

ਪੰਜਾਬ ਨੈਸ਼ਨਲ ਬੈਂਕ

punjab national bank

CIRCLE OFFICE RAJKOT : 2ND FLOOR J. P. SAPHIRE, RACE COURSE RING ROAD, RAJKOT

POSSESSION NOTICE (For Immovable Property)

Whereas, The undersigned being the authorised officer of the **PUNJAB NATIONAL BANK**, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13 read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice on below mentioned dates calling the Borrowers/Guarantors/Mortgagors to repay the amount mentioned in the notice within 60 days from the date of notice / date of receipt of the said notice.

The Borrowers/Guarantors/Mortgagors 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 sub-section (4) of section 13 of Act read with rule 8 of the Security Interest Enforcement Rules, 2002 on this below mentioned dates.

The Borrowers/Guarantors/Mortgagors 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 **PUNJAB NATIONAL BANK** for an amount mentioned here in below and Interest Thereon.


The Borrower's / Guarantor's / Mortgagor'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.

Sr. No.	Name of Borrowers /Guarantors/ Mortgagors/Branch	Date of Demand Notice & Amount Outstanding	Description of the Immovable Property	Possession Date & Type / Place
1	Mr. Hasmukhbhai Babubhai Vagadiya (Borrower) and Mrs. Chandrikaben Hasmukhbhai Vagadiya (Mortgagor) Branch Office : Raiya Chhokdi, Rajkot (670100)	Demand Notice Date : 30.06.2025 Rs. 2,69,659.53/- and interest Thereon	Flat No.-404, 4th floor, building No.-C, T.P.S. No. 28 (Mavdi), F.P.No. 37/8, area known as Speedwell Party Plot to Kankot Road, Sanidhya Green City Apartment Street, building Known as "Mahatma Gandhi Township". Village- Mavdi, Dist. & Sub-Dist. Rajkot in the Gujarat bounded as under:- Boundaries:- North : Flat No.403, South : Stairs, East : Internal Road, West : Main Door and Passage. Owner : - Mr. Hasmukhbhai Babubhai Vagadiya and Mrs. Chandrikaben Hasmukhbhai Vagadiya (Covered under Doc. No. 7706 dated 19/06/2024)	09.09.2025 / Symbolic / Mavdi, Rajkot
2	Mr. Ranjankumar Bajrangbali Dubey (Borrower) and Mr. Nitin Pravin Kumar Palan (Guarantor) Branch Office : Gandhidham (019000)	Demand Notice Date : 06.11.2024 Rs. 13,78,582.27/- and interest Thereon	Primary Security: N.A. Plot For Residential Purpose Bearing Plot No. 39, Revenue Survey No. 391, "Bageshree Township-II", Area Of Plot About 96.00 Sq. Mtrs., Village: Varsamedi, Tal: Anjar, Dist: Kutch. Four Boundary As Under:- East : 9.14 Mtrs. Wide Road, West : 1.52 Mtrs. Gully, North : Plot No. 40, South : 6.70 Mtrs. Road Property Owner - Ranjankumar Bajrangbali Dubey	07.09.2025 / Physical / Varsamedi, Anjar

Sd/- Authorized Officer, PUNJAB NATIONAL BANK

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भारत सरकार का उद्योग



Union Bank of India

A Government of India Undertaking

Union Bank Bhavan, Race Course Road, Regional Office Rajkot.  
E Mail: [crl.d.rorajkot@unionbankofindia.bank](mailto:crl.d.rorajkot@unionbankofindia.bank)

E - AUCTION SALE NOTICE  
(For sale of Immovable/Movable Properties)

E Auction Sale Notice for Sale of Movable/Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 read with provision to Rule 6(2) or 8(6) of Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower/s and Guarantor/s, that the below described movable/immovable property mortgaged / charged to Union Bank Of India (secured creditor), possession of which has been taken by the Authorized Officers of Union Bank of India, will be sold on **"AS IS WHERE IS"**, **"AS IS WHAT IS"**, and **"WHATEVER THERE IS"** basis, for recovery of respective dues mentioned hereunder against the secured assets mortgaged/charged to Union Bank of India, from respective borrower(s) and guarantor(s). The reserve price and earnest money deposit is shown there against each secured asset. The sale will be done by the undersigned through e-auction platform provided here under:-

Sr. No.	Name of the Borrower/Guarantor and Branch Details	Description of the properties	Amount to be Recovered	Type of Possession	Reserve Price/ EMD/ Bid increase amount in Rs
01	Mr. Tejaskumar Dipakbhai Shah (Borrower) & Mr. Jigneshbhai Pravin Chandra Dagli (Guarantor) Branch : Wadhwan Road, Surendranagar Branch Manager : Atul Batham Contact : M. 94071 19099	Residential House Bearing R.S. No. 2248 Paiki, Plot No. 26 to 29, Sub Plot No. 26 to 29/1, Bajrang Society / Park, Mulchand Road, Wadhwan, Surendranagar, Tal. : Wadhwan, Dist. : Surendranagar, belongs to Tejaskumar Dipakbhai Shah. Boundaries : North : Sub Plot No. 26 to 29/4, South : 9.00 Mtr. Road, East : Sub Plot No. 26 to 29/2, West : 7.50 Mtr. Road	Rs. 14,64,000.00 as on 30.06.2025 with further interest, cost and expenses	Physical	Rs. 12.65 Lakhs EMD 10% Bid Increase 1%
02	Bhatt Pragnesh Hareshbhai S/O Hareshbhai Dhirajlal Bhatt Branch : Mandvi Chowk Branch Branch Manager : Mr. Dev Prakash Contact : M. 99152 63355	Residential property consisting of Flat No. 202 with built up Area measuring 48.51 Sq. Mts. On the 2nd Floor of the building known as "Satyam Apartment – A" Constructed on the Land of Sub Plot No. 91 to 104/1 Admeasuring 714.306 Sq. mts. Of Revenue Survey No. 61 Paiki 1 & 62 Paiki 4, Bearing city survey No. 3591/9/1 Paiki of City survey ward No. 13/2 (F.P. No. 22 + 27/2 Paiki of TPS No. 18) Area known as " Airson residency" of the Area known as " Radhamira Park" Of Rajkot City in the State of Gujarat. Boundaries : North: Flat no 203, South : Flat no 201, East : Open to Sky, West : Passage & Staircase	Rs. 20,60,000 as on 30.06.2025 with further interest, cost and expenses	Physical	Rs. 15.98 Lakh EMD 10% Bid Increase 1%

Date and time of Auction : 26.09.2025 from 12.00 NOON to 5.00 PM (UNLIMITED EXTENSION OF 10 MINUTES)

Property Inspection (BY TAKING PRIOR APPOINTMENT) Inspection Date : 19.09.2025, Time : 11.00 AM to 4.00 PM


- For detailed Terms and Conditions of Sale, Please refer to the link provided in <https://www.unionbankofindia.co.in/auction-property/view-auction-property.aspx> & <https://baanknet.com>
- Perspective bidders may contact for more details to Mr. M. R. Jadeja - Mob. : 98252 89952 and Mr. Mukeshkumar Meena - Mob : 99604 93547.
- GST/TDS shall be payable as per applicable Government Rules by purchaser on sale of Movable/Immovable Assets.

AS PER SARFAESI Act, STATUTORY 15 - DAYS SALE NOTICE TO THE BORROWER/ GUARANATOR/ MORTGAGOR

The above mentioned Borrower's is/ are hereby noticed to pay the sum as mentioned in section 13 (2) Notice in full before the date of auction, failing which property will be auctioned/ sold and balance dues if any will be recovered with interest and cost from Borrower/s/ Guarantor/s/ Mortgagor.

Date : 11.09.2025, Place : Rajkot (In The Event Of Any Discrepancy Between The English Version And Any Other Language Version Of This Auction Notice, The English Version Shall Prevail) Authorised Officer, Union Bank of India

Scan here For detailed Terms & Conditions





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Indian Overseas Bank

તમારી પ્રગતિનો સાથી ભાગીદાર

Good people to grow with

Regional Office: Ground Floor, ATR Complex, BPC Road, 85/A, Sampatrao Colony, Alkapuri, Vadodara-390005  
Ph: 0265-2960012, 2960015.

E AUCTION SALE NOTICE  
FOR SALE OF IMMOVABLE PROPERTIES  
(under Proviso to Rule 8(6) of the Security Interest (Enforcement) Rules)

E- Auction Sale notice for sale of immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest, 2002 read with provision to Rule 8(6) of the Security (Enforcement) Rules 2002. Notice is hereby given to the public in general and in particular to the borrowers and guarantors that the below described immovable property mortgaged to the secured creditor and **Physical /Symbolic Possession** of all other properties has been taken by the Authorised Officer of Indian Overseas Bank. Secured creditor will be sold on "As is where is" "as is what is" and "Whatever there is" on **29.09.2025** for recovery of amount as under, with further interest at contractual rates and rests, charges etc, due to **Indian Overseas Bank**, secured creditors. The sale will be done by undersigned through e-auction platform provided at the web portal <https://baanknet.com>.

Mega E-Auction Date & Time: 29.09.2025 between 11.30 am to 03.30 pm with auto extension of 20 minutes each till sale is completed

Sr. No.	Branch	Name of the Borrower	Description of Property	Reserve Price EMD Amount	Due Amount Plus uncharged Interest	Contact Person Branch Manager
01	Samroli	Borrower & Mortgagor: Mr. Rajeshkumar J. Kansara and Mrs. Kashmira Rajesh Kansara	All that part and parcel of the property consisting of Immovable property of Residential Residential Flat No.-202, Gram Panchayat House No.-2469/8, 2nd Floor, "Rudraksh Residency", City Survey No.-2063/B, Juna Valsad Road, Village-Chikhli, Taluka-Chikhli, Dist.- Navsari, Gujarat-396521(Admeasuring 63.50 Sq. Mtrs. Or 683.26 Sq. Ft., Bullup Area) in the name of Mr. Rajesh Jayantilal Kansara and Mrs. Kashmira Rajesh Kansara (Sale Deed Doc. No. 995/2022 Dated 10/05/2022) Boundaries: East: Adjoining Flat No.-201, West: Open Margin/Then Kaven Complex, North: Main Entrance/Passage/Fat No.-203, South: Open Margin/Then Others Property. <b>PROPERTY UNDER PHYSICAL POSSESSION.</b>	Rs.7,30,000/- Rs. 73,000/-	As on 31.08.2025, Rs. 13,82,823.80 payable together with further interest at contractual rates and rests along with costs, charges etc.	Mr. Deepak Kumar 9891158011 Mr. Ghanekar Nitin Narayan 9423007552
02	Piplod	Borrower & Mortgagor: Pavar Rahul Hansrajbhai, Pavar Hansrajbhai Arjun, Sarlaben Hansrajbhai Pavar	Plot no.113 i.e. K J P Block No.545-2/113 admeasuring 90.18 sq yds i.e.75.40 sq mtr. along with construction admeasuring 45.24 sq.mt. thereon of "Signature Homes" plotted in the non-agricultural land admeasuring 357.14 sq.mtr of Revenue block no.545 i.e. Revenue Survey no.367/2 & 370 of village Olpad, Taluka olpad District Surat along with undivided share of Road and COP admeasuring 45.88 square meters. Surrounded by the boundaries North: Adj Plot no 112, South: Adj Plot No 114, East: Adj Plot no 116, West: Adj society Road. <b>PROPERTY UNDER SYMBOLIC POSSESSION.</b>	Rs. 25,34,000/- Rs. 2,53,400/-	As on 31.08.2025, Rs. 26,84,022.60 payable together with further interest at contractual rates and rests along with costs, charges etc.	Mr. Vaibhav 9638435425 Mr. Om Prakash 9123920044
03	Vyara	Borrower & Mortgagor: Mr. Paritosh Hitendrabhai Upadhyay Guarantor : Mr. Mitesh Rajnikant Shah	Plot No. A-01, Block No. 136, Admeasuring 112.92 Sq. Mtr. , Survey No. 184, situated at Tadkuva, Vyara Taluka, Opp to IOC Petrol Pump, B/H Bhagwati Nagar society, Near Happy Home Residency, Vyara, Dist – Tapi 394650. Bounded: East : Road, West : Bhagvati Nagar Society, North : Plot No A-2 South : Road. <b>PROPERTY UNDER PHYSICAL POSSESSION.</b>  Plot No. A-02, Block No. 136, Admeasuring 74.55 Sq. Mtr. , Survey No. 184, situated at Tadkuva, Vyara Taluka, Opp to IOC Petrol Pump, B/H Bhagvati Nagar society, Near Happy Home Residency, Vyara, Dist – Tapi 394650. Bounded: East : Road, West : Bhagvati Nagar Society, North : Plot No A-3, South : Plot No A-1. <b>PROPERTY UNDER PHYSICAL POSSESSION.</b>	Rs. 8,91,000/- Rs. 89,100/- Rs. 7,56,000/- Rs. 75,600/-	As on 31.08.2024, Rs. 24,65,609.92 payable together with further interest at contractual rates and rests along with costs, charges etc.	Mr. Vaibhav 9638435425 Mr. Prashant Solanke 7588090582
04	Katargram	Borrower & Mortgagor: Janakbhai Bharatbhai Manpara & Shri Bharatbhai Madhubhai Manpara	All Part and parcel of property Situated at row house property R.S. 262, Block No 258, Plot No 107, Bhagwat Residency, B/h Aangan Palace, Near Royal Residency, Canal Road, Tal-Kamrej Dist Surat, Gujarat, PIN Code-394180. <b>PROPERTY UNDER SYMBOLIC POSSESSION.</b>	Rs. 14,00,000/- Rs. 1,40,000/-	As on 31.08.2025, Rs. 18,75,043.33 payable together with further interest at contractual rates and rests along with costs, charges etc.	Mr. Vaibhav 9638435425 Rahul Kumar Verma 7701800794
05	Alkapuri	Borrower & Mortgagor: M/s Ambe Enterprise	Immovable property being Plot / Block No 7 admeasuring 113.99 sq. Mtr., plot area and proportionate undivided share of land of common plot and road admeasuring 36.13 sq. Mtr. in the scheme titled as Shreedhar Vila laid up on land bearing Revenue Survey N. 217/2 of moje village tandalja in the registration sub district and district Vadodara and Boundaries: East: Plot No 6, West: Plot No. 8, North: Plot No 16, South: 7.5 Mtr road. <b>PROPERTY IS OPEN PLOT.</b>	Rs. 37,51,000/- Rs. 3,75,100/-	As on 31.08.2025, Rs.34,79,800.72 payable together with further interest at contractual rates and rests along with costs, charges etc.	Mr. Sridharan B 8007120246
06	Makarpara	Borrower & Mortgagor: Pathak Vaishaliben Nileshkumar	.R. Survey No. 21, T. P. No. 38, F. P. No. 14, Moje-Tarsali, Tal + Dist-Vadodara, Dwarkesh Highview, Flat No. 303, Tower-F, National Highway-08, Opp. Girnar Khlatiway Hotel, Tarsali, Vadodara-390009. <b>PROPERTY UNDER PHYSICAL POSSESSION.</b>	Rs. 18,56,000/- Rs. 1,85,600/-	As on 31.08.2025, Rs. 23,57,154.43 payable together with further interest at contractual rates and rests along with costs, charges etc.	Mr. Arun Kumar Yadav 8141756160 Mr. Munesh Kumar Meena 9879682627
07	Ellora Park	Borrower & Mortgagor: Mr. Patel Satishbhai Jitubhai	Equitable mortgage followed by regd memorandum of the residential flat located on 3rd floor, Flat No. 303, Tower-D3, adm. 850 sq. ft. (super built up) & undivided land adm. 5.28 sq. mtr. Of "5th Avenue" Near Alvar Naka, Saraswati GIDC Road, Manjalpur bearing Revenue Survey No 250 paiki 2, 250 paiki 3 T.P. Scheme No 29 F.P. No 135 of Registration District and Sub District Vadodara. Bounded by: North : By Flat No 304, South : By compound wall, East : By staircase, passage & Flat no 302, West : By compound wall. <b>PROPERTY UNDER PHYSICAL POSSESSION.</b>	Rs. 22,20,000/- Rs. 2,22,000/-	As on 31.08.2025, Rs. 30,89,046.00 payable together with further interest at contractual rates and rests along with costs, charges etc.	Mr. Laba Kumar Sethi 9167203035
08	Ellora Park	Borrower & Mortgagor: Mr. Patel Satishbhai Jitubhai	Residential flat located on 3rd floor, Flat No. 304, Tower-D3, adm. 850 sq. ft. (super built up) & undivided land adm. 5.28 sq. mtr. Of "5th Avenue" Near Alvar Naka, Saraswati GIDC Road, Manjalpur bearing Revenue Survey No 250 paiki 2, 250 paiki 3 T.P. Scheme No 29 F.P. No 135 of Registration District and Sub District Vadodara. Bounded by: North : By Flat No 303 of Tower D-2, South : By Flat No 303 of Tower D-3, East : By Lift & Flat No 301, West : By compound wall. <b>PROPERTY UNDER PHYSICAL POSSESSION.</b>	Rs. 22,20,000/- Rs. 2,22,000/-	As on 31.08.2025, Rs. 30,87,649.00 payable together with further interest at contractual rates and rests along with costs, charges etc.	Mr. Laba Kumar Sethi 9167203035
09	Ellora Park	Borrower & Mortgagor: Parmar Harshesha	Residential Flat located on 3rd Floor, Flat No 302, Tower-D1, adm. 850 Sq. Ft (Super Built Up) & Undivided Land adm. 5.28 Sq. Mtr of "5th Avenue" Near Alvar Naka, Saraswati GIDC Road, Manjalpur bearing Revenue Survey No 250 paiki 2, 250 paiki 3, T.P Scheme No 29, F.P No 135 of Registration District and Sub Registration District Vadodara. <b>PROPERTY UNDER PHYSICAL POSSESSION.</b>	Rs. 24,71,000/- Rs. 2,47,100/-	As on 31.08.2025, Rs. 30,70,317.00 payable together with further interest at contractual rates and rests along with costs, charges etc.	Mr. Laba Kumar Sethi 9167203035
10	Ellora Park	Borrower & Mortgagor: Parmar Harshesha	Flat located on 1st Floor, Flat No 104, Tower-D3, adm. 850 Sq.Ft (Super Built Up) & Undivided Land adm. 5.28 Sq. Mtr of "5th Avenue" Near Alvar Naka, Saraswati GIDC Road, Manjalpur bearing Revenue Survey No 250 paiki 2, 250 paiki 3, T.P Scheme No 29, F.P No 135 of Registration District and Sub Registration District Vadodara. <b>PROPERTY UNDER PHYSICAL POSSESSION.</b>	Rs. 24,71,000/- Rs. 2,47,100/-	As on 31.08.2025, Rs. 30,68,237.00 payable together with further interest at contractual rates and rests along with costs, charges etc.	Mr. Laba Kumar Sethi 9167203035
11	Ellora Park	Borrower & Mortgagor: Joshi Roshni Abhishek	Residential Flat located on 2nd Floor, Flat No 204, Tower-D3, adm. 850 Sq.Ft (Super Built Up) & Undivided Land adm. 5.28 Sq. Mtr of "5th Avenue" Near Alvar Naka, Saraswati GIDC Road, Manjalpur bearing Revenue Survey No 250 paiki 2, 250 paiki 3, T.P Scheme No 29, F.P No 135 of Registration District and Sub District Vadodara. <b>PROPERTY UNDER PHYSICAL POSSESSION.</b>	Rs. 24,71,000/- Rs. 2,47,100/-	As on 31.08.2025, Rs. 30,79,079.00 payable together with further interest at contractual rates and rests along with costs, charges etc.	Mr. Laba Kumar Sethi 9167203035
12	Ellora Park	Borrower & Mortgagor: Parul J Nejama	House No D87 & 88, "Bakor Nagar Society" Near Nansi Dham Society, BH Sardar Estate, Ajwa Road bearing Revenue Survey No 184/5, City Survey No 189, Draft T.P Scheme No 6, F.P No 45/1 to 45/4 paiki Final Plot No 45 of moje SAVAD of Sub Registration and Registration District Vadodara. <b>PROPERTY UNDER PHYSICAL POSSESSION.</b>	Rs. 21,60,000/- Rs. 2,16,000/-	As on 31.08.2025, Rs. 37,03,471.16 payable together with further interest at contractual rates and rests along with costs, charges etc.	Mr. Laba Kumar Sethi 9167203035
13	Ellora Park	Borrower & Mortgagor: Jignasa Bhavin Sharma, Bhavin Sharma	Residential flat located on the land bearing revenue survey no 393.394.990 City Survey no 2699 of moje and village Gotri of Vadodara District ("Kalp Desire" Flat No 903, Tower-B, 9th Floor, New Alkapuri, Gotri, Vadodara), Extent : All that Built up area adm. <b>PROPERTY UNDER PHYSICAL POSSESSION.</b>	Rs. 29,23,000/- Rs. 2,92,300/-	As on 31.08.2025, Rs. 49,44,772.00 payable together with further interest at contractual rates and rests along with costs, charges etc.	Mr. Laba Kumar Sethi 9167203035
14	Ellora Park	Borrower & Mortgagor: Jitendra Antolbhai Parmar, Parmar Ushaben	Sankalp Flats, Flat No. 204, 2nd Floor Near Gotri Bridge, Saibaba Mandir, Mouje Gotri. <b>PROPERTY UNDER PHYSICAL POSSESSION.</b>	Rs. 14,19,000/- Rs. 1,41,900/-	As on 31.08.2025, Rs. 30,90,288.00 payable together with further interest at contractual rates and rests along with costs, charges etc.	Mr. Laba Kumar Sethi 9167203035
15	Ellora Park	Borrower & Mortgagor: Mr. Mohan Rajendran Naidu	Equitable mortgage followed by regd. memorandum of Immovable property bearing Flat No C303 situated on the 3rd Floor of Tower-C in "5th Avenue" adm. 1020 Sq.feet super built-up area, undivided share in land and common plot adm. 6.71 Sq.Mtr, laying and situated on the land bearing Revenue Survey No 250 paiki 2, 250 paiki 3 T.P Scheme No 29, F.P No 135 adm. 5528.00 Sq Mtr paiki 4441.80 Sq.Mtr paiki 4349.82 Sq.Mtr of village & mouje Manjalpur in the Registration District and Sub District Vadodara. Boundaries: North by Flat No C304, South by Compound Wall, East by Lift, Dadar & Passage, West by Internal Road. <b>PROPERTY UNDER PHYSICAL POSSESSION.</b>	Rs. 32,95,000/- Rs. 3,29,500/-	As on 31.08.2025, Rs.38,49,220.10 payable together with further interest at contractual rates and rests along with costs, charges etc.	Mr. Laba Kumar Sethi 9167203035
16	Ellora Park	Borrower & Mortgagor: Mr. Abhishek Joshi	Equitable mortgage followed by regd. memorandum of the residential Flat located on 2nd Floor, Flat No 204, Tower-B." Sharmam Megh" Super Built Up area adm.950 Sq. Ft bearing revenue survey No 179 (C.S.No. 2522), Revenue Survey No 181,182,183 (C.S.No 2521) and Revenue Survey No 184 (C.S.No 2520), Vedant Vilas paiki Sub Plot No A/19 adm. 917.53 Sq. Mtr. of moje and village Gotri of Registration District and Sub District Vadodara.Boundaries: North by Tower-A, South by Flat No 203, East by Flat No 201, West by Lecial Building. <b>PROPERTY UNDER PHYSICAL POSSESSION.</b>	Rs. 21,81,000/- Rs. 2,18,100/-	As on 31.08.2025, Rs.35,01,767.40 payable together with further interest at contractual rates and rests along with costs, charges etc.	Mr. Laba Kumar Sethi 9167203035
17	Ellora Park	Borrower & Mortgagor: Mr. Ravi Alpeshkumar Patel	Equitable mortgage followed by regd. memorandum of Immovable property bearing Flat No C404 situated on the 4th Floor of Tower-C in "5th Avenue" adm. 1020 Sq.feet super built-up area, undivided share in land and common plot adm. 6.71 Sq.Mtr, laying and situated on the land bearing Revenue Survey No 250 paiki 2, 250 paiki 3 T.P Scheme No 29, F.P No 135 adm. 5528.00 Sq Mtr paiki 4441.80 Sq.Mtr paiki 4349.82 Sq.Mtr of village & mouje Manjalpur in the Registration District and Sub District Vadodara. Boundaries: East by Staircase, Passage & Flat No 401, West by Internal Road & Tower-D3, North by Club House, South by Flat No 403. <b>PROPERTY UNDER PHYSICAL POSSESSION.</b>	Rs. 32,95,000/- Rs. 3,29,500/-	As on 31.08.2025, Rs.30,35,363.40 payable together with further interest at contractual rates and rests along with costs, charges etc.	Mr. Laba Kumar Sethi 9167203035
18	Ellora Park	Borrower & Mortgagor: Mr. Ravi Alpeshkumar Patel	Equitable mortgage followed by regd. memorandum of Immovable property bearing Flat No C403 situated on the 4th Floor of Tower-C in "5th Avenue" adm. 1020 Sq.feet super built-up area, undivided share in land and common plot adm. 6.71 Sq.Mtr, laying and situated on the land bearing Revenue Survey No 250 paiki 2, 250 paiki 3 T.P Scheme No 29, F.P No 135 adm. 5528.00 Sq Mtr paiki 4441.80 Sq.Mtr paiki 4349.82 Sq.Mtr of village & mouje Manjalpur in the Registration District and Sub District Vadodara. Boundaries: East by Staircase, Passage & Flat No 402, West by Internal Road & Tower-D3, North by flat no 404, South by compound wall. <b>PROPERTY UNDER PHYSICAL POSSESSION.</b>	Rs. 32,95,000/- Rs. 3,29,500/-	As on 31.08.2025, Rs.36,22,711.00 payable together with further interest at contractual rates and rests along with costs, charges etc.	Mr. Laba Kumar Sethi 9167203035
19	Anand	Borrower & Mortgagor: M/s Dilip Kela Bhandar Sarsa	Equitable mortgage followed by Registered memorandum of residential plot(open land) situated at Plot No. 18 Krish residency, Opp Vidya Vihar Society B/s Khodiya Mata Mandir, Near Primary Health Centre, Anand/Hadgod-Vadod/Valsad road, Survey No. 1082/2, Mouje Vill Vadaoa, Taluka & District Anand. Total admeasuring 93.72 sq mtr owned by Mr. Vasmdibhai Sirajbhai Vahora. Boundaries: East : Plot No 11, West : 7.50 mtr wide approach road, North : Plot No 19, South : Plot No 17. <b>PROPERTY IS OPEN PLOT.</b>  Equitable mortgage followed by Registered memorandum of residential plot(open land) situated at Plot No. 20 Krish residency, Opp Vidya Vihar Society B/s Khodiya Mata Mandir, Near Primary Health Centre, Anand/Hadgod-Vadod/Valsad road, Survey No. 1082/2, Mouje Vill Vadaoa, Taluka & District Anand. Total admeasuring 93.72 sq mtr owned by Mr. Vasmdibhai Sirajbhai Vahora. Boundaries: East : Plot No 9, West : 7.50 mtr wide approach road, North : Plot No 21, South : Plot No 19. <b>PROPERTY IS OPEN PLOT.</b>  Equitable mortgage followed by Registered memorandum of residential plot(open land) situated at Plot No. 21 Krish residency, Opp Vidya Vihar Society B/s Khodiya Mata Mandir, Near Primary Health Centre, Anand/Hadgod-Vadod/Valsad road, Survey No. 1082/2, Mouje Vill Vadaoa, Taluka & District Anand. Total admeasuring 92.96 sq mtr owned by Mr. Vasmdibhai Sirajbhai Vahora. Boundaries: East: Plot No 8, West: 7.50 mtr wide approach road, North: By land of Survey No 1082/1, South: Plot No 20. <b>PROPERTY IS OPEN PLOT.</b>  Equitable mortgage followed by Registered memorandum of residential plot(open land) situated at Plot No. 34 Krish residency, Opp Vidya Vihar Society B/s Khodiya Mata Mandir, Near Primary Health Centre, Anand/Hadgod-Vadod/Valsad road, Survey No. 1082/2, Mouje Vill Vadaoa, Taluka & District Anand. Total admeasuring 92.96 sq mtr owned by Mr. Vasmdibhai Sirajbhai Vahora. Boundaries: East : Plot No 25, West : 9 mtr wide approach road, North : Plot No 35, South : Plot No 33. <b>PROPERTY IS OPEN PLOT.</b>  Equitable mortgage followed by Registered memorandum of residential plot(open land) situated at Plot No. 37 Krish residency, Opp Vidya Vihar Society B/s Khodiya Mata Mandir, Near Primary Health Centre, Anand/Hadgod-Vadod/Valsad road, Survey No. 1082/2, Mouje Vill Vadaoa, Taluka & District Anand. Total admeasuring 92.96 sq mtr owned by Mr. Vasmdibhai Sirajbhai Vahora. Boundaries: East : Plot No 22, West : 9 mtr wide approach road, North : By land of Survey No 1082/1, South : Plot No 36. <b>PROPERTY IS OPEN PLOT.</b>	Rs. 6,40,000/- Rs. 64,000/- Rs. 6,40,000/- Rs. 64,000/- Rs. 6,40,000/- Rs. 64,000/- Rs. 5,94,000/- Rs. 59,400/- Rs. 7,79,000/- Rs. 77,900/-	As on 31.08.2025, Rs. 62,21,724.00 payable together with further interest at contractual rates and rests along with costs, charges etc.	Mr. Laba Kumar Sethi 9167203035 Mr. Nilesh Jadhav 8378993955

Property Inspection Date & Timing : 11.09.2025 to 28.09.2025 (on working days) from 10.00 am to 3.00 pm., EMD Start date: 11.09.2025, Last Date for EMD submission: 28.09.2025 till 05.00 p.m

For further details, terms and conditions, interested bidders can visit our Bank's website at <https://www.iob.in/e-Auctions.aspx> and submit bid for participation in this E-Auction through website at <https://baanknet.com>, Contact: Mr. Mukesh Kumar - Mob. 8368030503

This may be treated as a Notice under Rule 8(6) of the Security (Enforcement) Rules 2002 to the borrower/s and guarantors of the said loan about holding of e auction on the above mentioned date.

Place: Vadodara - Date: 11.09.2025

Authorised Officer - Indian Overseas Bank