branch Post office, Valner Hansot, Bharuch, Gujarat-393030. Bounded as below:East- Road , West- Property Of MohansinhNorth- Property Sarjanben, South- Property Sudhirsinh	RAWHOUSE SYMBOLIC	Rs6.22 + interest + Other Charges Thereon	1) 47.57 / 2) 4.75 / 3)0.10	Kamlesh Kumar 9099007418

30 DAYS STATUTORY SALE NOTICE UNDER SARFAESI ACT TO THE BORROWER/GUARANTOR/MORTGAGOR

For detailed terms and conditions of sale, please refer to the link provided in https:// www.bankofbaroda.in/e-auction.htm, https://baanknet.com
(In the event of any discrepancy between the English version and any other language version of this auction notice,the English version shall prevail)

Scan QR Code

Place: Bank of Baroda, Bharuch. Date 17.01.2025 — **Authorised Officer, Bank Of Baroda**

केनरा बैंक Canara Bank सिंडिकेट Syndicate

CANARA BANK - RAJPIPLA BRANCH
Canara Bank (erstwhile syndicate bank)
Shiv Shakti Building Mahavidyalaya Road Santosh, Vijay Char Rasta, Rajpipla, Gujarat.

POSSESSION NOTICE

(For Immovable Property)
[Appendix IV under the Act - Rule 8(1)]

Whereas, The undersigned being the Authorised Officer of the Canara Bank under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act 54 of 2002) (hereinafter referred to as "the Act") and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a **Demand Notice dated 03/10/2024** calling upon the borrower/surety/owner/legal heirs **Belaben Patel**, Plot No B 33 Aditya Bunglows, M.V.Road Rajpipla Nandod Narmada, Rajpipla Gujarat- 393145 (Legal Heir of Late Bhavnaben Arvindbhai Patel) and **Sandipkumar A Patel**, Plot No B 33 Aditya Bunglows, M.V.Road Rajpipla Nandod Narmada, Rajpipla Gujarat- 393145 (Co-borrower & Legal Heir of Bhavnaben Arvindbhai Patel) and **Sudhir Manu Patel**, 112 G Varkhad Ta Nandod, Narmada Gujarat 393145 (Guarantor) to repay the amount mentioned in the notice being **Rs. 18,88,424.17(Rs. Eighteen Lac Eighty-Eight Thousand Four Hundred Twenty-Four and Seventeen paisa only)** within 60 days from the date of receipt of the said notice.

The borrower/legal heirs having failed to repay the amount, notice is hereby given to the borrower/legal heirs 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 section 13 (4) of the said Act, read with Rule 8 & 9 of the said Rule on this**15th day of January 2025.**

The borrower/legal heirs 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 **Canara Bank** for an amount of **Rs.18,88,424.17 (Rs. Eighteen Lac Eighty-Eight Thousand Four Hundred Twenty-Four and Seventeen paisa only)** and thereon.

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

DESCRIPTION OF THE IMMOVABLE PROPERTY

All the piece and parcel of residential House situated at Plot no. B-33, Aditya Bungalows, Survey no.1335/1 Sheet No. 41 City Surevy no. 20/A/39, Rajpipla, Taluka Nandod, District - Narmada- admearing aera- 81.84 Sq. Mtrs. - 393145. Property Owned by- Bela Ben Patel (Legal Heir of Bhavnaben Arvindbhai Patel) and Sandipkumar A Patel (Legal Heir of Bhavnaben Arvindbhai Patel & Borrower). Boundaries: North: - Plot No. B/30, South: - Road 6 mts, East: - Plot No. B/32, West: - Plot No. B/34

Date: 15.01.2025
Place: Rajpipla

Authorised Officer
Canara Bank

HINDUJA HOUSING FINANCE

Corporate Office : No. 167-169, 2nd Floor, Anna Salai, Saidapet, Chennai-600015
Branch Office : 3rd, Floor, IFFCO Bhavan, B/h. Maruti Complex, B/h. Pintoo Garment, Nr. Shivranjani Cross Road, Satellite, Ahmedabad-380015.
Saurabhkumar Napit Mo.7874828789 , Vikas Savariya Mo. 7984982904, Hitesh Kumar Patel Mo.7048336601, Sushil Chaudhary Mo. 8118818160, Nitin Samudre M. 8128310678, Shivam Mishra M. 9033015277 Rajesh Dangar M. 7777900058, E-mail auction@hindujahousingfinance.com

Physical Possession Notice - As per Appendix IV

Whereas, The undersigned being the Authorized Officer of Hinduja Housing Finance Limited (HHFL) 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) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued the Demand Notice under section 13(2) calling upon the borrowers to repay the amount mentioned in the notice alongwith further charges, interest etc. within 60 days from the date of the said notice. 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 under Sub-Section (4) of Section 13 of the said Act read with Rule 8 of the Security interest Enforcement Rules, 2002.

	Name of Borrower(s)/ Co-Borrower(s)/ Guarantor(s)	Demand Notice Date & Amount Loan Account No	Date & Type of Possession	SCHEDULE OF THE PROPERTY
1	BORROWER: MR. HARDIK PARMAR CO-BORROWER: MR. RANABHAI PARMAR MRS. MAYABEN CHHABHAD	Dt. 24/05/2024 & Rs. 4,93,273/- & A/C No. GJ/BVN/KLBD/A000000079	11-01-2025 Physical Possession	All part and parcels of Non Agriculture immovable property being Residential Block No.7 Land Admeasuring 33.17 sq.Mts with 66.34 sq.Mts construction Theron comprising Part of Plot No'28, Ruva Revenue survey No.137 paiki, Known as (Ajayrwadi) Situated in Subhashnagar Village: Ruva Taluka & District: Bhavnagar Gujarat, currently owned and possessed by Mr.Ranabhai Lanranbhai parmar. with boundaries as under; North: Internal Road followed By plot No.27 /A. South: Open Space & plot No.29 East: Block No.8 West: Block No.6
	THE PHYSICAL POSSESSION HAS BEEN TAKEN AS PER COURT ORDER DATED 27/11/2024, ISSUED BY THE COURT OF 7TH ADDITIONAL CHIEF JUDICIAL MAGISTRATE, BHAVNAGAR			
2	BORROWER: MR. RAKESH SOLANKI CO-BORROWER: MRS. CHANDRIKABEN SOLANKI	Dt. 24/05/2024 & Rs. 6,65,478/- & A/C No. GJ/BVN/KLBD/A000000083	11-01-2025 Physical Possession	All part and parcels of non-agriculture immovable property being Residential Gamtal House/Plot No. 693 situated on land of Gheti Gamtal, along with land admeasuring 134.57 Sq. Mts. i.e, 160.88 Sq. Yrd With Proposed construction thereon, situated in Village: Gheti Taluka: Palitana District: Bhavnagar Gujarat, currently owned and possessed by Mr.Rakeshbhai Vallabhbhai Solanki (to be Owned By Mrs. Chandrikaben Rakeshbhai Solanki.) with boundaries as under; North: Road. South: Babubhai Shiyal's Property. East: Bhavnubhai Shiyal's Property. West:Road.
	THE PHYSICAL POSSESSION HAS BEEN TAKEN AS PER COURT ORDER DATED 29/11/2024, ISSUED BY THE COURT OF ADDITIONAL CHIEF JUDICIAL MAGISTRATE, PALITANA			
3	BORROWER: MR.MOHIT VISHWAKARMA CO-BORROWER: MRS. KAJAL VISHWAKARMA	Dt. 31/01/2024 & Rs. 9,56,908/- & A/C No. GJ/SRT/ADJN/A000000079	12-01-2025 Physical Possession	All parts and parcels of non-agriculture immovable Residential Flat No. 114 on the 1st floor admeasuring 734 sq.feet i.e. 68.21 sq. feet Super Built up area, & 441 sq. feet. ie.40.98. sq. mts built up area Along With undivided share in the land of "Platinum plaza of BANSIPARK ", Situate at revenue Survey No.73, Block No.91 Paiki Plot No. 29 To 32 as per Passing Plan each Plot Admeasuring 101.40 Sq. mts., Total admeasuring 405.60 sq. mts., (As Per Site admeasuring 746.38 sq. yard i.e. 624.07 sq. mts.), Moje Village Bagumara, Ta: Palsana Dist: Surat,To be a Purchased by Mrs.Kajal Mohit Vishwakarma Mr.Mohit Rammilan Vishwakarma With Boundaries as Under.., East Building West Passage & Flat no 109 North Flat no 113 South Flat no 115
	THE PHYSICAL POSSESSION HAS BEEN TAKEN AS PER COURT ORDER DATED 24/10/2024, ISSUED BY THE COURT OF ADDITIONAL CHIEF JUDICIAL MAGISTRATE, KATHOR, DIST. SURAT			
	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 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 HHFL.			

Place : GUJARAT Date : 17-01-2025 Authorized Officer : For Hinduja Housing Finance Limited