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

Whereas

The undersigned being the Authorised Officer of Bank of Baroda under the Securitisation and Reconstruction of Financial Asset 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 demand notice dated 20.03.2025 calling upon the borrowers **M/s Shiv Engineering Proprietor Mr. Nitinbhai Maganbhai Raiyani Address: Unit Address Industrial Shed in the name of Shri Nintinbhai Maganbhai Raiyani Situated at Kothariya Industrial Shed No 2 Kothariay Rev. Sur No. 147 (Old Rev. Sur No. 178), Plot no 1 to 4, Sub Plot No. 1+2+3+4/B, T.P.S. NO. 13 (Draft), F.P. NO 24/1/1, O.P. NO 24/1, Opp. Saurashtra Roadways, Dhebar Road, Rajkot – 360 002 Tal&Dist: Rajkot Rs. 81,43,067/- (Rupees Eighty One Lakh Forty three thousand and sixty Seven only) as on 27.10.2025** together with further interest thereon at the contractual rate plus costs, charges and expenses till date of payment with less recovery within 60 days from receipt of the said notice.

The Borrower having 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 Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 and in compliance of under section 14 of the said Act on this the **27th day of month October of the year 2025.**

The Borrower / Partners / Guarantors / Mortgagors in particular and the public in general is hereby cautioned not to deal with the property and any dealings with property will be subject to the charge of the Bank of Baroda for an amount of **Rs.** 81,43,067**/- (**in words **Eighty One Lakh Forty three thousand and sixty Seven** Only) **as on 27.10.2025** and further interest thereon at the contractual rate plus costs, charges and expenses till date of payment with less recovery.

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

बैंक ऑफ़ बड़ौदा Bank of Baroda

****DESCRIPTION OF THE IMMOVABLE PROPERTY****

All that piece and parcel of the property i.e **Equitable Mortgage of Industrial Shed in the name of Shri Nintinbhai Maganbhai Raiyani Situated at Kothariya Industrial Shed No 2 Kothariay Rev. Sur No. 147 (Old Rev. Sur No. 178), Plot no 1 to 4, Sub Plot No. 1+2+3+4/B, T.P.S. NO. 13 (Draft), F.P. NO 24/1/1, O.P. NO 24/1, Opp. Saurashtra Roadways, Dhebar Road, Rajkot – 360 002 Tal&Dist: Rajkot** and bounded as under:-

Bounded as:

North:	**9.15 Mtr. Wide Road**
South:	**Sub Plot No. 1+2+3+4/E**
East:	**Sb Plot No. 1+2+3+4/C**
West:	**Shed No 1 of this sub-Plot.**

ZEAUDDIN

Date: 29.12.2025
Authorised Officer
Place: Rajkot,
Bank of Baroda