SBI — Stressed Assets Recovery Branch

4th Floor, Left Wing, Old LHO Building, Bhadra, Lal Darwaja, Ahmedabad-380001, E-mail: sbi.05181@sbi.co.in

[Rule 8(1)] POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

Whereas, The undersigned being the Authorised Officer of State Bank of India – Stressed Assets Recovery Branch, Ahmedabad under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice dated **20.06.2023** calling upon the Borrower/ Guarantor/ Owner of the property **M/s Jay Gopal Traders (Proprietor/Guarantor-Shri Bharatbhai Khemabhai Khoda) & Shri Hamirsing R Bhatti (Guarantor)** to repay the amount mentioned in the Demand Notice being **Rs. 34,65,178.26 (Rupees Thirty-four lakhs sixty-five thousand one hundred seventy-eight and paisa twenty-six only) as on 31.05.2023** with further Interest, costs, expenses etc. thereon within 60 days from the date of notice / date of receipt of the said notice.

The Borrower/guarantor having failed to repay the amount, notice is hereby given to the borrower/guarantor and the public in general that the undersigned has taken **Physical 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 of the said rules on this **31st day of month October of the year 2025.**

The Borrower/Guarantors 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 State Bank of India for an amount of **Rs. 34,65,178.26 (Rupees Thirty-four lakhs sixty-five thousand one hundred seventy-eight and paisa twenty-six only) as on 31.05.2023 (less amount repaid thereafter)** with further interest, cost & incidental charges thereon.

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

Description of Immovable Properties

Property owned by Shri Bharatbhai Khemabhai Khoda

All that Piece and Parcel of the residential building at R.S.No.376, B -17 Dev Vrund Society, Nr. Kalikund, Mouje Maflipur, Tal. Dholka, Dist. Ahmedabad standing in the name of Shri Bharatbhai Khemabhai Khoda and bounded as under: **North:** Plot No. B/18, **East:** Plot No. B/28, **West :** Society Road, **South:** Survey No. 375

Date : 31.10.2025 — **Authorized Officer,**
Place : Dholka — **State Bank of India – SARB Ahmedabad**

पंजाब नैशनल बैंक punjab national bank

...भरोसे का प्रतीक ! ...the name you can BANK upon !

BO: Vesu, Trinity Orion : Address: G-1, Ground Floor, Trinity Orion, Vesu, Surat,Ph.No.261-2215938
Email:bo221910@pnb.bank.in

A notice is hereby given that the following Borrowers -**Mr. Pravin Nathabhai Savaliya (Borrower),Mrs. Rekhaben Pravinbhai Savaliya (Co-Borrower),** have defaulted in the repayment of principal and interest of the loan facility obtained by them from the Bank, and the loan account have been classified as Non-Performing Assets (NPA). The repayment of said loan facilities is guaranteed by **Mr. Hitesh Savaliya (Guarantor)**, The notices were issued to them under Section 13(2) of Securitization and Re-construction of Financial Assets and Enforcement of Security Interest Act 2002 on their last known addresses, but they have been returned unserved and as such they are hereby informed by way of this public notice.

S. No.	Name of the Borrower(s)/ Guarantors	Details of Properties/ Address of Secured Assets to be Enforced	Date of Notice	Date of NPA	Amount outstanding (Principal + Interest + Charges)
1	Mr. Pravin Nathabhai Savaliya (Borrower) Mrs. Rekhaben Pravinbhai Savaliya (Co-Borrower)	**Mortgage of Immovable properties-:** The immovable property bearing Plot No. 68 admeasuring 420 sq. feet, i.e., 39.05 sq. mts. along with undivided share in the land of Road & COP in "Laxminagar Society" situated at revenue survey no. 106/1, Block No. 107/B, T.P. Scheme No. 21 (Sarthana – Simada), Final Plot No. 77 admeasuring 10660 sq. mts. of moje village: Sarthana, Sub-District: Surat City, Dist. Surat. Boundary: East: Plot no. 81, West: Society Internal Road, South: Canal, North: Plot No. 69. (Memorandum of deposit of title deeds registered at SRO Surat -3 Navagam at serial no. 2059/2020 dated 19/02/2020)	15.10.2025	28.09.2025	24,33,102.54
2	MR. Hitesh Savaliya (Guarantor)				

The above Borrowers and their Guarantor are hereby called upon to make payment of outstanding amount within 60 days from the date of publication of this notice, failing which further steps will be taken after expiry of 60 days from the date of this notice under sub-section (4) of Section 13 of Securitization and Reconstruction of Financial Assets and Enforcement of Security interest Act, 2002.

As per Sub-Section 13 of Section 13 the borrower shall not transfer by sale, lease or otherwise the said secured assets stated above without obtaining written consent of the Bank.

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.

Date :04.11.2025 | Place : Surat — **Authorised Officer, Punjab National Bank**

सेन्ट्रल बैंक ऑफ इण्डिया / सेन्ट्रल बैंक ऑफ इन्डिया / Central Bank of India

CENTRAL TO YOU SINCE 1911

BRANCH: RAJMAHAL ROAD
M-7574817481
Email: bmbaro0489@centralbank.co.in

APPENDIX – IV [See rule – 8(1)]

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

Whereas, The Authorised Officer of the **Central Bank of India** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 8 of the Security Interest (Enforcement) Rules, 2002 issued a **Demand Notice Dated 19.08.2025** under section 13 (2) of the said act calling upon the borrower to **Mrs. Induben ganpatbhai Solanki and Mr.Kaviraj Ganpatbhai Solanki** to repay the amount mentioned in the notice being **Rs.7,49,559.35 Ps. (Rupees Seven Lac Forty Nine Thousand Five Hundred FiftyNine and Paisa Thirty Five Only) as on 18.08.2025** (less recovery made after issuance of the said demand notice) along with further interest due thereon within 60 days from the date of receipt of the said notice.

The Borrower / Partners and Guarantors having failed to repay the amount, Notice is hereby given to the Borrower / Partners and Guarantors and public in general that the undersigned has taken **Symbolic/Physical Possession** of the property owned by **Mrs. Induben Ganpatbhai Solanki and Mr.Kaviraj Ganpatbhai Solanki** described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rule 9 of the said rules on this **1st day of November of the year 2025.**

The borrower/secured debtor / 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 **Central Bank of India** for an amount of **Rs.7,49,559.35 Ps. (Rupees Seven Lac Forty Nine Thousand Five Hundred Fifty Nine and Paisa Thirty Five Only) as on 18.08.2025** (less recovery made after issuance of the said demand notice) along with further interest due thereon.

DESCRIPTION OF THE IMMOVABLE PROPERTY

All the Piece and Parcel Of Being Flat No.305, 3rd floor, "G.S. Complex", with construction admeasuring 40.00 sq. mtrs. Super buit up with building and fixed structures etc R.S.No. 246/2 City Survey Vibhag -A, Tikka No.5/3 city Survey no.17/1- A. in Registration District and Sub district Vadodara Mouje Vadodara Kasba. Bounded: On the East by: OTS, On the West by: R.S. No. 246 paiki, On the North by: Flat No. 304, On the South by: R.S.No. 246 Paiki

Date: 01.11.2025- Place: Baroda — **Authorised Officer, Central Bank Of India**

बैंक ऑफ़ बड़ौदा / Bank of Baroda

Bank of Baroda, Surendranagar Regional Office, 4th Floor, Millennium Plaza - 2, Upasna Circle, Wadhwan, Surendranagar, Gujarat - 363 002.

Sale Of secured immovable/movable assets under the Securitization and Reconstruction Of Financial Assets and Enforcement Of Security Interest Act, 2002 (hereinafter referred to as the act)

E-AUCTION SALE NOTICE

SALE NOTICE FOR SALE OF IMMOVABLE/MOVABLE PROPERTIES (APPENDIX- IV-A [See proviso to Rule 6 (2) & 8 (6)])

E-Auction Sale Notice For 15 Days For Sale of Immovable/Movable 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 Immovable/Movable properties mortgaged/charged to the Secured Creditor, 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"** for recovery of dues in below mentioned account/s. The details of Borrower/s/Mortgagor /s / Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below :

Date & Time of E-Auction : 24.11.2025 , 02:00 PM to 06:00 PM • Property Inspection Date & Time : 14.11.2025, 11:00 AM to 03:00 PM

Sr/ Lot No.	Branch Name, Name of Borrower/s / Guarantor/s / Mortgagor/s	Description of the Immovable / Movable Properties with known Encumbrances, if any	Total Dues as per Notice u/s 13(2) of SARFAESI Act, 2002	Reserve Price EMD, Bid Increase Amount (in Rs.)	Possession (Symbolic /Physical)	Name & Contact No of person to be contacted
01	Botad Branch, Haveli Chowk : M/s Kanchan Chhaya Gruh Udhyog Mrs. Naynaben Gunvantbhai Suliya (Proprietor), Mr. Ramjibhai Jivanbhai Suliya (Guarntor)	Residential Land and Building, Block No. 52, Plot No. 4 & 5, Mira Park, Nr. Water Tank, Paliyad Road, Sur. No. 659/2, Botad	Dt. 05.11.2024 Rs. 12,30,264.46 + Uncharged Interest + Legal Charges - Recovery	Reserve Price : 10,31,000 EMD : 1,03,100 Bid Increase Amount : 10,000	Physical	Mr. Akhilesh Kumar Jha M. 80037 02187

For detailed terms and conditions of sale, purchase refer / visit to the website link https://bankofbaroda.bank.in/e-auction and online auction portal https://baanknet.com. Also, prospective bidders may contact the Authorised Officer on above mentioned contact number.

SCAN HERE

STATUTORY 15 DAYS SALE NOTICE UNDER SARFAESI ACT TO THE BORROWER / MORTGAGOR / GUARANTOR

Date : 03.11.2025, Place : Botad — (In The Event Of Any Discrepancy Between The English Version And Any Other Language Version Of This Auction Notice, The English Version Shall Prevail) — **Authorized Officer, Bank of Baroda**

ADITYA BIRLA / HINDALCO

HINDALCO INDUSTRIES LIMITED

Regd. Office: 21st Floor, One Unity Center, Senapati Bapat Marg, Prabhadevi, Mumbai 400013.
Tel: +91 22 69477000 / 69477150 | **Fax:** +91 22 69477001 / 69477090.
Email: hilinvestors@adityabirla.com | CIN No.: L27020MH1958PLC011238 | **Website:** www.hindalco.com.

NOTICE

100 Days Campaign- "Saksham Niveshak" – for KYC and other related updation and shareholder engagement to prevent transfer of Unpaid / Unclaimed dividends to Investor Education and Protection Fund ("IEPF")

Notice is hereby given to the Shareholders of Hindalco Industries Limited ("your Company") that pursuant to Investor Education and Protection Fund Authority ("IEPFA"), Ministry of Corporate affairs ("MCA") letter dated July 16, 2025 your Company has started a 100 days campaign "Saksham Niveshak" starting from July 28, 2025 to November 6, 2025. During this Campaign all the shareholders who have not claimed their Dividend or have not updated their KYC & nomination details or face any issues related to unclaimed dividends and shares may write to the Companie's Registrar and Transfer Agent ("RTA") i.e. M/s MUFG Intime India Private Limited at their address: C 101, 247 Embassy, L B S Marg, Vikhroli, (West), Mumbai 400 083 or at e-mail Id: **investor.helpdesk@in.mpms.mufg.com**. Tel: +91 810 811 6767, website at **https://in.mpms.mufg.com/** and further e-mail to be send to the company at e-mail Id: **hilinvestors@adityabirla.com**. The shareholders may further note that this campaign has been started proactively and specifically to reach out to the shareholders to update their KYC, bank mandates, Nominee and contact information etc, and claim their unpaid/unclaimed Dividend in order to prevent their shares and dividend amount from being transferred to the IEPFA

For Hindalco Industries Limited

Sd/-
Geetika Anand
Company Secretary & Compliance Officer

Place : Mumbai
Date : November 3, 2025

बैंक ऑफ इंडिया / Bank of India BOI

ZONAL OFFICE, SURAT ZONE :
Bank of India Building, 1st Floor, Ghoddod Road, Opp. Panjarapole, Surat-395001

STAR MEGA E-AUCTION SALE NOTICE FOR SALE OF PROPERTIES UNDER SARFAESI ACT, 2002

DATE OF E AUCTION : 09.12. 2025
Between : 11 am to 5 pm (With Auto extension clause in case of Bid in last 10 minutes before closing)

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 provision to Rule 8(6) **and rule 6 (2)** of the Security Interest (Enforcement) Rules, 2002 Notice is here by given to the public in gereral and in particular to the following Borrower(S) & Guarantor(S) that the below described immovable properties mortgaged/charged to Bank of India (secured creditor), the **Symbolic/Physical Possession** of which has taken by the Authorised Officer of Bank of India will be sold on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS" for recovery of respective dues as detailed hereunder against the secured assets mortgaged/charged to Bank Of India from the respective Borrower(S) and Guarantor(S). The reserve price and the earnest money deposit is shown there against secured asset. **The sale will be done by the undersigned through e-Auction platform provided hereunder.**

Sr. No.	Name of the Branch / Name of the Borrower / Guarantor /Owner / Partner / Mortgagor of the Property	Details of Property to be Sold	A) Dt. Of Demand Notice u/s 13(2) of SARFAESI ACT 2002 / B) Outstanding Amount as on Date of Demand Notice / C) Nature of Possession Symbolic/Physical/Constructive	Minimum Reserve Price Amount / EMD Amount	Contect No of Branch Head
1.	ANKLESHWAR INDUSTRIAL ESTATE BRANCH / Mr.Hareshbhai Punabhai Kokhani & Mr. Nareshbhai Punabhai Kokhani	Residential House situated at Plot No.54, Rameshwar Bungalows, Near Polytechnic College, Desad Road, Valia, Tal. : Valia, Dist. Bharuch, Plot area 2000 Sq.ft. Built up area 560.70 Sq.ft.	A) 03.07.2017 / B) Rs.21,37,948.00 plus further interest and cost incidental expense etc / C) Physical Possession	₹10,78,000/- / ₹1,08,000/-	9372270093
2.	ANKLESHWAR INDUSTRIAL ESTATE BRANCH / Prakashbhai Naranbhai Dhameliya & Others	Survey No. 269A paiki Rameshwar bungalows, plot no. 54 B/H Valiya polytechnic college Valia-Desad Road, Valiya Bharuch 393135	A) 12.04.2017 / B) Rs. 21,37,868.95 plus further interest and cost incidental expense etc / C) Physical Possession	₹10,78,000/- / ₹1,08,000/-	9372270093
3.	BARDOLI BRANCH / M/s. Varda Industrial Yarn Pvt Ltd	Residential Row House type property at Moje Baben bearing Block no.270, "Avadh Lake Palace", Plot No.226, B/s Lake city, Nr.Baben Lake, Bardoli-Mota Road, Baben-394601, Tal. Bardoli, Dist. Surat Admeasuring Plot No.96.15 Sq.mtrs Construction area 176.51 SQM Bardoli Mota Road, Baben-394601.	A) 03.05.2025 / B) Rs.1,73,97,156.84 plus further interest and cost incidental expense etc / C) SymbolicPossession	₹34,28,000/- / ₹3,43,000/-	9713239984
4.	BHATAR BRANCH / Mr. Ashish Rajeshbhai Donga & Others	Plot No. C-334, Surya Darshan Silent City,Near Amrut Villa, Kamrej Vav Road, Kamrej, Surat -394180	A) 13.03.2025 / B) Rs 24,57,722.14 plus further interest and cost incidental expense etc / C) SymbolicPossession	₹24,84,000/- / ₹2,48,400/-	9431492950
5.	GOPIPURA BRANCH / Mr. Dipendra Himmat Singh	Flat no. I 503, RS no. 121, Block No. 120/1 Radhapuram Residency Nr. Chatrala complex, Moje Vareli Gam, Ta. PAlsana, Dist- Surat. Area 60.41 Sq. Mt.	A) 22.11.2024 / B) Rs.8,48,092.80 plus further interest and cost incidental expense etc / C) SymbolicPossession	₹5,75,000/- / ₹57,500/-	8789800351
6.	NAVAGAM KCR BRANCH / Mrs. SUMAN RAMASARE PAL, Mr. Ramasre K Pal	Plot No. 47/B & 48/B, Mahavir Nagar Residency, Vill. Kareli, Tal. Palsana, Dist Surat. R.S. No. 59,60,61 & 62 New Block No. 67 admeasuring about 52.09 Sq Mt. Equivalent to 120.97 Sq Ft.	A) 22.11.2021 / B) Rs. 26,69,152.00 plus further interest and cost incidental expense etc / C) Physical Possession	₹18,55,000/- / ₹1,86,000/-	9099063739
7.	NAVAGAM KCR BRANCH / Mr. Dilipsingh Kesharisingh Rajpurohit, Mrs. Madhuben Rajpurohit	Immovable Property at Plot No. 46/I Sahkar Park Vibhag-1, Soyani Village Soyani, Tal. Palsana, District Surat with Survey No. 191,193,194 & 195/1, Block No. 217 & 225, Moje Soyani, Tal. Palsana, Dist. Surat, admeasuring about 62.57 Sq Mts. Equivalent to 74.83 Sq Yards	A) 20.09.2023 / B) Rs.19,01,735.00 plus further interest and cost incidental expense etc / C) Physical Possession	₹16,25,000/- / ₹1,62,500/-	9099063739
8.	NAVAGAM KCR BRANCH / Mr. Vijaybhai Parshottambhai Vyas, Mrs. Rasila Vijaybhai Vyas	Immovable Property at Plot No. 80, Gokuldham, Village Jokha, Tal. Palsana, Dist. Surat with RS No. 228/1, New Block No 234 Vav-Jokha Road, Tal. Palsana, Dist. Surat admesuring about 140.00 Sq Mts. Equivalent to 167.44 Sq Yards	A) 02-11-2019 / B) Rs.40,46,070.00 plus further interest and cost incidental expense etc / C) Physical Possession	₹26,55,000/- / ₹2,65,500/-	9099063739
9.	NAVAGAM KCR BRANCH / Mr. Dinesh Santosh Patil , Mrs. Jijabai Santosh Patil	Immovable Property at Plot No. 249 Aradhna Platinum Part 1, village Kareli, Tal. Palsana, Dist. Surat with RS No. 43, 43/2, New Block No. 74 Moje Kareli Tal. Palsana Dist. Surat admesuring about 40.18 Sq Mts. Equivalent to 48 Sq Yards	A) 21-06-2024 / B) Rs.7,53,654.68 plus further interest and cost incidental expense etc / C) Symbolic Possession	₹7,23,000/- / ₹73,000/-	9099063739
10.	NAVAGAM KCR BRANCH / Mr. Rajubhai Ganeshbhai Khatana & Jt.	Plot No. 03, Hans Residency with RS no. 34, Block No. 51 TP No. 41 (Vav) FP No. 41 Moje Vav Ta. Kamrej, Dist- Surat Admeasuring about 64.94 Sq. Mtrs.	A) 19.04.2024 / B) Rs.25,42,830.37 plus further interest and cost incidental expense etc / C) Symbolic Possession	₹12,85,000/- / ₹1,28,500/-	9099063739
11.	TEXTILE MARKET BRANCH / Mr. Amit Shaini Mukhiya	Residential row house type property at Moje Tantithaiya bearing R. S. No. 256/2, 256/3 & 260, Block No. 182, "Mahadev Residency", Vibhag 2, Plot No. 190, B/h Capital Modern School, Nr. Gokuldham Villa, Bagumara Canal Road, Tantithaiya Tal. Palsana, Dist. Surat-394305.	A) 05.01.2024 / B) Rs.19,02,214.00 plus further interest and cost incidental expense etc / C) Physical Possession	₹11,90,000/- / ₹1,19,000/-	9599227760
12.	UDHNA BRANCH / 1. Dnyashvar Sukdev Pagare 2. Chetan Dyaneshvar Pagare 3.Devkabai Dnyashvar Pagare	Immovable property of Residential gala type proprerty at Moje Tantithaiya bearing R. S. No. 256/2, 256/3 & 260, Block No. 182, "Mahadev Residency", vibhag-2, plot No. 54, B/h Parekh Industrial Estate, Bagumara canal road, Tantithaiya-394305,Tal. Palsana, Dist. Surat In the name of Mr. Dnyashvar Sukhdev Pagare.	A) 19.09.2022 / B) Rs.15,81,183.61 plus further interest and cost incidental expense etc / C) Physical Possession	₹9,43,000/- / ₹95,000/-	9913337034
13.	UDHNA BRANCH / Mr. Harendr Malaiya Vemula Mr. Vikram Balram Patra (Guarantor)	Immovable property of Residential gala type proprerty at Moje Dastan bearing R. S. No. 25, Block No. 31, "Uma Vihar Bungalows", plot No. 259, Nr. DGVCL Powergrid & Dastan Fatak, Dastan-394310,Tal. Palsana, Dist. Surat In the name of Mr. Harender Malaiya Vemula.	A) 21.04.2023 / B) Rs. 10,90,833.68 plus further interest and cost incidental expense etc / C) Physical Possession	₹8,08,000/- / ₹81,000/-	9913337034
14.	VAPI MAIN BRANCH / Mr. Bajrangilal Jagatram Yadav	Residential Property bearing address at moje Dungra, Survey No. 98/1 Paiki 1,"Towheed Park", 3rd floor, Flat no. 310, constructed on non-agriculture land bearing plot no. 1 admeasuring about 941 sq. Mtrs bearing survey 98/1 P (computerized S No. is 98/1/P/1) situated at village Dungra Tal Vapi Dist Valsad.	A) 15.02.2024 / B) Rs. 4,68,487.27 plus further interest and cost incidental expense etc / C) Symbolic Possession	₹5,05,000/- / ₹50,500/-	9771453995
15.	VARACHHA ROAD BRANCH / Mrs. Varshaben Arvindbhai Hadiya	House/plot no. C/108, Block No.86, NewBlock no. 830, Shiv Bhakti Residency –C, Behind Shyam villa, near Surbhi Residency, Mankna to Morthana Road, Mankna Tal- Kamrej, Dist- Surat. Having area 71.07 Sq. mtrs.	A) 18.01.2022 / B) Rs. 17,27,324.14 plus further interest and cost incidental expense etc / C) Physical Possession	₹15,73,000/- / ₹1,58,000/-	9813751508
16.	VESU BRANCH / Borrowers 1. Mr. Ashokbhai Jaswantlal Ejner 2. Mr. Dhavalkumar Ashokkumar Ejner, 3. Mr. Krunal Ashokkumar Ejner, Guarantor 1. Rameshchand Ratilal Chapadiya, Owner/Mortgagor of the property Mr. Ashokbhai Jaswantlal Ejner, Mr. Dhavalkumar Ashokkumar Ejner and Mr. Krunal Ashokkumar Ejner	Immovable property of FLAT NO:406 admeasuring Super Built up area 78.91 Sq.mtrs and Built-up area admeasuring 47.54 Sq.mtrs on the 4th Floor together with undivided share in underneath land of the Building No. B of the Project known and name as "SHIV SAI RESIDENCY" Situated at Rustampura area, Kumbharwad, land bearing City Survey 1) Nondh No. 185/B, admeasuring 267.56.16 Sq. mtrs, 2) Nondh No. 186 admeasuring 148.66.72 Sq.mtrs and 3) Nondh No. 187 admeasuring 78.59.52 Sq.mtrs, Total land area admeasuring 495.825 Sq.mtrs Paikee 396.988 Sq.mtrs of Ward No. 2, Taluka: Surat City, District: Surat in the name of Mr. Ashokbhai Jaswantlal Ejner, Mr. Dhavalkumar Ashokkumar Ejner and Mr. Krunal Ashokkumar Ejner	A) 12.12.2022 / B) Rs. 25,86,824.5 plus further interest and cost incidental expense etc / C) Physical Possession	₹15,10,000/- / ₹1,51,000/-	9891382307
17.	VESU BRANCH / 1. Mrs. Khusbu Hirenkumar Surti 2. Mrs. Bini Chirag Surti, Guarantor 1. Hasmukhbhai Manilal Gajjar, Owner/Mortgagor of the property Mrs. Khusbu Hirenkumar Surati & Mrs. Bini Chirag Surti	Immovable property of FLAT NO : 102 admeasuring 825.00 Sq.fts i.e. 76.64 Sq.mtrs. and Built up area admeasuring 544.87 Sq.fts i.e. 50.62 Sq.mtrs. together with undivided share in underneath land of the Project known and name as "NAND APARTMENT", situated and constructed on the land bearing Nondh No. 2096 admeasuring 129.60.01 Sq.mtrs of Ward No. 6, Taluka Surat City,Mahidharpura, Charkhana, District Surat, Flat standing in the name of Mrs. KHUSBU HIRENKUMAR SURATI and Mrs. BINI CHIRAG SURTI.	A) 21.08.2023 / B) Rs. 22,15,990.99 plus further interest and cost incidental expense etc / C) Physical Possession	₹15,58,000/- / ₹1,56,000/-	9891382307
18.	Vyara BRANCH / M/s. Vrisav Creation	Plot no. D-105 (As per copy of revised approved plan new plot no. 1-105), River palace Society, nr. Rajhans cinema, Khadka – Chikhli road, Kanpura, Dist. Tapi-394650. 108.72 Sq Mt	A) 11.06.2025 / B) Rs. 16,82,183.66 plus further interest and cost incidental expense etc / C)Symbolic Possession	₹14,80,000/- / ₹1,49,000/-	9913593599

The measurement of above property/ies however be verified by bidders at site and also from the revenue records prior to participating in auction

Terms & Conditions of E-Auction are as under: 1. E-Auction is being held on "as is where is basis", "as is what is basis" and will be conducted "On Line", before submitting bid EMD shall be deposited through **NEFT/Fund Transfer in working hours 2.** For downloading further details, Process Compliance and Terms & Conditions, Please visit:- **a.** https://www.bankofindia.co.in, **b.** Website address of our e-Auctions Service Provider - https://baanknet.com Bidder may visit https://baanknet.com where "Guidelines" for bidders are available with educational videos. Bidders have to complete following formalities well in Advance: **Step 1:** Bidder/Purchaser Registration: Bidder to register on e-Auction Platform (link given above) using his mobile number and email-id, **Step 2:** KYC Verification: Bidder to upload requisite KYC documents. KYC documents shall be verified by e-Auction service provider (may take 2 working days). **Step 3:** Transfer of EMD amount to Bidder Global EMD Wallet: Online/off-line transfer of fund using NEFT/Transfer, using challan generated on e-Auction Platform., **Step 4:** Bidding Process and Auction Results: Interested Registered bidders can bid online on e-Auction Platform after completing Step 1, 2 and 3. Please note Step 1 to Step 2 should be completed by bidder well in advance, before e-Auction date., **3.** To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property/ies. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/rights/dues/affecting the property, prior to submitting their bid. The e- Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding property/ies put for sale. **4.** Date of Inspection **02.12.2025**. from 11.00 am to 4.00 pm with prior appointment with mentioned respective branches on the contact numbers given against respective branches., **5.** Bids shall be submitted through online procedure only., **6.** Bidders shall be deemed to have read & understood the terms & conditions of sale & be bound by them., **7.** The Bid price to be submitted shall be above the Reserve price & bidders shall improve their further offers in multiples of **Rs. 10,000/- (Rupees Ten Thousand only)., 8.** It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid., **9.** The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded., **10.**The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price including EMD already paid, immediately on acceptance of bid price by the Authorised Officer and the balance of the sale price (75%) on or **before 15th day of sale.** The auction sale is subject to confirmation by the Bank. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/right in respect of property/amount, **11.** Neither the Authorised Officer/Bank nor e-Auction service provider will be held responsible for any Internet Network problem/Power failure/any other technical lapses/failure etc. In order to ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction event., **12.** The purchaser shall bear the applicable stamp duties/Registration fee/other charges, etc and also all the statutory/non-statutory dues, taxes, assessment charges, etc. owing to any body., **13.** The Authorised Officer/Bank is not bound to accept the highest offer and has the absolute right & discretion to accept or reject any or all offer(s) or adjourn/postpone/cancel the e-Auction or withdraw any property or portion thereof from the auction proceeding at any stage without assigning any reason there for., **14.** The Sale Certificate will be issued in the name of the purchaser(s)/applicant (s) only and will not be issued in any other name(s). **15.** Th sale shall be subject to rules/conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. Further details/enquiries if any on the terms and conditions of sale can be obtained from the respective branches on the contact numbers given., **16.** This is also a mandatory notice of **30 days** as per provision of the SARFAESI Act to the Borrowers/Guarantors/Mortgagers of the above accounts informing them about holding of sale/Auction aforesaid date.

Date : 04.11. 2025 | Place : Surat — **Authorised Officer, Bank of India**