बैंक ऑफ़ बड़ौदा Bank of Baroda

APPENDIX IV
[See Rule 8(I)]
POSSESSION NOTICE

Whereas,

We, 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 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 13.11.2025 calling upon the **Borrower/Mortgagor Mr. Manoj Bhanushali and Miss. Krishna Bhanushali (Co–Borrower)** to repay the amount mentioned in the notice being **Rs. 24,12,923.52 (Rupees Twenty Four Lac Twelve Thousand Nine Hundred Twenty-Three and Paisa Fifty Two Only) as on 09.11.2025 (inclusive of interest up to 13.11.2025)** and further interest and expenses within 60 days from the date of receipt of the said notice.

The Borrower/Mortgagor having failed to repay the amount, notice is hereby given to the Borrower / Mortgagor 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 **31st day of October of the year 2026.**

The Borrower /Mortgagor in particular and the public in general is here by cautioned not to deal with the property and any dealings with the property will be subject to the charge of the **Bank of Baroda** for an amount of **Rs.26,33,053/-(Rupees Twenty Six Lakh Thirty Three Thousand Fifty Three Only) as on 31.10.2026** (including interest up to 30.10.2026) and further interest and other charges & expenses thereon until full and final payment.

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

Description of immovable property

All the pieces and parcels of property bearing Flat No A/610 admeasuring 60.44 sq. mtrs. (equivalent to 650.33 sq. fts.) on the 6th floor of Building prominently known as "Sunrise Heights" A-Building constructed upon land bearing City Survey No. 2008 (Old Revenue Survey No. 147/3) admeasuring 5565.00 sq. mtrs. at Mograwadi within Valsad Municipal Zone area of Mograwadi, Near Padar Devi Temple, Taluka Valsad, District Valsad and standing in the name of Mr. Manoj Sureshbhai Bhanushali and bound as follows:

East: Open Space; **West: Flat No. A/611;**
North: Space of Passage; **South: Space of Passage & B-Building;**

Date: **31.10.2026**
Place: Valsad

बैंक ऑफ़ बड़ौदा / Bank of Baroda ROSARB-VALSAD आर.ओ.एस.ए.आर.बी.-वलसाड

(Lalit Mohan Singh)
Chief Manager & Authorised Officer

आर.ओ.एस.ए.आर.बी., प्रथम तल, महालक्ष्मी टावर, तीथल रोड, जि. बलसाड - ३९६००१ गुजरात, भारत
ROSARB, 1st Floor, Mahalaxmi Tower, Tithal Road, Valsad - 396001, Gujarat, India.
फोन/ Phone: +91 2632 241454 ई-मेल/Email: sarbul@bankofbaroda.co.in वेब/ Web: www.bankofbaroda.co.in