

 पंजाब नैशनल बैंक Punjab national bank					
BO : SUKHPAR (DISTT. KUTCH) GUJARAT(647900), EMAIL : BO6479@PNB.CO.IN					
<p>A Notice is hereby given that the following Borrower/s and Guarantors Mr. Charecha Gulamhusen Umar (Borrower) and Mr. Jasia Jusab Gani (Guarantor) have defaulted in the repayment of principal and interest of the loans facility obtained by them from the Bank and the loans have been classified as Non-Performing Assets (NPA). 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 unreserved and as such they are hereby informed by way of this public notice.</p>					
S. No.	Name of the Borrower (s) / Guarantor (s) & Name of the Branch	Details of Properties / Address of Secured Assets to be Enforced	Date of Notice	Date of NPA	Amount Outstanding (As on the date of notice)
1.	Mr. Charecha Gulamhusen Umar (borrower) and Mr. Jasia Jusab Gani (Guarantor) BO : Sukhpar (647900)	All the right, title, interest as the exclusive owner of the Residential Sub Plot No. 72/A Admeasuring 60.00 Sqr. Mtr. out of the Original Plot No. 72, of Residential N/A- Revenue Survey Ward No. 4 CS No. 224/145 paiki in the area known as 'Bapa Dayalu Nagar-1' situated at Bhuj Sim, Bhuj-Kachchh. 370001 which is Bounded as under : North : Plot No. 73, South : Plot No. 72/B, East : Plot No. 77, West : 7.5 ML Wide Road. Owner: Mr. Charecha Gulamhusen Umar (Covered under Doc. No. 1622 dated 04.02.2022)	20.08.2025	29.07.2025	Rs. 10,09,872.79/-

ROHA HOUSING FINANCE PRIVATE LIMITED			
Corporate Office : Unit No. 1117 & 1118, 11th Floor, World Trade Tower, Sector 16, Noida, Uttar Pradesh 201301.			
DEMAND NOTICE			
NOTICE TO BORROWER UNDER SECTION 13 (2) OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.			
<p>NOTICE is hereby given that the following borrower(s) who have availed loan from Roha Housing Finance Private Limited (RHFP) have failed to pay Equated Monthly Installments (EMIs) of their loan to RHFP and that their loan account has been classified as non-performing Asset as per the guidelines issued by National Housing Bank. The borrower(s) have provided security of the immovable property/ies to RHFP, the details of which are described herein below. The details of the loan and the amounts outstanding and payable by the borrower/s to RHFP as on date are also indicated here below. The borrower(s) as well as the public in general are hereby informed that the undersigned being the Authorized Officer of RHFP, the secured creditor has initiated action against the following borrower(s) under the provisions of the Securitization and Reconstruction of Financial Assets and enforcement of Security Interest Act, 2002 (the SARFESI Act). If the following borrower(s) fail to repay the outstanding dues indicated against their names within six (Six) days of this notice, the undersigned will exercise any one or more of the powers conferred on the Secured Creditor under sub-section (4) of Section 13 of the SARFESI Act, including power to take possession of the property/ies and sell the same. The public in general is advised not to deal with property/ies described here below.</p>			
SR NO	Name of the Borrower(s)/Co-Borrower (s)/Loan A/c No./Branch	Demand Notice Date & Amount	Description of secured asset(s) (immovable property/ies)
LAN :	LARJCLASLM00000509046 / Branch : Rajkot Cluster 1. AJAY INDOUBHAI LAMKA, 2. BHANUBEN LAMKA, 3. HINDUBHAI LAMKA, 4. RAHULBHAI LAMKA All at - Addt : (KUVADVA ROAD, MALYASAN, RAJKOT, GUJARAT- 360003, INDIA) 1. ADDT : (PROPERTY NO. 458 AT. MALYASAN OPP. HOTEL SHIV SHAKTI B/H. RELIANCE PETROLEUM FF. KUVADVA HIGHWAY MALYASANTAL. RAJKOT DIST. RAJKOT RAJKOTGUJARAT- 363250 INDIA).	11-08-2025 & Rs.1426479/-	All that part and parcel of the property bearing Property Address : (PROPERTY NO. 458 AT. MALYASAN OPP. HOTEL SHIV SHAKTI B/H. RELIANCE PETROLEUM FF. KUVADVA HIGHWAY MALYASANTAL. RAJKOT DIST. RAJKOT RAJKOT GUJARAT- 363250 INDIA)
Sr. No. 1 Also At - Addt 2 :	(JAY DWARKADHISH HOTEL, KUVADVA ROAD OPP JAY MAA SANTOSH ROADWAYS, RAJKOT, GUJARAT- 360003, INDIA)		
LAN : HJMGRSCPR00000503384 / Branch : Jamnagar Service	1. BALUHBAI BIHMABHAI MOVAR, 2. RAMAIBEN BALUHBAI MOVAR Both At - Addt 1 : (OPP SHARDA SCHOOL, BETNAK ROAD, KHAMBHALLA, GUJARAT- 361305, INDIA) Addt 2 : (SUB PLOT NO.- 54/13 MURLIDHAR RESIDENCY NR. NEW PADANA RESIDENCY OFF. SIR P.N. MARIG PADANACITY : PADANA - 361280 JAMNAGAR GUJARAT-361280 INDIA)	11-08-2025 & Rs.80668/-	All that part and parcel of the property bearing Property Address : (SUB PLOT NO.- 54/13 MURLIDHAR RESIDENCY OFF. SIR P.N. MARIG PADANACITY : PADANA - 361280 JAMNAGAR GUJARAT-361280 INDIA)

Date - 03.09.2025, Place - Gujarat Authorized officer , Roha Housing Finance Private Limited

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) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower/s and Guarantor/s and Mortgagor/s that the below described immovable property mortgaged/ charged to the Secured Creditor, the Physical/Symbolic Possession of which has been taken by the Authorised Officer of Indian Bank, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **24.09.2025** for recovery of due to the Secured Creditor from the below mentioned Borrower/s and Guarantor/s Borrower/s and Guarantor/s and Mortgagor/s. The reserve price and the earnest money deposit and short description of immovable property are also mentioned hereunder "The borrowers attention is invited to the provision of sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets."

Sr. No.	Name of Borrowers/Guarantor/Mortgagor (s) & Branch Name	Detailed description of the Property	Amount of Secured debt	Reserve Price / Bid Inc. Amount
1	Mr. Amrutbhai Jesangbhai Rabari (Borrower & Mortgagor), Mr. Sureshsinh Rajendra Rajput (Guarantor), Mr. Valabhai Hirabhai Boldar (Guarantor) Branch: Dediyasan	Property Details : All that piece and parcel of the residential house no 3/70, rabari was, near Goga Maharaj temple, admeasuring 209.03 Sq Mt. and construction thereon situated at village pali Ta. Kadi, Dist- Mehsana, Gujarat with NPA A/c Mr. Amrutbhai Jesangbhai Rabari The boundaries of the Property are: North : house of Desai Lilabhai Punjabhai South : Temple of shri Goga Maharaj East: 20 Ft wide road West : House of Desai Mafatbhai Santaribhai (Symbolic Possession)	Rs. 5,89,618.38 as per demand notice dated 05.09.2022, Plus interest till the date of realization & cost, charges & other expenses.	Rs. 3,80,000.00 Bid Inc. Amt. 10,000.00
2	Ms. Gopal Traders (Proprietorship Firm), Mr. Chetankumar Laxmandas Prajapati (Proprietor), Mr. Bharatkumar Prajapati (Guarantor) Branch: Patan	Property Details : B-1 All that piece and parcel of property at shop no 9 and 10 of first floor of devdarshan complex at revenue survey no 62P, city Survey No 335P, of sheet no 130 of Gungadipti sim. Ta. Patan, Distt. Patan, Gujarat measuring shop No 09 - 12.36.31 sq mtr, shop No 10 - 12.36.31 sq mtr Total 24.72.62 sq mtr together with building constructed therein with all the fixtures, fittings etc. As given in the schedule hereunder belonging to Mr. Chetankumar Laxmandas Prajapati. The boundaries of Shop No. 09 are: North: Shop No 10, South: Shop No 8, East: Common Passage , West: Shop No 44 Shop No. 10 are: North: Shop No 11, South: Shop No 9, East: Common Passage, West: Shop No 43 Total Extent of the property: 24.72.62 sq. mtr. Along with building constructed therein with all the fixtures, fittings, etc. Property Details : B-2 All that piece and parcels of property at shop No F 37 and F 38, of first floor of Ambeswar plaza, at Revenue Survey No 293/2P1 of Harij sim. Ta. Harij, Distt. Patan, Gujarat admeasuring shop no F 37 - 21.90 sq. mtr. & shop No F 38 - 21.90 sq. mtr. Total 43.80, sq. mtr. Together with building constructed therein with all fixtures, fittings etc. as given in the schedule hereunder belonging to Mr. Chetankumar Laxmandas Prajapati. Shop No. F 37: Boundaries: North: Shop No F36, South: Shop No F 38, East: Open Passage of Ambeswar plaza, West: Margin Land and road for waste water. Shop No. F 38. Boundaries: North: Shop No F 37, South: Shop No F 38, East: Open Passage of Ambeswar Plaza West: Margin Land and Road for Waste Water. Total Extent of the property: 43.80 sq. mtr, along with building constructed therein with all the fixtures, fittings, etc. Property Details : B-3 All that piece and parcels of immovable property bearing Godown No 69-A, of Shri Ramdev ware Housing Godown2 at Revenue Survey No 155 of Vaghel sim. Ta. Harij, Distt. Patan, Gujarat admeasuring 167.75 sq. mtr. Together with building constructed therein with all fixtures, fittings etc. as given in the schedule hereunder belonging to Mr. Chetankumar Laxmandas Prajapati. Boundaries: North: Survey No 160, South: Godown No 69, East: Godown No 88 & 88 B (Physical Possession)	Rs. 95,60,808.00 as per demand notice dated 05.07.2019, Plus interest till the date of realization & cost, charges & other expenses.	B-1 Rs. 16,00,000.00 Bid Inc. Amt. 10,000.00 B-2 Rs. 7,20,000.00 Bid Inc. Amt. 10,000.00 B-3 Rs. 6,62,000.00 Bid Inc. Amt. 10,000.00
3	Infomed Tech & Marketing (Proprietorship firm, Borrower), Mr. Himanshu Aniruddh Shukla (Proprietor, Mortgagor & Guarantor), Mr. Manoharsingh Rajput (Guarantor), Mr. Himanshu Aniruddh Shukla (Proprietor, Mortgagor & Guarantor) Branch: Bapunagar (e-AB)	Property Details : All that piece and parcel of immovable property situated at Office No. 13 on 3rd Floor admeasuring 240 Square feet in a building known as Dipavali Centre lying on Sub Plot No.4, Final Plot No.154, Town Planning Scheme No. 3, situated at mouje Changisur Sim, Opp. Gujarat High Court, Ellis Bridge, Ahmedabad, within the state of Gujarat standing in the name of Mr. Himanshu Aniruddh Shukla. The boundaries of the Property are : North : Passage, South : Margin and open space thereafter, East : Office No.12 and common wall, West : Office No.14 and common wall. (Physical Possession)	Rs. 30,28,248.00 as per demand notice dated 01.12.2018, Plus interest till the date of realization & cost, charges & other expenses.	Rs. 5,45,000.00 Bid Inc. Amt. 10,000.00
4	M/S Reachmore Apparel Export Pvt. Ltd. (Borrower)-A Partnership Firm Branch : Anand E-Ab	Property Details All that piece and parcel of the residential Address: Shop no. 2/B, ground floor, Khodiyar Complex, Near dr. Kanubhai modi hospital, Nana Kumbhnaath Road, Nadiad, Kheda-R.S. 208/1 T.P. NO. 157 PLOT NO. C/1 Mouje Nadiad, Kheda-387001, Gujarat, Indian the name of MRS. SANTOSH BEN SATISKUMAR SHARMA The boundaries of the Property are: North: Road to Madhuram Park, South: Passage, East: Shop No. 3, West: Shop No. A2 (Physical Possession)	Rs. 8,49,600.00 as per demand notice dated 10/01/2023, Plus interest till the date of realization & cost, charges & other expenses.	Rs. 6,30,000.00 Bid Inc. Amt. 10,000.00
5	M/s. Alaska Polymers (Partnership Firm), Mr. Gaurang Ramniklal Kadiya (Partner & Mortgagor), Mrs. Subhadra S. Prajapati (Partner), Mr. Satishkumar Prajapati (Guarantor) Branch : Ashram Road	Property Details : All that piece and parcel of immovable Property being Office/Shop No. 1007 as per brochure (Office No. 07 as per Plan approved by AUDA) on Tenth Floor (As per Approved Plan Ninth Floor) admeasuring 34.65 sq. mtrs. Super built-up area in Block 'A' in the scheme known as 'Titanium City Centre' constructed on Leasehold land bearing Final Plot No. 293/1 of T.P. Scheme No. 03 (Vejalpur) of Mouje Vejalpur, Taluka-Ahmedabad City (West) in the District of Ahmedabad and Registration Sub District of Ahmedabad-10 (Vejalpur), the said office/shop no. 1007 is bounded as under : By East : Unit No. 1008, By West- Unit No. 1006, By North : 6'6" wide passage & Lift, By South : Internal Road (Physical Possession)	Rs. 11,55,951.00 as per demand notice dated 24.07.2024, Plus interest till the date of realization & cost, charges & other expenses.	Rs. 26,73,000.00 Bid Inc. Amt. 10,000.00
6	M/s Ashwin Petroleum (Borrower), Mr. Sanjeev Harishchandra Munjal (Proprietor, Borrower, Mortgagor), Mrs. Pooja Sanjivkumar Munjal (Guarantor) Branch : Ganesh Chokdi Anand	Property Details : All that piece and parcel of immovable property of floor eight, Flat No. B/801, Block B in having its area admeasuring 44.13 sq. mtrs. (Net Built up area) together with undivided share in land together with common facilities and amenities in a scheme known as 'Param Krishna Complex' being constructed on Non agriculture land / Residential property bearing R.S. No. 1966/5, T.P.S. No.4, F.P. No. 306 and now new final plot no. 802, T.P. Scheme No. 4 B/H Ganesh Dugdhlaya, Ganesh Circle, of Ta-Dist. Anand-388001 situated lying and being at Taluka & District Anand and registration sub district Anand and Bounded as under : By East : Passage & Flat No. 802, By West : F.P. No. 306, By North : Terrace & 'A' Block Building, By South : Common Terrace (Symbolic Possession)	Rs. 8,88,949.00 as per demand notice dated 11.10.2024, Plus interest till the date of realization & cost, charges & other expenses.	Rs. 13,90,000.00 Bid Inc. Amt. 10,000.00
7	Mr. Dhaniram Babulal Pasi (Borrower & Mortgagor), Mrs. Sumanben Dhaniram Pasi (Co-Borrower) Branch : Vatva	Property Details : All that piece and parcel of immovable property Flat No. A/19, on 4th floor (As per Approved Plan Block No. C) admeasuring about 112.04 sq.mtrs. i.e. 134.00 sq. yards Super Built area in the scheme known as Bnali Shops and Residence Apartment, constructed on Non-Agricultural land bearing Revenue Survey No. 665 Paiki 4 admeasuring about 8877 sq. mtrs. paiki 2670.00 sq. mtrs. situated, lying and being at Village-Kathal, taluka-Kathal, within District: Kheda and Registration Sub District of Kathal, The boundaries of the above mentioned property are as follows : By East : Flat No. A-18, By West : Flat No. A-20, By North : Road going to backside, By South : Road of Block A and B (Symbolic Possession)	Rs. 24,91,691.00 as per demand notice dated 07.01.2025, Plus interest till the date of realization & cost, charges & other expenses.	Rs. 30,25,000.00 Bid Inc. Amt. 10,000.00
8	Hiren Rameshbhai Suthar (Borrower & Mortgagor) Through his legal heir Jayshreebhai Suthar (Mother), Rameshbhai Harjivandas Suthar (Father), Nidhi Hiren Suthar (Wife) Branch : Old Sharda Mandir	Property Details : All that piece and parcel of immovable property of Flat No. A/402 on the 4th Floor having its area admeasuring 58.52 sq. mtrs. (Net Built up area) with common facilities and amenities in a scheme known as 'Swaminarayan Park 7 Residency' situated lying and being at Mouje Vatva Taluka Ahmedabad City (East) and District Ahmedabad and registration sub district Ahmedabad-11 (Asali) on the Non-Agricultural land bearing Final Plot No. 9 and admeasuring 2853 sq. mtrs. [allotted in lieu of the survey no. 421 admeasuring 4755 sq. mtrs.] of the town planning scheme no. 80 in the Registration District of Ahmedabad and Sub District Ahmedabad 11 (Asali) and bounded as under : By East: Flat No. A/403, By West: Flat No. B/401, By North: Flat No. A/405, By South : Scheme Parking (Symbolic Possession)	Rs. 7,48,987.00 as per demand notice dated 24.07.2024, Plus interest till the date of realization & cost, charges & other expenses.	Rs. 10,40,000.00 Bid Inc. Amt. 10,000.00
9	Mrs. Kailashben Narvatbhai Khant (Legal Heir of Borrower Late Sh. Narvatbhai Somabhai Khant), Mr. Lalubhai Bhudarabhai Rathva (Guarantor), Mr. Navinbhai Balubhai Moria (Guarantor) Branch : Halol	Property Details : All that piece and parcel of immovable property situated at City Survey No. 485/1+482/2 Paiki 2 Plot No. E/103 paiki north side admeasuring 44.15 sq. mtrs. Area 20.77 sq. mtrs. whose Halol Muni Ward No. 9, Property No. 6879/1 situated at Halol, Taluka-Halol Dist. Panchmahal which having its boundaries as : East : Block/Revenue S.V. No. 484, West : Plot No. 100, 101 and 102, North : Plot No. E-104, South- Plot No. E 103 Paikit (Physical Possession)	Rs. 14,28,779.00 as per demand notice dated 07.02.2025, Plus interest till the date of realization & cost, charges & other expenses.	Rs. 13,50,000.00 Bid Inc. Amt. 10,000.00
10	Mr. Mukesh Ramprasad Khatik (Borrower and Mortgagor), Mrs. Anandiben Ramprasad Khatik (Borrower and Mortgagor) Branch: Ranna Park	Property Details : All that piece and parcel of immovable property of C/203, Surface Paradise, Opposite Takshashila School, Near Vidhyanager, Behind Govardhan Park, Odhav, Ahmedabad, Gujarat 382415, admeasuring 106.30 sq. mtrs. (super built up) together with undivided share in land with common facilities and amenities in the scheme known as Surface Paradise being N.A. Land of final plot no. 16 admeasuring 7588 sq. mtrs. (allotted in lieu of survey no. 374 admeasuring 12647 sq.mtrs.) of Draft town planning scheme no. 104, situated, lying and being at Mouje Odhav, Taluka Vatva and District Ahmedabad and registration Sub-District Ahmedabad-7 (Odhav) and Bounded as under : East : Society Boundary, West : Flat No. C/201, North : Flat No. C/202, South : Flat No. D/202 (Symbolic Possession)	Rs. 15,92,519.00 as per demand notice dated 10.12.2024, Plus interest till the date of realization & cost, charges & other expenses.	Rs. 23,65,000.00 Bid Inc. Amt. 10,000.00
11	M/s. Next Step Agro (Partnership Firm), Mr. Piyushkumar Tribhovandas Parmar (Partner / Guarantor), Mr. Piyushkumar Manubhai Darji (Partner / Guarantor), Dhavalkumar Khemchandbhai Patel (Partner / Guarantor), Khemchandbhai Kashidas Patel (Mortgagor / Partner / Guarantor) Branch : Patan Branch	Property Details : All that piece and parcel of the Residential Immovable property being Survey no. 1225 Chandrunansa sim Ta. & Dist. Patan 384265 measuring 6421.00 sq. mtrs. as in registration district Patan standing in the name of Mr. Patel Khemabhai Kashidas. Boundary : North : Survey No. 1034, South : Survey No. 1226 & Road, East : Gantml, West : Survey No. 1224 (Symbolic Possession)	Rs. 86,21,847.00 as per demand notice dated 29.08.2024, Plus interest till the date of realization & cost, charges & other expenses.	Rs. 88,57,000.00 Bid Inc. Amt. 10,000.00
12	Mrs. Nirupama Amarnath Nai (Borrower and Mortgagor), Mr. Amarnath Thakurdin Sharma (Guarantor) Branch: Ranna Park	Property Details : All that piece and parcel of immovable property at Flat no. E-1402, 4th Floor, Block E1, having area adm. 46.82 sq. mtrs. along with undivided share 11.60 sq. mtrs. in the scheme known as 'Umang Vatva' built up in Non Agriculture land bearing survey no. 921, 987 TP Scheme no. 88, Final Plot No. 50.52/1 situated lying and being at Mouje : Vatva Taluka Vatva in the registration district of Ahmedabad with Sub District Ahmedabad 11 Asali owned by Nirupama Amarnath Nai bounded as under : East: Flat No. E/1403, West: Flat No. E/1401, North: 7.51 mtr. Road, South: Flat No. E/1405 (Physical Possession)	Rs. 10,08,654.00 as per demand notice dated 10.12.2024, Plus interest till the date of realization & cost, charges & other expenses.	Rs. 10,53,000.00 Bid Inc. Amt. 10,000.00
13	M/s. Sanjary Poultry Farm (Borrower), Mr. Tausif Yunusbhai Vohotra (Proprietor, Borrower, Guarantor & Mortgagor), Mr. Yunusbhai M. Vahora (Guarantor), Mr. Nihal Y. Vahora (Guarantor) Branch: Ganesh Chowdki, Anand	Property Details : 1. All that piece and parcel of immovable property on second floor, Shop No. 203 admeasuring 35.75 sq.mtrs. (Net Built up area) together with undivided share in land and together with common facilities and amenities in a scheme known as 'Sanjari Heights' being constructed on Non Agriculture land / Commercial Property being F.P. No. 243 and now New Final Plot No. 243, T.P. Scheme No. 01, B/H Limbawala Complex, General Post Office Road, Ta-Dist. Anand-388001 admeasuring 161.2187 sq. mtrs. of situated lying and being at Taluka and District Anand and registration sub district Anand and. bounded as under : East: T.P. Road after balcony, West: Final Plot No. 242, North: Second Floor Office No. 204, South: Second Floor Office No. 202 2. All that piece and parcel of immovable property on second floor, Shops No. 204 & 205 admeasuring 37.80.59 sq.mtrs. (Super Built up area) and 30.24.59 sq. mtrs. (Net Built up area) together with undivided share in land and together with common facilities and amenities in a scheme known as 'Sanjari Heights' being constructed on Non Agriculture land / Commercial Property being F.P. No. 243 and now New Final Plot No. 243, T.P. Scheme No. 01, B/H Limbawala Complex, General Post Office Road Ta-Dist. Anand-388001 admeasuring 161.2187 sq. mtrs. Of situated lying and being at Taluka and District Anand and registration sub district Anand and. bounded as under : East : T.P. Road after balcony West : Final Plot No. 242, North : Passage, South : Second Floor Office No. 203 (Physical Possession)	Rs. 30,43,512.68 as per demand notice dated 15.05.2024, Plus interest till the date of realization & cost, charges & other expenses.	Shop No. 203 Rs. 11,10,000.00 Shop No. 204 & 205 Rs. 9,40,000.00 Bid Inc. Amt. 10,000.00
14	Mr. Vipul Pravinbhai Patel (Borrower & Mortgagor), Mrs. Priyaben Vipulkumar Patel (Co-Borrower) Branch : Vatva	Property Details : All that piece and parcel of freehold constructed bungalow no. 61, having net land area about 188.41 sq. mtrs. along with construction area about 202.90 sq. mtrs. standing thereon in the scheme known as Sant Vilia, lying being and situated on the land bearing Block/Survey No. 187 paiki of Village-Manipura, Taluka-Nadiad Gramya, within District Kheda and Registration Sub District of Nadiad within the state of Gujarat and bounded as under : North : Bunglow No. 54, South : Society Common Road, East : Society Compound Wall, West : Bunglow No. 60 (Symbolic Possession)	Rs. 60,30,828.00 as per demand notice dated 07.10.2024, Plus interest till the date of realization & cost, charges & other expenses.	Rs. 66,12,000.00 Bid Inc. Amt. 10,000.00
15	Mr. Kanabhai Bharatbhai Thakkar (Borrower & Mortgagor) Branch: Himmatnagar Branch	Property Details : All That piece and parcel of the constructed property Flat No. 401 on 4th floor, admeasuring about 58.32 sq. mtr. In the scheme known as 'MINAXI VILLA' situated on Garthari Plot No. 44, paiki 45, 50 paiki and 51 of old Jashwantnagdi Jagir Aprwna No. 936, Paiki, Balvantsura, Himmatnagar in the district of Sabarkantha and registration Sub District of Himmatnagar within the state of Gujarat, standing in the name of Mr. Kanabhai Bharatbhai Thakkar. Bounded by : East: Flat No. 408, West : 20F1 Road, North: Flat No. 402, South : 25F1 Road (Physical Possession)	Rs. 12,65,019.00 as per demand notice dated 09.04.2025, Plus interest till the date of realization & cost, charges & other expenses.	Rs. 12,54,000.00 Bid Inc. Amt. 10,000.00
16	Mr. Lakhnavi Aslam (Borrower & Mortgagor), Mr. Saminbanu Lakhnavi (Borrower) Branch: Godhra Branch	Property Details : All the piece and parcel of Revenue Survey No.864/1 paiki 32 (non agriculture land) private plot no. 52 admeasuring 69-68 sq.mtrs. situated in khadi failiyu, Godhra, Ta. Godhra, Dist. Panchmahal, Gujarat. Bounded by : East : Private Plot No. 51, West : Plot No. 53, North : Road, South : Plot No. 59 (Physical Possession)	Rs. 9,94,519.00 as per demand notice dated 13.02.2024, Plus interest till the date of realization & cost, charges & other expenses.	Rs. 16,08,000.00 Bid Inc. Amt. 10,000.00
17	M/s M B Shyani & Co. (Partnership firm, Borrower), Mr. Ashwinbhai Manubhai Patel (Partner/Guarantor), Mr. Ishan Ashwinbhai Patel (Partner/Guarantor), Mrs. Nitaben Ashwinbhai Patel (Guarantor / Mortgagor) Branch: Naroda Branch	Property Details : The immovable property bearing Sub-Plot No.13 having land area admeasuring about 710 Sq. Mtrs with undivided share of Road, amenities & Ext. admeasuring about 240 Sq.Mtrs total land area admeasuring about 950 Sq. Mtrs with construction area admeasuring about 629 Sq. Mtrs (RCC Construction) and admeasuring about 300 Sq.Mtrs (Sheet Construction) total Construction area admeasuring about 929 Sq.Mtrs (As per Reg. Sale Deed No. 8747/2023)situated on Non-agricultural land bearing Final Plot 236/4 of T.P. Scheme No. 11 [allotted in lieu of Revenue Survey No. 167/A and 167/B Paik(Sub Plot No. 04) and allotted the city Survey bearing No. 008205 admeasuring about 2245 Sq. Mtrs i.e. 2685 Sq.Yards, situate, lying and being at Mouje Village - Rakhal, Taluka Maninagar in the District of Ahmedabad and Registration District Sub-District of Ahmedabad -07 (Odhav) within state of Gujarat was belonged to Nitaben Ashwinbhai Patel bounded as under : Boundary : East : Sub Plot No. 14, West : Sub Plot No. 12, North : This Survey Number Paiki Land, South : This Survey Number Paiki Land (Symbolic Possession)	Rs. 4,80,53,112.00 as per demand notice dated 05.05.2025, Plus interest till the date of realization & cost, charges & other expenses.	Rs. 4,61,00,000.00 Bid Inc. Amt. 10,000.00

Ph.: 079-27431248, Mob: 8999910549, 9829743273, E-mail : zoahmrecovery@indianbank.co.in, zoahmedabad@indianbank.co.in

Earnest Money Deposit : 10% of Reserve Price.	Detail of encumbrance, if any known to the Bank - There is no encumbrance on the property described herein to the best of knowledge & information of the Authorized Officer.
Last Date & time for Submission of Process compliance Form with EMD amount : On 23.09.2025 (For Sr. No. 1 to 14) & On 28.09.2025 (For Sr. No. 15 to 17) up to 08.00 P.M. E-auction through https://baanknet.com/ Registration should be completed by Intending bidder on or before EMD Date and there should be EMD balance in global wallet.	Important note for the prospective bidders : Bidder has to complete following formalities well in advance : Step 1 : Bidder / Purchaser Registration : Bidder to register on e-Auction portal (link given above) https://baanknet.com/ 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 his Global EMD Wallet : Online/off-line transfer of fund using NEFT/Transfer, using challan generated on e-Auction portal. Step 1 to Step 3 should be completed by bidder well in advance, on or before EMD date.
E-Auction Date : On 24.09.2025 (For Sr. No. 1 to 14) E-Auction Date : On 29.09.2025 (For Sr. No. 15 to 17) Between 11.00 A.M to 03.00 P.M. with unlimited extension.	For downloading further details and Terms & Conditions, please visit: 1. https://www.indianbank.in , 2. https://baanknet.com/ Note : This is also a notice to the Borrower/Guarantors/Mortgagors of the above said loan about holding of this sale on the above mentioned date and other details.

Authorised Officer, Indian Bank