

FINANCIAL EXPRESS

BOI **Bank of India**

APPENDIX-IV [See Rule 8(1)]

Possession Notice (For Immovable Property)

Whereas the undersigned being the Authorised Officer of the **Bank of India, Porbandar Branch** 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 **03.06.2025** calling upon the **Borrower M/s. Madalasha Fish Prop. : Mr. Dharmendra Shamji Kotiya** to repay the amount mentioned in the notice of being **Rs. 44,91,790.11/- + UCI (Rupees Forty Four Lakh Ninety One Thousand Seven Hundred Ninety and Paise Eleven)** within 60 days from the date of 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 the **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 Security Interest Enforcement) Rules, 2002 on this **29th day of November the year 2025**.

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 the **Bank of India, Porbandar Branch** for an amount **Rs. 44,91,790.11/-** and interest there on.

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 Part and Parcel of the Property situated in the Limit of Porbandar Nagarpalika at Near Praglabapa Ashram, City Survey Ward No. 3, City Survey No. 3485 paiki, Plot No. 29, Sheet No. 207, Shree Pankaj Co-Operative Housing Society Ltd., Porbandar, Gujarat with existing structure thereon in the name of **Mr. Dharmendra Shamji Kotiya**, Area Admeasuring 81.23 Sq. Meter. **Bounded : On the North by : Public Road, On the South by : Adjoining Plot No. 30 Property, On the East by : Adjoining Plot No. 18 Property, On the West by : Public Road.**

Property is also mortgaged in **M/s Madalasha Food Processing and Construction Prop. Mr. Dharmendra Shamji Kotiya**.

Date : 29.11.2025, Place : Porbandar

Sd/- Authorised Officer, Bank of India

BOI **Bank of India**

APPENDIX-IV [See Rule 8(1)]

Possession Notice (For Immovable Property)

Whereas the undersigned being the Authorised Officer of the **Bank of India, Porbandar Branch** 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 **03.06.2025** calling upon the **Borrower Mr. Madalasha Food Processing and Construction Prop. : Mr. Dharmendra Shamji Kotiya** to repay the amount mentioned in the notice of being **Rs. 28,35,341.18/- + UCI (Rupees Twenty Eight Lakhs Thirty Five Thousand Three Hundred Forty One and Paise Eighteen)** within 60 days from the date of 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 the **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 Security Interest Enforcement) Rules, 2002 on this **29th day of November the year 2025**.

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 the **Bank of India, Porbandar Branch** for an amount **Rs. 28,35,341.18/-** and interest there on.

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 Part and Parcel of the Property situated in the Limit of Porbandar Nagarpalika at Near Praglabapa Ashram, City Survey Ward No. 3, City Survey No. 3485 paiki, Plot No. 29, Sheet No. 207, Shree Pankaj Co-Operative Housing Society Ltd., Porbandar, Gujarat with existing structure thereon in the name of **Mr. Dharmendra Shamji Kotiya**, Area Admeasuring 81.23 Sq. Meter. **Bounded : On the North by : Public Road, On the South by : Adjoining Plot No. 30 Property, On the East by : Adjoining Plot No. 18 Property, On the West by : Public Road.**

Property is also mortgaged in **M/s Madalasha Fish Prop. Mr. Dharmendra Shamji Kotiya**.

Date : 29.11.2025, Place : Porbandar

Sd/- Authorised Officer, Bank of India

BOI **Bank of India**

APPENDIX-IV [See Rule 8(1)]

Possession Notice (For Immovable Property)

Whereas the undersigned being the Authorised Officer of the **Bank of India, Porbandar Branch** 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 **29.08.2025** calling upon the **Borrower Mr. Prashant Modhwadiya & Mrs. Mailben Bhaveshbhai Modhwadiya (Borrower) and Mr. Ramsh Shantilal Asavala (Guarantor)** to repay the amount mentioned in the notice of being **Rs. 12,31,436.35/- (Rupees Twelve Lakhs Thirty One Thousand Four Hundred Thirty Six and Thirty Five Paise Only)** within 60 days from the date of 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 the **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 Security Interest Enforcement) Rules, 2002 on this **29th day of November the year 2025**.

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 the **Bank of India, Porbandar Branch** for an amount **Rs. 12,31,436.35/-** and interest there on.

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 Part and Parcel of the Property situated in the Limit of Chhaya Nagarpalika, under Village Chhaya, Porbandar District, bearing Revenue Survey No. 327/22, Mahavir Park-1, Paiki Plot No. 35, its City Survey No. 5413/35 paiki Part-A, Its Land Admeasuring 39.39 Sq. Mtr. with existing structure thereon. **Property in the name of Mr. Prashant Bhaveshbhai Modhwadiya & Mrs. Mailben Bhaveshbhai Modhwadiya**, Area Admeasuring 39.39 Sq. Mtr. **Bounded : On the North by : Property of Plot No. 34, On the South by : Property of Plot No. 35 paiki Part B, On the East by : Property of Plot Number 24 & 25, On the West by : 9.00 Mtr. Wide Common Road**

Date : 29.11.2025, Place : Porbandar

Sd/- Authorised Officer, Bank of India

IDFC FIRST Bank Limited

(erstwhile Capital First Limited and amalgamated with IDFC Bank Limited)

CIN : L65110TN2014PLC097792

Registered Office: KRM Towers, 8th Floor, Harrington Road, Chetpet, Chennai-600031. TEL: +91 44 4564 4000 | FAX: +91 44 4564 4022.

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

Whereas the undersigned being the Authorised Officer of the **IDFC FIRST Bank Limited (erstwhile Capital First Limited and amalgamated with IDFC Bank Limited)** 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 29.01.2025 calling upon the borrower, co-borrowers and guarantors **1. MANAJI JAWAJI THAKOR, 2. ASHABEN MANAJI THAKOR**, to repay the amount mentioned in the notice being **Rs. 5,23,829.09/- (Rupees Five Lac Twenty Three Thousand Eight Hundred Twenty Nine and Nine Paise Only)** as on 28.01.2025 within 60 days from the date of receipt of the said Demand notices.

The borrowers having failed to repay the amount, notice is hereby given to the borrower 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 sub-section (4) of section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this **30th day of NOV 2025**.

The borrowers 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 **IDFC FIRST Bank Limited (erstwhile Capital First Limited and amalgamated with IDFC Bank Limited)** for an amount of **Rs. 5,23,829.09/- (Rupees Five Lac Twenty Three Thousand Eight Hundred Twenty Nine and Nine Paise Only)** and interest thereon.

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 properties.

All That Piece And Parcel Of Land Along With Structure Standing There On Being The Residential Property Of Of North Gram Panchayat Property No. 100 And Assessment Serial No. 100 In Old Gamtal, Total Admeasuring 752.00 Sq. Fts. Situated In The Sim Of Thakor Vas. At, Nartol, Ta: Kheralu, District: Mahesana, State: Gujarat-384130, And Bounded As- East : Public Road West : Navoli Nartol : House Of Thakor Jaganthi Ranchhodji South : House Of Thakor Ishwari Sardari

Sd/- Authorised Officer, IDFC FIRST Bank Limited (erstwhile Capital First Limited and amalgamated with IDFC Bank Limited)

Date : 30.11.2025 Place : GUJARAT Loan Account No : 112207886

OFFICE OF THE RECOVERY OFFICER DEBTS RECOVERY TRIBUNAL-I ERNAKULAM

5th Floor, K.S.H.B Building, Panampilly Nagar, Cochin-682 036

DRC No 144/2024

NOTICE FOR SETTLING A SALE PROCLAMATION

(See Sections 25 to 29 of the Recovery of Debts and Bankruptcy Act, 1993 r/w Rule 53 of the Second Schedule to the Income Tax Act, 1961)

1. **M/s. New Track (A partnership Firm)** 12/989, SR. 10, Chirakkara, Thalassery, Kannur District- 670 104, Represented by its Managing Partner Mithun M.K

2. **Mithun M.K.** S/o Vishwanathan, 14/41, Kunjily House, Chirakkara, Thalassery, Kannur District- 670 104

3. **Prasad Reghuvaran**, S/o. Reghuvaran Narayan, 502, Asopalav Apartment, Saru Section Road, Jam Nagar- 361 002

4. **Sathi Prasad**, W/o. Prasad Reghuvaran, 502, Asopalav Apartment, Saru Section Road, Jam Nagar- 361 002

- Certificate Debtors 1, 2, 4 and 5

Sub: DRC No. 144/2024 in TA No. 1/2018 in the matter of **CSB Bank Ltd.**

Vs. **M/s. New Track and others**

Whereas, in execution of Recovery Certificate No. 144/2024 drawn up by the Presiding Officer, Debts Recovery Tribunal - I, Ernakulam the undersigned has ordered sale of the Recovery Certificate schedule property, in the above cited matter.

You are hereby informed that the 10.30 a.m. on 22.12.2025 has been fixed for drawing up the proclamation of sale and settling the terms thereof. You are directed to bring to the notice of the undersigned any encumbrances, charges, claims or liabilities attaching to the said property or any portion thereof and also the revenue, if any, assessed upon the property or any part thereof or objection if any, failing which it shall be deemed as no objection.

Given under my hand and the seal of this Tribunal on this **17th day of November 2025**.

(Penumala Harichand) Recovery Officer

TATA CAPITAL LIMITED

Tower A, 11th Floor, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai, Maharashtra-400013.

Branch Address: Office No. 501/502/503/504, 5th Floor, Regus Business Center, New City Light Road, Surat - 395007.

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY (Under Rule 8(6) R/W Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

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 proviso to Rule 8(6) r/w Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

LOAN ACCOUNT NO. TCFLA0272000011251578; M/S. JAY AMBE SUPER STORE

This is to inform that **Tata Capital Ltd. (TCL)** is a non-banking financial company and incorporated under the provisions of the Companies Act, 1956 and having its registered office at Peninsula Business Park, Tower A, 11th Floor, Ganpatrao Kadam Marg, Lower Parel, Mumbai-400013 and a branch office amongst other places at **Surat, Gujarat ("Branch")**. That vide Orders dated 24.11.2023, the National Company Law Tribunal (NCLT) Mumbai has duly sanctioned the Scheme of Arrangement between Tata Capital Financial Services Limited ("TCFSL") and Tata Cleantech Capital Limited ("TCL") as transferees and Tata Capital Limited ("TCL") as transferee under the provisions of Sections 230 to 232 read with Section 66 and other applicable provisions of the Companies Act, 2013 ("said Scheme"). In terms thereof, TCFSL and TCL (Transferor Companies) along with its undertaking have merged with TCL, as a going concern, together with all the properties, assets, rights, benefits, interest, duties, obligations, liabilities, contracts, agreements, securities etc. w.e.f. 01.01.2024. In pursuance of the said Order and the Scheme, all the facility documents executed by TCFSL and all outstanding in respect thereof stood transferred to Applicant Company and thus the TCL is entitled to claim the same from the (Borrowers/Co-Borrowers) in terms thereof.

Notice is hereby given to the public in general and in particular to the below Borrower/Co-Borrower that the below described immovable property mortgaged to **Tata Capital Limited (Secured Creditor/TCL)**, the Possession of which has been taken by the Authorised Officer of Tata Capital Limited (Secured Creditor), will be sold on **30th Day of December, 2025 "As is where is basis" & "As is what is and whatever there is & without recourse basis"**.

Whereas the sale of secured asset is to be made to recover the secured debt and whereas there was a due of a sum **Rs. 50,20,673/- (Rupees Fifty Lakhs) Twenty Thousand Six Hundred Seventy Three Only** vide **Loan Account bearing No. TCFLA0216000011251578** as on 02-Dec-2025 from **Borrowers/Co-Borrowers and Guarantors** i.e., (1) **M/s. Jay Ambe Super Store Through Its Proprietor Shiv Singh; (2) Mr. Shiv Uday Singh; (3) Mr. Devi Uday Singh; (4) Mrs. Chanchal Rajput; (5) Mrs. Javeri all having address at: Shop No.5 & 6, Radhakrishna Residence, Nr. Swami Narayan Temple, Kande, Sachin, Surat, Gujarat - 394230; Also having address at: 304, Sai Krishna Residency Station Road, Sachin, Surat, Gujarat - 394230.** Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said property shall be sold by E- Auction at 2.00 PM. on the said 30th Day of December, 2025 by TCL, having its branch office at **5th Floor, Capital One Building, Between HDFC House & HDFC Bank, Near Mithakhali 6 Road, Navrangpura, Ahmedabad, Gujarat - 380009.**

The sealed E- Auction for the purchase of the property along with EMD Demand Draft shall be received by the Authorized Officer of the **TATA CAPITAL LIMITED** till 5.00 PM. on the said 29th Day of December, 2025.

Reg. off.: 410-412/18/12, 4th Floor, W.E.A. Arya Samaj Road, Karol Bagh, New Delhi-110005.

Corp. off.: 716-717, 7th Floor, Tower B, World Trade Tower, Sector 16, Noida, 201301, U.P., Ph.: +91 120 4290650/52/53/54/55, Email: info@csfinance.in

Legal@csfinance.in, Web: www.csfinance.in, CIN: LT4899D11992PLC051462

CSL Finance Limited

DEMAND NOTICE

Whereas the Borrower/Guarantor(s)/Mortgagor(s) mentioned hereunder had availed the financial assistance from **CSL Finance Limited (CSL)**. We state that despite having availed the financial assistance, the Borrower/Guarantor(s)/Mortgagor(s) (all singularly or together referred to as "Obligors") have committed various defaults in repayment of interest and principal amounts as per due dates. The account has been classified as Non-Performing Asset on the respective dates mentioned hereunder, in the books of CSL, consequent to the Authorized Officer of CSL under 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 Security Interest (Enforcement) Rules, 2002 issued Demand Notice on respective dates mentioned herein below under Section 13(2) of SARFAESI Act, 2002 calling upon the Obligors and/or their Legal Heir(s)/Legal Representative(s), to repay the amount mentioned in the notice together with further interest at the contractual rate on the amount mentioned in the notices and incidental expenses, cost, charges etc. until the date of payment within 60 days from the date of receipt of notices.

The Obligors are hereby informed by way of public notice about the same.

Name of Obligors/Legal Heir(s)/ Legal Representative(s)	Total Outstanding dues	Events
LAN: SMESUR020011899 Borrower : Mr. Mangilal D Chaudhari Co-Borrower / Security Provider : Mrs. Kanyakumari M Chaudhari	Rs 21,13,374/- (Rupees Twenty One Lakhs Thirteen Thousand Three Hundred And Seventy Four Only) as on 31.10.2025 plus future interest, penal interest, costs and charges.	Date of Loan Agreement: 29.06.2024 Date of NPA: 04.08.2025 Date of Demand Notice: 31.10.2025

Description of the Secured Assets/Immovable Properties/Mortgaged Properties: Details Of Immovable Property: "All The Piece & Parcel Of Immovable Property Bearing Plot No. 37 Paiki Gala No. 2 Admeasuring 300 Sq. Feet i.e. 27.87 Sq. Mts., Along With 60.00 Sq. Feet i.e. 5.50 Sq. Mts., Undivided Share In The Land Of Road & Cop. Totally Admeasuring 360 Sq. Feet. i.e. 33.37 Sq. Mts. Along With 472.50 Sq. Feet i.e. 43.91 Sq. Mts, Construction, In "Ayodhya Nagar A.", Situate At Revenue Survey No. 347, Tks No. 174, City Survey No. 1665 Of Ward No.8, Municipal House No. 3952/1 & 3952/A-2, Of Moje Village Gheikhadi, Taluka: Navsari, District: Navsari, State: Gujarat. (hereinafter Called The Said Property). **Boundaries And Dimensions Of The Property Are As Under: As Per Title Documents:** North: Other Shop, West: Other Property, East: Road, South: Other Property, **As Per Actual/technical Valuation Report:** North: Plot No.37, West: Plot No.36, East: Road, South: Plot No. 37

the circumstances as aforesaid, the notice is hereby given to the Obligors and/or their Legal Heir(s)/Legal Representative(s) that if the said Obligor(s) shall fail to make payment to CSL, then CSL shall proceed against the above Secured Asset(s)/Immovable Property (ies) under Section 13(4) of the said Act and the applicable Rules entirely at the risk of the said Obligor(s)/Legal Heir(s)/Legal Representative(s) as to the costs and consequences.

The said Obligor(s)/Legal Heir(s)/Legal Representative(s) are prohibited under the said Act to transfer the aforesaid Secured Asset(s)/Immovable Property(ies), whether by way of sale, lease or otherwise without the prior written consent of CSL. Any person who contravenes or abets contravention of the provisions of the Act or Rules made thereunder shall be liable for imprisonment and/or penalty as provided under the Act.

Date: 04.12.2025
Place: Navsari (Gujarat)

Sd/- Authorized Officer, CSL Finance Limited

TATA CAPITAL LIMITED

Regd. Office: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013.

Branch Address: 5th Floor, Capital One Building, Between HDFC House & HDFC Bank, Near Mithakhali 6 Road, Navrangpura, Ahmedabad, Gujarat - 380009.

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY (Under Rule 8(6) R/W Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

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 proviso to Rule 8(6) r/w Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

LOAN ACCOUNT NO. TCFLA0272000011755903 And TCFLA0272000011784480: M/s. SUNRISE STEEL

This is to inform that **Tata Capital Ltd. (TCL)** is a non-banking financial company and incorporated under the provisions of the Companies Act, 1956 and having its registered office at Peninsula Business Park, Tower A, 11th Floor, Ganpatrao Kadam Marg, Lower Parel, Mumbai-400013 and a branch office amongst other places at **Ahmedabad, Gujarat ("Branch")**. That vide Orders dated 24.11.2023, the National Company Law Tribunal (NCLT) Mumbai has duly sanctioned the Scheme of Arrangement between Tata Capital Financial Services Limited ("TCFSL") and Tata Cleantech Capital Limited ("TCL") as transferees and Tata Capital Limited ("TCL") as transferee under the provisions of Sections 230 to 232 read with Section 66 and other applicable provisions of the Companies Act, 2013 ("said Scheme"). In terms thereof, TCFSL and TCL (Transferor Companies) along with its undertaking have merged with TCL, as a going concern, together with all the properties, assets, rights, benefits, interest, duties, obligations, liabilities, contracts, agreements, securities etc. w.e.f. 01.01.2024. In pursuance of the said Order and the Scheme, all the facility documents executed by TCFSL and all outstanding in respect thereof stood transferred to Applicant Company and thus the TCL is entitled to claim the same from the (Borrowers/Co-Borrowers) in terms thereof.

Notice is hereby given to the public in general and in particular to the below Borrower/Co-Borrower that the below described immovable property mortgaged to **Tata Capital Limited (Secured Creditor/TCL)**, the Possession of which has been taken by the Authorised Officer of Tata Capital Ltd. (Secured Creditor), will be sold on **30th Day of December, 2025 "As is where is basis" & "As is what is and whatever there is & without recourse basis"**.

Whereas the sale of secured asset is to be made to recover the secured debt and whereas there was a due of a sum **Rs. 1,43,11,447/- (Rupees One Crore Forty Three Lakhs) Eleven Thousand Four Hundred Forty Seven Only** i.e. **Rs. 91,81,932/-** in **Loan Account No. TCFLA0272000011755903** is due and **Rs. 51,29,515/-** in **Loan Account No. TCFLA0272000011784480** as on 02-Dec-2025 from **Borrowers/Co-Borrowers**, i.e., (1) **M/s. Sunrise Steel, Through its Proprietor Sandip Navaraj Patel** having address at 13th Floor, 1323.1 Square, Nr. Shukan Mat, Cross Road, Science City Road, Solat, Ahmedabad, Gujarat - 380060; **Also Add at: Office No.6 on 4th Floor, on Block No. E, Sarthak Fortune** Situated at Block No.261, 262 (Old Survey No.2012, 202) of Town Planning Scheme No.05, Final Plot No.169,170 Mouje: Kudasan, Taluka: Gandhinagar, Dist. & Sub Dist: Gandhinagar - 382421; (2) **Sandipkumar Navaraj Patel; (3) Rachna Sandipkumar Patel** having address at 12, Tashila Bungalows, Nr. Hetam Party Plot, Science City Road, Solat, Ahmedabad, Gujarat - 380060; **Also Add at: 13th Floor, 1323.1 Square, Nr. Shukan Mat, Cross Road, Science City Road, Solat, Ahmedabad, Gujarat - 380060; Also Add at: Office No.6 on 4th Floor, on Block No. E, Sarthak Fortune** Situated at Block No.261, 262 (Old Survey No.2012, 202) of Town Planning Scheme No.05, Final Plot No.169,170 Mouje: Kudasan, Taluka: Gandhinagar, Dist. & Sub Dist: Gandhinagar - 382421.

Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said property shall be sold by E- Auction at 2.00 PM. on the said 30th Day of December, 2025 by TCL, having its branch office at **5th Floor, Capital One Building, Between HDFC House & HDFC Bank, Near Mithakhali 6 Road, Navrangpura, Ahmedabad, Gujarat - 380009.**

The sealed E- Auction for the purchase of the property along with EMD Demand Draft shall be received by the Authorized Officer of the **TATA CAPITAL LIMITED** till 5.00 PM. on the said 29th Day of December, 2025.

Description of Secured Assets	Type of Possession Constructive/ Physical	Reserve Price (Rs.)	Earnest Money EMD (Rs)
(i) Residential property bearing Office No.6, on 4th Floor, on Block No. E, Admeasuring about 46.24 sq. mtrs. carpet area and construction thereon undivided share of land 35.14 sq. mtrs. in the scheme known as "Sarthak Fortune" Situated at Block No.261, 262 (Old Survey No.2012, 202) of Town Planning Scheme No.05, Final Plot No.169,170 Mouje: Kudasan, Taluka: Gandhinagar, Dist & Sub Dist: Gandhinagar. Boundaries as follows: East: Open Space; West: Passage; North: Stairs Area and Then Office No.01; South: Open Terrace.	Physical	Rs. 61,13,000/- (Rupees Sixty One Lakh) Thirteen Thousand Only	Rs. 6,11,300/- (Rupees Six Lakh) Eleven Thousand Three Hundred Only
(ii) Residential property bearing Office No.8, on 4th Floor, on Block No. E, Admeasuring about 74.20 sq. mtrs. carpet area and construction thereon undivided share of land 56.38 sq. mtrs. in the scheme known as "Sarthak Fortune" Situated at Block No.261, 262 (Old Survey No.2012, 202) of Town Planning Scheme No.05, Final Plot No.169,170 Mouje: Kudasan, Taluka: Gandhinagar, Dist & Sub Dist: Gandhinagar. Boundaries as follows: East: Passage; West: Office No.9; North: Passage; South: Open Space.	Physical	Rs. 61,13,000/- (Rupees Sixty One Lakh) Thirteen Thousand Only	Rs. 6,11,300/- (Rupees Six Lakh) Eleven Thousand Three Hundred Only
(iii) Residential property bearing Office No.9, on 4th Floor, on Block No. E, Admeasuring about 49.19 sq. mtrs. carpet area and construction thereon undivided share of land 37.38 sq. mtrs. in the scheme known as "Sarthak Fortune" Situated at Block No.261, 262 (Old Survey No.2012, 202) of Town Planning Scheme No.05, Final Plot No.169,170 Mouje: Kudasan, Taluka: Gandhinagar, Dist & Sub Dist: Gandhinagar. Boundaries as follows: East: Office No.8; West: Office No.10; North: Passage; South: Open Space.	Physical	Rs. 40,48,000/- (Rupees Forty Lakh) Eight Thousand Only	Rs. 4,04,800/- (Rupees Four Lakh) Four Thousand Eight Hundred Only

Bank of Baroda

Notice under Rule 6(2) and/or Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act, 2002).

Dear Sir/Madam, Whereas the Authorised Officer of the **Bank of Baroda, Textile Market Branch, Surat Textile Market, Ring Road, Surat - 395002, Phone No. 0261-2321640 & 2323208, e-mail : textil@bankofbaroda.com**

in exercise of the powers conferred u/s 13(1) of the SARFAESI Act, 2002 (hereinafter referred as "Act") read with Rules 3 of Security Interest (Enforcement) Rules 2002 (hereinafter referred as "Rules") issued demand notice calling upon you being Borrowers (s)/Mortgagor (s)/Guarantor (s) to repay the amount stated in the said demand notice within 60 days from receipt of said notice. And whereas you have failed to repay the amount, the undersigned in exercise of the powers conferred u/s 13(4) of the said Act read with Rule 4 and/or Rule 8 of the Rules have taken over the Possession of Secured Assets (hereinafter referred as the said properties) more particularly described herein below Schedule. Even after taking possession of the secured asset, you have not paid the amount due to Bank as mentioned in below Possession Notice. Your attention is invited to the provisions of sub-section (8) of Section 13 of SARFAESI Act, 2002 in respect of time available, to redeem the secured assets. Therefore you are all are requested to pay the dues as mentioned in possession notice along with applicable interest, cost, charges & expenses within 30 days from receipt of this notice and redeem the secured asset as mentioned below. In case you fail to pay the above mentioned dues & redeem the secured asset within 30 days from receipt of this notice, Bank will be constrained to sell the secured asset through public E- Auction by Publication of E- Auction Sale Notice. The Date, Time of E- Auction and Reserve Price of the Properties shall be informed to you separately.

SCHEDULE OF SECURED ASSETS / PROPERTIES

Sr. No.	Name of Borrower & Branch Name	Description of the Movable/Immovable Properties	Redemption Notice Demand Notice Date Possession Date	Possession Type Possession Date
1.	M/s. Gauri Creation A Partnership Firm (Borrower), Mr. Dip Jayeshbhai Patel (Partner), Mr. Sanjaykumar Vajubhai Sakariya (Partner)	Prime Security: Hypothecation of all the borrower's Plant and Machinery and Movables along with stock & book Debts relating to the borrower's Firm Working Office/Reg. Office/Factory at Plot No. 17 & 18, Gala No. 217 & 218, Shivnagar/Embroidery Park, Vanyav, Surat City, Surat-394520. Collateral Security: Description of Property : All the pieces and parcel of Immovable property "Flat No. 102" on 1st Floor, Super Built up area measuring 1103.5 Sq.fts. i.e. 105.02 sq.mtrs., Built up area admeasuring 678.3 sq.fts. i.e. 63.01 sq.mtrs., together with undivided proportionate share in underneath lane "Building No. A91" of "Saurashtra Green City", Situated at constructed on the land bearing Block No. 119/A of Registration 13860 sq.mtrs. & Block No. 120, admeasuring 21787 sq.mtrs., total admeasuring 35647.00 sq.mtrs. of Village: Umra, Tal. Dapad, Dist. Surat. Belonging to Mr. Sanjaykumar Vajubhai Sakariya.	29.11.2025 23.07.2025 10.10.2025	Symbolic Possession 14.10.2025
2.	M/s. Khushi Textile A Proprietorship Firm, Proprietor Mrs. Ushaben Prakashbhai Patel (Borrower), Mrs. Kailashben Harjibhai Dholakiya (Guarantor), Mrs. Sangitaben Bharatbhai Ismailiya (Guarantor)	Prime Security: Hypothecation of all the borrower's Plant and Machinery and Movables along with Stock & Book Debts relating to the borrower's Firm Working Office / Reg. Office / Factory at Plot No. 343, 344, 345, Silver Textile Hub, Village - Pipodara, Mangrol, Surat - 394110, Through Hypothecation Agreement LDC-144/HB", dated 05/08/2023. (Owned by M/s. Khushi Textile) Prime Security: Hypothecation of all the borrower's Plant and Machinery and Movables along with Stock & Book Debts relating to the borrower's Firm Working Office/ Reg. Office/ factory at Plot No. 345, Silver Textile Hub, Village : Pipodara, Mangrol, Surat - 394110, Through Loan Agreement LDC-144B", dated 05/08/2023. (Owned by M/s. Sangita Weav Tech) Prime Security: Hypothecation of all the borrower's Plant and machinery and Movables along with stock & book Debts relating to the borrower's Firm Working Office/ Reg. Office/factory at Plot No. 344 Silver textile Hub, New Block No. 556, Block No. 517, R.S. No. 523, Village - Pipodara, Mangrol, Surat, Gujarat - 394110, Through Loan Agreement LDC-144B", Dated 25/08/2023. (Owned by M/s. Tarun Tex Fab) Collateral Security: 1. All that piece or parcel of the Immovable Property of Plot No. 343 , admeasuring about 217.21 Sq.yards i.e. 181.60 Sq.mtrs along with undivided share admeasuring about 65.12 Sq.mtrs in Road and C.O.P land, total Plot area adm. about 246.72 Sq.mtrs. of "C-Type" of society known and name as "SILVER TEXTILE HUB" Situated at Pipodara, land bearing Revenue Survey No. 523, Block No. 517, after Re-survey New Block No. 556 of Village : Pipodara, Taluka : Mangrol, District : Surat. Belonging to Mrs. Ushaben Prakashbhai Patel. Bounded by :- East : Adj. Plot No. 344, North : Adj. Society Road, West: Adj. Plot No. 342, South : Adj. Block No. 518. 2. All that piece or parcel of the Immovable Property of Plot No. 344 , adm. about 215.32 Sq yards i.e. 180.02 Sq.mtrs along with undivided share admeasuring about 64.55 Sq.mtrs in Road and C.O.P land, total adm. about 244.57 Sq.mtrs of "C-Type" of society known and name as "SILVER TEXTILE HUB" Situated at Pipodara, land bearing Revenue Survey No. 523, Block No. 517, after Re-survey New Block No. 556 of Village : Pipodara, Taluka : Mangrol, District : Surat. Together with the standing thereon Belonging to Mrs. Kailashben Harjibhai Dholakiya. Bounded by :- East : Adj. Plot No. 345, West: Adj. Plot No.343, North : Adj. Block No. 518. 3. All that piece or parcel of the Immovable Property of Plot No. 345 , admeasuring about 213.54 Sq.yards i.e. 178.53 Sq.mtrs along with undivided share adm. about 62.02 Sq.mtrs in Road and C.O.P land, total adm. about 240.55 Sq.mtrs of "C-Type" of society known and name as "SILVER TEXTILE HUB" Situated at Pipodara, land bearing Revenue Survey No. 523, Block No. 517, after Re-survey New Block No. 556 of Village : Pipodara, Taluka : Mangrol, District : Surat. Together with the standing thereon Belonging to Mrs. Sangitaben Bharatbhai Ismailiya. Bounded by :- East : Adj. Plot No. 346, West : Adj. Plot No.344, North : Adj. Society Road, South : Adj. Block No. 518.	29.11.2025 28.08.2025 27.11.2025	Symbolic Possession 29.11.2025
3.	M/s. Sangita Weav Tech, A Proprietorship Firm, Prop. Mrs. Sangeetaben Bharatbhai Ismailiya (Borrower), Mrs. Ushaben Prakashbhai Patel (Guarantor), Mrs. Kailash Harjibhai Dholakiya (Guarantor)	1. All that piece or parcel of the Immovable Property of Plot No. 343 , admeasuring about 217.21 Sq.yards i.e. 181.60 Sq.mtrs along with undivided share admeasuring about 65.12 Sq.mtrs in Road and C.O.P land, total Plot area adm. about 246.72 Sq.mtrs. of "C-Type" of society known and name as "SILVER TEXTILE HUB" Situated at Pipodara, land bearing Revenue Survey No. 523, Block No. 517, after Re-survey New Block No. 556 of Village : Pipodara, Taluka : Mangrol, District : Surat. Belonging to Mrs. Ushaben Prakashbhai Patel. Bounded by :- East : Adj. Plot No. 344, North : Adj. Society Road, West: Adj. Plot No. 342, South : Adj. Block No. 518. 2. All that piece or parcel of the Immovable Property of Plot No. 344 , adm. about 215.32 Sq yards i.e. 180.02 Sq.mtrs along with undivided share admeasuring about 64.55 Sq.mtrs in Road and C.O.P land, total adm. about 244.57 Sq.mtrs of "C-Type" of society known and name as "SILVER TEXTILE HUB" Situated at Pipodara, land bearing Revenue Survey No. 523, Block No. 517, after Re-survey New Block No. 556 of Village : Pipodara, Taluka : Mangrol, District : Surat. Together with the standing thereon Belonging to Mrs. Sangitaben Bharatbhai Ismailiya. Bounded by :- East : Adj. Plot No. 346, West : Adj. Plot No.344, North : Adj. Society Road, South : Adj. Block No. 518.	29.11.2025 29.07.2025 10.10.2025	Symbolic Possession 15.10.2025