

APPENDIX-IV-A: E-AUCTION-PUBLIC SALE NOTICE OF IMMOVABLE PROPERTY/IES									
E-AUCTION-SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISION TO RULE 8 (6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002									
B.O.SURAT: Office No. 206, A&B, Second Floor, Trivith Chamber, Opp. Fire Station, Nr. Rushabh Petrol Pump, Ring Road, Surat-395003 Gujarat									
Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-D mortgaged/charged to the Secured Creditor, will be sold on "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS BASIS" as per the details mentioned below. Notice is hereby given to borrower(s)/mortgagor(s) i.e. Hiral, Lega Representative, (whether known or unknown), executor(s), administrator(s), assignee(s) of the respective borrower(s)/mortgagor(s) (since deceased) as the case may be indicated in Column no-A under Rule-8(6) & 9 of the Security Interest Enforcement Rules, 2002 amended as on date. For detailed terms and conditions of the sale, please refer to the link provided in M/s PNB Housing Finance Limited/secured creditor's website i.e. www.pnbhousing.com.									
Loan No./Name of the Borrower/Co-Borrower/Guarantor(s)	Demand Amount & Date (Rs./Date)	Nature of Possession (C)	Description of the Properties, not mortgaged (D)	Reserve Price (Rs.)	EMD (10% of Bid) (Rs.)	Last Date of Bid (Rs./Date)	Inspection Date (Rs./Time)	Date of Auction & Time (Rs./Time)	Known/Unknown (Yes/No)
LOAN/RSRT/0224/1216324 PRANJANKUMAR DWIVEDI/PRITI MISHRA, B.O.: SURAT	Rs. 9,06,542.95 & 23-07-2025	Symbolic Possession	Plot No.128, Dwarka Residency, Besdarshah Residency, NR Pashu Public School, Karpali, To Mitha Road, Karpali, Palansara, Surat, Gujarat-394310, Surat, India.	Rs. 8,09,000	Rs. 80,900	16/02/2026	Rs. 10,000	21-01-2026, 12-00pm to 2PM To 04-00pm	NOT KNOWN
LOAN/RSRT/0224/1215626 ASHISH MORE & SHAMTA AMBASAD MORE, B.O.: SURAT	Rs. 9,91,910.06 & 8-08-2025	Symbolic Possession	Plot No. 402, Mahak Residency 2, Behind Divine Public School, Nr. Barmanand, Residency, Sivan Road, Sivan Sur, Gujarat-394310, Surat, India.	Rs. 97,300	Rs. 97,300	16/02/2026	Rs. 10,000	22-01-2026, 12-00pm to 2PM To 04-00pm	NOT KNOWN
*Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof. ** To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/claims in respect of above mentioned immovable/secured assets except what is disclosed in the Column No.-A. Further such encumbrances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser/bidders are requested to independently ascertain the veracity of the mentioned encumbrances. (1.) As on date, there is no order restraining and/or court injunction PNBHFL, the authorized Officer of PNBHFL, from selling, alienating and/or disposing of the above immovable properties/secured assets and status is mentioned in column no-K. (2.) The prospective purchaser/bidder and interested parties may independently take the possession of the above immovable properties/secured assets, if any, stated in column no-K, including but not limited to the title of the documents of the title pertaining thereto available with the PNBHFL, and satisfy themselves in all respects prior to submitting tender/bid application form or making offer(s). The bidder/s has to sign the terms and conditions of this auction along with the Bid Form. (3.) Please note that in terms of Rule 8(6) of the Security Interest (Enforcement) Rules, 2002, the bidder/s will purchase is legally bound to deposit 25% of the amount of sale price, (inclusive of earnest money) on the same day or not later than next working day. The sale may be confirmed in favour of (bidder/s) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the sale consideration amount has to be deposited by the purchaser within 15 days from the date of acknowledgment of sale confirmation letter and in default of such deposit, the secured creditor shall forfeit the part payment of sale consideration amount within 15 days from the date of expiry of mandatory period of 15 days mentioned in the sale confirmation letter and the property/secured asset shall be resold as per the provisions of SARFAESI Act. (4.) M/s C1 India Private Limited would be assisting the Authorized officer in conducting sale through an e-auction having its corporate office at Plot No. 68, 8 th Floor, Sector 44, Gurgaon, Haryana 122003 Website: www.baanknet.com For any assistance related to inspection of the property or obtaining the Bid documents and for any query or for registration, you have to co-ordinate with Naren Goshani, Mob- 9824993797, Toll Free No. - 1800 120 8800, E-Mail: auction@pnbhousing.com, is authorised Person of PNBHFL or refer to www.pnbhousing.com									
PLACE : GUJARAT DATE : -14.01.2026				SD/-AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED					



Home First Finance Company India Limited
CIN: L65990MH2010PLC240703
Website: homefirstindia.com
Phone No.: 180030008425 Email ID: loanfirst@homefirstindia.com

POSSESSION NOTICE
REF: POSSESSION NOTICE UNDER SUB-RULE (1) OF RULE 8 OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

WHEREAS the undersigned being the Authorized Officer of HOME FIRST FINANCE COMPANY INDIA LIMITED, pursuant to demand notice issued on its respective dates as given below, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act No. 54 of 2002) and in exercise of powers conferred under section 13(2) of the said Act with rule 3 of the Security Interest (Enforcement) Rules, 2002 calling upon you/Borrowers, the under named to pay outstanding dues as within 60 days from the date of receipt of respective notices, you/Borrowers all, however, have failed to pay the said outstanding dues within stipulated time, hence **HOME FIRST FINANCE COMPANY INDIA LIMITED** are in exercise and having right as conferred under the provision of sub section (4) of section 13 of SARFAESI ACT,2002 read with rules thereunder, taken **POSSESSION** of the secured assets as mentioned herein below:

Sr. No.	Name of Borrowers/ Co-Borrowers/ Guarantors	Description of Mortgaged Property	Date of Demand Notice	Total O/s as on Date of Demand Notice (in INR)	Date of possession
1.	Parekh Yash Kalpeshbhai, Kalpeshbhai Maneakal Valand,Dharmishtha	Shop No.F/11 First Floor,(As Per Brochure Block No.C),Amaya Sky Walk, C.S.No.1323 (Old S.No. 408/1 Paiki 1, Old S.No.408/1 Paiki 2) / T.P.Scheme No.2 (2/1+2/2) Final Plot No.25, Nr.Gokulidham Society,Nr.Riddhi Siddhi Bungalows,Karannagar Road,At-Ta- Kadi-Dist-Mehsana-382715 Bounded by North-18 Mtr Road, East-Shop No.F/12, West-Shop No.F/10, South-Society Road.	03-08-2025	10,16,516	11-01-2026
2.	Parmar Mayur Jadavbhai, Parmar Jadavbhai Jinabhai, Parmar Rupaben Jadavbhai,	Plot no.14 paikee North Side, R.S.No.761/2 Paikae, Jayanagar, Alav Road, Botad, Botad, Gujarat,360040 Bounded by North-Plot No.15, South-Remaining land Of this plot, East-Road, West-Plot No.26 Paikae Land.	06-05-2025	9,73,677	11-01-2026
3.	Hareshbhai Chauhan-Minaben Hareshbhai Chauhan,Khushbu Hareshbhai Chauhan	Flat-304,J.Rudra Green,Narol Aslali Highway Narolgam, Ahmedabad, Gujarat-382405. Bounded By : East by - Block B, West by -- Flat no. J/301, North by - Flat no. J/303, South by - Common road.	05-04-2025	23,71,104	11-01-2026
4.	Krunal Shaileshbhai Patel,Hiralben Krunalkumar Patel, Shaileshkumar Bhanglajibhai Patel	Shop-29 A,Nilkant Market , Near .Chaudhary Petrol Pump , AT & TA,Deesa , Dist Banaskantha , Pincode. 3855535, Deesa,Gujarat,3855535. Bounded By : North by - F.F Shop No.28, South by - F.F Shop No.30, East by - Open Passage, West by - Part Of Nilkanth Shong.	05-03-2025	10,80,825	10-01-2026
5.	Matroja Shaileshbhai-Matroja Alpeshkumar, Kavltaben Shaileshbhai Matroja	Flat-404 Fourth floor,Tankar-3 - C-404, -C-404, Tankar Residency - 3, behind Shyam Avenue, Vatva,Ahmedabad-382445. Bounded By : East by - OTS, West by - Flat No. C/405, North by- Flat No. C/403, South by - OTS.	05-03-2025	14,71,805	10-01-2026
6.	Dabhi Sureshbhai Zaverbhai, Dabhi Hetalben Sureshbhai	House-Plot No.162,Bhalgamda R.S.No.63, Plot No.162, Near-Wadhwan To Limbdi Road, At.Limbdi, Tal.Limbdi, Dist.Surendranagar,Surendranagar,Gujarat-363421. Bounded By : North by - Plot No. 163, South by - 9.00mtr wide road, East by - Plot No.161, West by - Plot No. 132.	03-02-2025	20,56,309	10-01-2026

The borrower having failed to repay the amount, notice is hereby given to the borrower / Guarantor 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 rule on the date mentioned above. The **BORROWERS/ GUARANTORS** and the **PUBLIC IN GENERAL** are hereby cautioned not to deal with the above referred Properties/Secured Assets or any part thereof and any dealing with the said Properties/Secured Assets shall be subject to charge of HOME FIRST FINANCE COMPANY INDIA LIMITED for the amount mentioned hereinabove against Properties/Secured Assets which is payable with the further interest thereon until payment in full. The borrower's attention is invited to the provisions of subsection (8) of Section 13 of the Act, in respect of time available to redeem the secured asset.

Place: Gujarat
Date: 14-01-2026

Authorised Officer,
Home First Finance Company India Limited

ARM Branch, 7th Floor, Gift One Building, Gift City, Gandhinagar-382355



E-AUCTION SALE NOTICE TO PUBLIC UNDER SARFAESI ACT, 2002

DETAILS FOR MEGA E-AUCTION ON 17.02.2026 (01:00 PM TO 03:00 PM)
LAST DATE OF EMD : 16.02.2026

The undersigned as Authorized officer of **CANARA BANK** has taken over possession of the following property/ies under section 13(4) of the SARFAESI act, Public at large is informed that **e-auction** (under SARFAESI act, 2002) of the charged property/ies in the below mentioned cases for realization of bank dues will be held on **"AS IS WHERE IS, AS IS WHAT IS" BASIS** Under Rule 8(6) & 9 (1) of Security Interest (Enforcement) Rules, 2002.

Sr. No.	NAME OF BORROWER/S / GUARANTOR/S / MORTGAGOR/S	OUTSTANDING (RS)	DETAILS OF SECURITY/IES / STATUS OF POSSESSION	RESERVE PRICE & EMD	ACCOUNT DETAILS & NAME, CONTACT DETAIL OF BRANCH
1	Mr. Bharatkumar Jamnadas Madiani (Borrower), Mr. Dhirendra Jamnadas Madiani (Co-Borrower/ Mortgagor)	Rs. 22,04,620.86 further interest and charges from 13.09.2025 thereon due to the ARM Branch, Ahmedabad	Residential Building at C.S. Ward no. 2, C.S. No. 3876/27, at Maharaj Baug, Near S.V. Patel Road, Portbandar, Tal. & Dist. Porbandar, Gujarat. admeasuring : 43.58 Sq. Mtrs. Boundaries : North : C.S. No. 3876/26, South : C.S. No. 3876/28, East: 15.00 ft. wd. Road, West: 15.00 ft. wd. Road. Status of Possession : Symbolic Possession	Reserve Price : Rs. 27,05,000.00 EMD : Rs. 2,70,500.00	ARM Branch Ph.: 079 - 69027812 / 818 / 823 / 820 / 822 Mob : 8238091942 / 9680505055
2	M/s Nilkanth Enterprise, Nayanaben Niteshbhai Talaviya (Borrower, Proprietor & Mortgagor) & Nitesh Gordhanbhai Talaviya (Guarantor & Mortgagor)	Rs. 1,01,04,415.75 + further interest and charges from 24.09.2025 thereon due to the Canara Bank, Ahmedabad	All the piece and parcel of non agricultural plot of land in mje Harni Vadodara lying being land bearing R.S. No. 133, as per 7/12 admeasuring 6171 sq. mtrs., T.P. No. 1, F.P. No. 24, admeasuring 4320 sq. mtrs. Known as "Shree Siddheavhar Holiness" paikki Tower C, Sixth Floor, Flat No. C-601, carpet area admeasuring 67.12 sq. mtrs., Balcony carpet area 04.06 sq. mtrs., Undivided share of land admeasuring 27.47 sq. mtrs. At sub district & District Vadodara. Bounded as : North : By ground floor society common road, South : by ground floor society common Plot and Garden, East : By common passage and staircase lift, West : by ground floor society common Road. Status of Possession : Symbolic Possession	Reserve Price : Rs. 39,00,000.00 EMD : Rs. 3,90,000.00	Email : cb3966@canarabank.com A/C No.: 209272434 IFSC : CNRB0003966

Other Terms and Conditions : The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following conditions. (1) **Auction will be held on 17.02.2026 from 01:00 pm to 03:00 pm** (2) For all the properties The Auction Sale is conducted on "As is where is, As is what is and Whatever there is" Basis. Bank is not aware of any pending charges, taxes, etc. Purchasers are bound to verify the same and, if any, have to bare the same. (3) Auction / bidding shall only through "Online Electronic Bidding" through the website <https://baanknet.com/> Bidders are advised to go through the website (www.canarabank.com) under link E-Auction for detailed terms before taking part in the E-Auction Sale proceedings (4) **The Property can be inspected, with Prior Appointment with Authorized Officer, on 12.02.2026.** (5) The Property will not be sold below the Reserve Price and the participating bidders may improve their offer further during auction process. (6) EMD-EMD amount of 10% of the Reserve Price is to be deposited 16.02.2026 in E-Wallet of M/s PSB Alliance Private Limited (baanknet) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan. (7) Intending bidders should hold a valid signature certificate and e-mail address. For details with regard to digital signature please contact the service provider M/S PSB Alliance (baanknet) (For Contact Details please refer Point No. 19) Immediately on the same date payment of the EMD amount the bidders shall approach the said service provider for obtaining digital signature (If not holding a valid digital signature) (8) **Last date for depositing the EMD is 16.02.2026** after payment of the EMD amount, the intending bidders should send a copy of the following documents /details on or before date of submission of the bid(s), to Canara Bank, Branch, concerned to the property. (A) Demand Draft/Pay order towards EMD amount if paid through RTGS/NEFT, acknowledgment receipt thereof with UTR No. (B) Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance amount of 25% of bid amount. (C) Bidders Name, Contact No., Address, E-mail (D) Bidder's A/c. details for online refund of EMD. (9) **Last Date for receipt of tender documents: 16.02.2026.** (10) The intending bidders should register their names at portal <https://baanknet.com/> to get their User ID and password free of cost. Prospective bidder may avail online training on E-auction from the service provider <https://baanknet.com/> (For Contact Details please refer Point No. 19). (11) EMD deposited by the unsuccessful bidder shall be refunded to them within 7 days of finalization of sale. The EMD shall not carry any interest. (12) The bank will have the absolute right/discretion for acceptance/rejection of any bid and all bidders to undertake not to initiate any legal action against the Bank from non-sale of such denied asset simply because such a bidder was successful/highest bidder. (13) Auction would commence at Reserve Price plus one increment of Rs. 10,000 and bidders shall improve their offers multiples of Rs. 10,000 (Rs. Ten Thousand), if required. The bidder who submits the highest bid (not below the Reserve Price on closer of "Online" auction shall be declared as successful bidder. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor. (14) The successful bidder shall deposit 25% of sale price (inclusive of EMD already paid) immediately on declaring him/her as the successful bidder and the balance within 15 days from the date of confirmation of sale by the successful creditor in respective Branch's account as mentioned in Branch details. If the successful bidder fails to pay the sale price within the period stated above, the deposit made by him /her shall be forfeited by the Authorized Officer without any notice and property shall forthwith be put for sale again. Notwithstanding contained herein, the confirmation regarding successful bidder is subject to any suit filed to be filed or any other order by any competent authority/court/tribunal. (15) Where the sale consideration, of the property to be transferred is Rs. 50 Lakhs and above the successful bidder will have to deduct Tax Deducted at Source) TDS @ 1 % on the sale proceeds and deposit the same by furnishing the Challan in form 260B and submit the original receipt of TDS certificate to the Bank (16) All charges for conveyance, stamp duty and registration charges etc., as applicable shall be borne by the successful bidder only. (17) Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof. (18) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach Canara Bank, Circle Office, Gandhinagar or Concerned Branch of Canara Bank who as a facilitating centre shall make necessary arrangements. (19) For further details Contact M/S PSB Alliance (baanknet). Email : support.BAANKNET@psballiance.com - Helpline No.: 8291220220, 7046612345, 6354910172, 9892219848, 8160205051, For User Creation Helpline Number : Mr. Karan Modi - 7016716557, Mr Vasu Patel - 9510974587, Mr Kashyap Patel - 6354604884 and Mr. Animesh Jain - 7046612345 (20) The bank is free to sale the property under private treaty or purchase as Non-Banking Assets, out of the above said properties, under the provision of the SARFAESI Act, in case no bidder is turning up for the purchase of property. No future notice Shall be issued for the same. (21) To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrance, title of properties 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 demand to constitute any commitment or any representation of the Banks. The property is being sold with all the existing and future encumbrance whether known or unknown to the Bank. Further some properties are available on symbolic possession and few are occupied by tenants/third parties as mentioned in the advertisement which may be noted. The Authorised Officer/Secured Creditors shall not be responsible in any way for any third party claims/rights/dues. (22) Where Factory land, building and Plant and Machinery both are put on auction for any borrower, EMD only for factory land and building will not be considered and sale will be confirmed after the plant machinery are sold out.

For detailed terms and conditions of sale, please refer to the link provided in <https://baanknet.com/> and <https://www.canarabank.com> Also, Prospective Bidders May Contact Respective Branch/Authorised Officer.

Date : 14.01.2026 | Place : Gandhinagar Sd/- Authorised Officer, Canara Bank

M/S MINTIFI FINSERVE PRIVATE LIMITED

Reg. Office: Times Square, Unit No. 3b, 2nd Floor, Opp. Mittal Industries Estate, Andheri-Kurla Road, Marol Naka, Andheri - East,mumbai-400059
Branch Office: 304,aditya Arcade,c G Road,near Shrinoli Society/swastik Charasta,near Choice Rest,ahmedabad-380009, Gujarat. Off No's 1324, The Spire 2, Shital Park, 150 Feet Ring Road,near Park Bnrs.rajkot-360007

Demand Notice Under Section 13 (2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

Undersigned being the Authorized officer of M/s Mintifi Finserve Private Limited, hereby gives the following notice to the Borrower(s) / Co-Borrower(s) who have failed to discharge their liability i.e. defaulted in the repayment of principal as well as the interest and other charges accrued there-on for Loan(s) against Property Mortgaged to them by M/s Mintifi Finserve Private Limited and as a consequence the Loan(s) have become Non Performing Assets. Accordingly, notices were issued to them under Section 13 (2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and rules there-to, on their last known address, however the same have been returned un-covered/undelivered, as such the Borrower (s)/Co-Borrower(s) are hereby intimated / informed by way of this publication notice to clear their outstanding dues under the loan facility availed by them from time to time.

Loan Account No./Name of the Borrower(s) / Co-Borrower(s)/Guarantor(s) & Addresses	Address of the Secured/Mortgaged Immovable Asset / Property to be enforced	Demand Notice Date and Amount
Loan Account Nos. VT0003528 1.NAV DURGA PRASAD STONE PROF JAYNTILAL HIRALAL JOSHI Narajanta Hotel, Mehana Val Dharmshala, Ambaji Mandir Road, Ambaji, Banaskantha-385110 2.JAYANTIBHAI HIRALAL JOSHI Forest Office Road , Nrwater Tank, Ambaji, Banaskantha-385110 3.GEETABEN JAYANTIBHAI JOSHI (MORTGAGOR) Forest Office Road , Nrwater Tank, Ambaji, Banaskantha,gujarat-385110	All that piece & parcel of immovable property including constructed structures on a Residential property bearing Plot/House No.45/3 adm. 62.41 Sq.Mtrs. Land with Construction thereon Ground Floor + First Floor adme. 124.82 Sq. Mtrs. having its Gram Panchayat Assessment No.108736 (Old No.4/3/52) in "Jagdamb Society",Situated at -Revenue Survey No.83/1 paiki1/paiki1, 83/1paiki1 paiki1, 83/1paiki2 paiki1, 83/1paiki2 83/5 and 84/1paiki of Mouje : Ambaji , Taluka : Danta , in the Registration District of Banaskantha and Sub District of Danta, East- Internal Road, West- Boundary Wall, North -Adj. Open Plot, South - House No.45/2	07/01/2026 Rs.59,45,083.07/- (Rupees Fifty Nine Lakh Forty Five Thousand Eighty Three And Paise Seven Only)
Loan Account Nos. VT0004707 1. Sal Sales Miklat No. 351 , Posara Road, Vada,Ponsara,Navsari Gujarat-396436 2. Ahir Jaykumar Rameshbhai Aahirvas,Kolasana Maroli Bazar,Navsari Gujarat-396436 3. Rameshbhai Ramabhai Aahir Aahirvas,Kolasana Maroli Bazar,Navsari Gujarat-39643	All that piece & parcel of immovable property including constructed structures on a Residential property bearing Grampanchayat Property No. 202 admeasuring 1050 sq. fts. , i.e. 97.54 sq. mtrs., Having Construction of Ground Floor + First Floor admeasuring 1872 sq. fts., i.e. 173.91 sq. mtrs., developed upon land situated in the State: Gujarat, District: Navsari, Sub-District & Taluka: Jalapur, Moje: Village Kolasana. Property Address Location Property no.: 202,Aahir, Nr. Kolasana Gramphayat, Kolasana, Tal.: Jalapore & Dist.: Navsari. 396415 Boundaries as per Site below:North : Adj House, South: Adj House, East : Road, West: Open Space	07/01/2026 Rs.15,83,279.00/- (Rupees Fifteen Lakh Eighty Three Thousand Two Hundred Seventy Nine Only)

This step is being taken for substituted service of notice. The above Borrowers and/or Co-Borrowers Guarantors) are advised to make the payments of outstanding along with future interest within 60 days from the date of publication of this notice failing which (without prejudice to any other right remedy available with M/s Mintifi Finserve Private Limited) further steps for taking possession of the Secured Assets/ mortgaged property will be initiated as per the provisions of Sec. 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security InterestAct,2002.The parties named above are also advised not to alienate, create third party interest in the above mentioned properties. On which M/s Mintifi Finserve Private Limited has the charge.

Date: 14.01 2026 Place:- GUJARAT Authorized Officer M/s Mintifi Finserve Private Limited

ARM Branch, 7th Floor, Gift One Building, Gift City, Gandhinagar-382355



E-AUCTION SALE NOTICE TO PUBLIC UNDER SARFAESI ACT, 2002

DETAILS FOR MEGA E-AUCTION ON 30.01.2026 (01:00 PM TO 03:00 PM)
LAST DATE OF EMD : 29.01.2026

The undersigned as Authorized officer of **CANARA BANK** has taken over possession of the following property/ies under section 13(4) of the SARFAESI act, Public at large is informed that **e-auction** (under SARFAESI act, 2002) of the charged property/ies in the below mentioned cases for realization of bank dues will be held on **"AS IS WHERE IS, AS IS WHAT IS" BASIS** Under Rule 8(6) & 9 (1) of Security Interest (Enforcement) Rules, 2002.

Sr. No.	NAME OF BORROWER/S / GUARANTOR/S / MORTGAGOR/S	OUTSTANDING (RS)	DETAILS OF SECURITY/IES / STATUS OF POSSESSION	RESERVE PRICE & EMD	ACCOUNT DETAILS & NAME, CONTACT DETAIL OF BRANCH
1	Devaram Choudhry S/o Chhogam Ram (Borrower And Mortgagor) & Puro Devi Devaram Flate (Co-borrower And Mortgagor)	Rs. 30,73,402.00 as on 15.04.2025 with interest and other charges thereon from 16.04.2025 less recovery if any due to the ARM Branch, Ahmedabad	EMT of all the piece and parcel of non agricultural plot of land in Mauje Jitali bharuch , R.S. NO. 375, 376, 382, 383, 384 paikki consolidated new BLOCK NO. 375, new block/survey no. 1749 admeasuring 43706.00 sq. mtrs known as "Garden City Type D-4, plot no.D-4-262, as per sPanchoned plan plot no.A-262 admeasuring 73.16 sq mtrs, i.e- 787.49 sq. fts construction admeasuring 90.86 sq. mtrs i.e 978.00 sq. fts at sub district Ankleshwar, Distrit-Bharuch. Bounded as (as per place): North:- Plot no D4-263, South:- Plot no D4-261, East:- Society Road, West:- Plot no D4-248 And (as per Plan) North:- Plot no A-263, South:- Plot no A-261, East:- Society Road, West:- Plot no A-248 Status of Possession : SYMBOLIC POSSESSION	RESERVE PRICE : Rs. 28,00,000/- EMD : Rs. 2,80,000/-	ARM Branch Ph.: 079 - 69027812 / 818 / 823 / 820 / 822 Mob : 8238091942 / 9680505055
2	DINESHBHAI RAVJIBHAI PATEL (Borrower and Mortgagor)	Rs. 48,14,895.00 as on 28.08.2025 with interest and other charges thereon from 29.08.2025 less recovery if any due to the ARM Branch, Ahmedabad	All the piece and parcel of non agricultural plot of land being House no.546 , plot admeasuring is 73.73 sq mtrs (as per sale deed), construction admeasuring (as per approved plan is 58.7 sq mtrs), the scheme known as "Sharad Nager" in the Non agricultural land bearing R.S.no. 365, City survey no. 1384 of moje Village Tarsali Ta. & District in registration district and sub district Vadodara. Bounded as: North :- By OTS, South:- House no.545, East:- House no.535, West:- By Road Status of Possession : SYMBOLIC POSSESSION	RESERVE PRICE : Rs. 45,00,000/- EMD : Rs.4,50,000/-	ARM Branch Ph.: 079 - 69027812 / 818 / 823 / 820 / 822 Mob : 8238091942 / 9680505055
3	M/s. Surya Exim Ltd. (Borrower), Sri Jagdish Prasad Saboo (Guarantor Cum Director), Smt. Archana Saboo (Guarantor Cum Director/ Mortgagor)	Rs. 42,14,69,859.81 as on 10.11.2019 plus further interest and other charges due to the Canara Bank Asset Recovery Management Branch, Ahmedabad	All that piece and parcel of property in the name of Mrs. Archana Jagdish Prasad Saboo Consisting of Flat No. C-113 on Third Floor of Building No. C of Mangaldeep Complex, situated at R.S. No. 301, T.P.S. No. 13, F.P. No. 104-A Paiki Plot No. 3-B and 3-A of Moje Village Adajan Taluka Choryasi, District. Surat, Gujarat, held in the name of Mrs. Archana Jagdish Prasad Saboo Status of Possession : Physical Possession	RESERVE PRICE : Rs. 8,35,000- EMD : Rs. 83,500/-	8386803703 9680505055 Email : cb3966@canarabank.com
4		Rs. 42,14,69,859.81 as on 10.11.2019 plus further interest and other charges due to the Canara Bank Asset Recovery Management Branch, Ahmedabad	All that piece and parcel of property in the name of Mrs. Archana Jagdish Prasad Saboo Consisting of Flat No. D-113 on Third Floor of Building No. D of Mangaldeep Complex, situated at R.S. No. 301, T.P.S. No. 13, F.P. No. 104-A Paiki Plot No. 3-B and 3-A of Moje Village Adajan Taluka Choryasi, District. Surat, Gujarat, held in the name of Mrs. Archana Jagdish Prasad Saboo Status of Possession : Physical Possession	RESERVE PRICE : Rs. 8,35,000- EMD : Rs. 83,500/-	A/C No.: 209272434 IFSC : CNRB0003966
5			All that piece and parcel of property in the name of Mrs. Archana Jagdishprasad Saboo Consisting of Shop No. 3036 of Jash Textile and Yarn Market and also undivided share to the extent of 5.01 Sq Mtr in the land below the construction totally add about 6674 sq. mtrs., situated at Ward No. 14, Nondh Nos. 2027, 2028 Paiki, 2018 paiki and 2024/1 paiki, R.S. No. 89+90A Paiki, TPS No. 8 (Umarwada), F.P No. 130/2 to 130/3, Village: Umarwada, Taluka Choryasi, District. Surat, Gujarat, held in the name of Mrs. Archana Jagdish Prasad Saboo Status of Possession : Physical Possession	RESERVE PRICE : Rs. 16,00,000/- EMD : Rs. 1,60,000/-	

Other Terms and Conditions : The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following conditions. (1) **Auction will be held on 30.01.2026 from 01:00 pm to 03:00 pm** (2) For all the properties The Auction Sale is conducted on "As is where is, As is what is and Whatever there is" Basis. Bank is not aware of any pending charges, taxes, etc. Purchasers are bound to verify the same and, if any, have to bare the same. (3) Auction / bidding shall only through "Online Electronic Bidding" through the website <https://baanknet.com/> Bidders are advised to go through the website (www.canarabank.com) under link E-Auction for detailed terms before taking part in the E-Auction Sale proceedings (4) **The Property can be inspected, with Prior Appointment with Authorized Officer, on 27.01.2026.** (5) The Property will not be sold below the Reserve Price and the participating bidders may improve their offer further during auction process. (6) EMD-EMD amount of 10% of the Reserve Price is to be deposited 29.01.2026 in E-Wallet of M/s PSB Alliance Private Limited (baanknet) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in