WWW.FINANCIALEXPRESS.COM SATURDAY, OCTOBER 11, 2025

14 **FINANCIAL EXPRESS** 



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 (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 "for Sr. No. 1 to 19 on on 29.10.2025 and for Sr. No. 20 to 23 on 14.11.2025 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.

			on Date & Time: 29.10.2025 between 11.30 am to 03.30 pm with auto extension	Reserve Price		Control Day
r. o.	Branch	Name of the Borrower	Description of Property	EMD Amount	Due Amount Plus uncharged Interest	Contact Person Branch Manage
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 No202, Gram Panchayat House No2469/8, 2nd Floor, "Rudraksh Residency", City Survey No2063/B, Juna Valsad Road, Village-Chikhli, Taluka-Chikhli, Dist Navsari, Gujarat-396521(Admeasuring 63.50 Sq. Mtrs. Or 683.26 Sq. Ft., Builtup 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 No201, West: Open Margin/Then Kaveri Complex, North: Main Entrance/Passage/Flat No203, South: Open Margin/Then Others Property. PROPERTY UNDER PHYSICAL POSSESSION.	Rs.7,30,000/- Rs. 73,000/-	As on 30.09.2025, Rs. 14,24,708.57 payable together with further interest at contractual rates and rests along with costs, charges etc.	Mr. Deepak Kum 9891158011 Mr. Ghanekar Ni Narayan 9423007
02	Billimora	Borrower & Mortgagor: Mrs. Ashaben P Marathe, Mr. Manoj Prahlad Marathe and Mrs. Jahanvi Prabhakar Marathe, Mr. Prabhakar Prahlad Marathe.	Residential House No. 906 consisting of ground. floor plus first floor totally admeasuring about 1536.72 Sq. Ft. i.e. 142 Sq. Mtrs. Plus road and common plot 65.76 Sq. Mtrs. (707.83 Sq. Fts.) plus construction admeasuring 2271 Sq. Fts. Constructed over Plot No. A/27 known as Old Block No. 495 paiki and new Block No. 1075 situated at Shyam Nagar – 2, Vaghrech within the Grampanchayat limits of Vaghrech, Tal – Gandevi, Dist. – Navsari 396321 along with surrounding rights which is bounded as follows: East: Internal Road, West: Property of Rajubhai Tandel, North: Property of Amit Vijay Khairnar, South: Common Plot. PROPERTY UNDER SYMBOLIC POSSESSION.	Rs. 37,62,000/- Rs3,76,200/-	As on 30.09.2025, Rs. 10,79,310.57 payable together with further interest at contractual rates and rests along with costs, charges etc.	Mr. Deepak Kun
03	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 30.09.2025, Rs.35,06,798.72 payable together with further interest at contractual rates and rests along with costs, charges etc.	Mr. Sridharan 8007120246
04	Makarpura	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 Khatiway Hotel, Tarsali, Vadodara-390009. PROPERTY UNDER PHYSICAL POSSESSION.	Rs. 18,56,000/- Rs. 1,85,600/-	As on 30.09.2025, Rs. 23,74,697.43 payable together with further interest at contractual rates and rests along with costs, charges etc.	
05	Alkapuri	Borrower & Mortgagor: Mr. Chiranjeelal S Bewat & Mrs. Suraj Lal Bewat	Flat No 201, 2nd Floor, Prabhu Heights, B/H Vamil Park, Near Krunal Char Rasta, Gotri, Vadodara). Bounded: East: Building Margin and 18.00 T P Road, West: Prabhu darshan Society, North: Building Margin South: Flat No. 202. PROPERTY UNDER PHYSICAL POSSESSION.	Rs. 49,94,000/- Rs. 4,99,400/-	As on 30.09.2025, Rs. 61,03,611.82 payable together with further interest at contractual rates and rests along with costs, charges etc.	Mr. Sridharar 800712024
06	Waghodia Road	Borrower & Mortgagor: Diya Cosmetics Prop: Mrs. Hetal D Gandhi	Mortgage of Immovable property/house of Saidal village panchayat property no. 12/1 & A.P. Serial No. 15 area adm 273.32 sq mtr plot area (containing the construction 58.55 sq mtr) in the name of Hetal D Gandhi. Boundaries: East: By Road, West: Adjoining open land owned by Mr. Jagdishbhai R. Patel, North: Open space of Narendrabhai, South: Open space of Kamleshbhai. PROPERTY UNDER PHYSICAL POSSESSION.	Rs. 19,00,000/- Rs. 1,90,000/-	As on 30.09.2025, Rs. 51,35,838.18 payable together with further interest at contractual rates and rests along with costs, charges etc.	Mr. Arun Kumar \ 8141756160 Mr. Sudhan Sriva 8980995500
07	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. PROPERTY UNDER PHYSICAL POSSESSION.	Rs. 24,71,000/- Rs. 2,47,100/-	As on 30.09.2025, Rs. 30,70,317.00 payable together with further interest at contractual rates and rests along with costs, charges etc.	BUE I SHOW KILINGSE!
80	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. PROPERTY UNDER PHYSICAL POSSESSION.	Rs. 24,71,000/- Rs. 2,47,100/-	As on 30.09.2025, Rs. 30,68,237.00 payable together with further interest at contractual rates and rests along with costs, charges etc.	
09	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, PROPERTY UNDER PHYSICAL POSSESSION.	Rs. 24,71,000/- Rs. 2,47,100/-	As on 30.09.2025, Rs. 30,79,079.00 payable together with further interest at contractual rates and rests along with costs, charges etc.	Mr. Laba Kumar 8 9167203035
10	Ellora Park	Borrower & Mortgagor: Parul J Nejama	House No D87 & 88, "Bakor Nagar Society" Near Narsi 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 mouje SAVAD of Sub Registration and Registration District Vadodara. PROPERTY UNDER PHYSICAL POSSESSION.	Rs. 21,60,000/- Rs. 2,16,000/-	As on 30.09.2025, Rs. 37,03,471.16 payable together with further interest at contractual rates and rests along with costs, charges etc.	Mr. Laba Kumar 5 9167203035
11	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 mouje 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 30.09.2025, Rs. 41,95,380.00 payable together with further interest at contractual rates and rests along with costs, charges etc.	Mr. Laba Kumar 5 9167203035
12	Ellora Park	Borrower & Mortgagor: Jitendra Antolbhai Parmar, Parmar Ushaben	Sankalp Flats, Flat No. 204, 2nd Floor Near Gotri Bridge, Saibaba Mandir, Mouje Gotri. PROPERTY UNDER PHYSICAL POSSESSION.	Rs. 12,62,000/- Rs. 1,26,200/-	As on 30.09.2025, Rs. 30,90,288.00 payable together with further interest at contractual rates and rests along with costs, charges etc.	Mr. Laba Kumar 9167203035
13	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. PROPERTY UNDER PHYSICAL POSSESSION.	Rs. 29,65,000/- Rs. 2,96,500/-	As on 30.09.2025, Rs.35,16,108.00 payable together with further interest at contractual rates and rests along with costs, charges etc.	Mr. Laba Kumar \$ 9167203035
14	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," Sharnam 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 mouje 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. PROPERTY UNDER PHYSICAL POSSESSION.	Rs. 21,81,000/- Rs. 2,18,100/-	As on 30.09.2025, Rs. 35,27,196.40 payable together with further interest at contractual rates and rests along with costs, charges etc.	Mr. Laba Kumar \$ 9167203035
15	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. PROPERTY UNDER PHYSICAL POSSESSION.	Rs. 29,65,000/- Rs. 2,96,500/-	As on 30.09.2025, Rs. 30,61,272.40 payable together with further interest at contractual rates and rests along with costs, charges etc.	Mr. Laba Kumar 5 9167203035
16	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. 29,65,000/- Rs. 2,96,500/-	As on 30.09.2025, Rs. 36,49,236.00 payable together with further interest at contractual rates and rests along with costs, charges etc.	Mr. Laba Kumar 9167203035
17	Ellora Park	Borrower & Mortgagor: Mr. Dhavalkumar Patel	Equitable mortgage followed by regd. memorandum of the residential Flat located on 2nd Floor, Flat No 202, Tower-D2, 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. Property is bounded as: North by Tower-D2 Flat No. 201, South by Tower-D3 Flat No. 201, East by Internal road and area of garden, West by staircase, Passage & flat no D2/203. PROPERTY UNDER PHYSICAL POSSESSION.	Rs. 27,46,000/- Rs. 2,74,600/-	As on 30.09.2025, Rs. 30,48,679.00 payable together with further interest at contractual rates and rests along with costs, charges etc.	Mr. Laba Kumar 3 9167203035
18	Ellora Park	Borrower & Mortgagor: Mr. Dhavalkumar Patel	Equitable mortgage followed by regd. memorandum of the residential Flat located on 5th Floor, Flat No 501, Tower-D2, adm. 850 Sq. Ft (Super Built Up) & Undivided share in land and common plot 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. Property is bounded as: North by Flat No. D1/502, South by Flat No. D2/502, East by Internal road and area of garden, West by lift, flat no. D2/504. PROPERTY UNDER PHYSICAL POSSESSION.	Rs. 27,46,000/- Rs. 2,74,600/-	As on 30.09.2025, Rs. 30,48,218.00 payable together with further interest at contractual rates and rests along with costs, charges etc.	Mr. Laba Kumar 5 9167203035
19	Ellora Park	Borrower & Mortgagor: Mr. Khet Singh	Equitable mortgage followed by regd. memorandum of the residential Land & Building property located at A28." Anmol Park "Gotri Laxmi Pura Link Road, New Alkapuri bearing Revenue Survey No 405 of mouje Gotri of Sub Registration & Registration District Vadodara, Extent: All that plotted area adm.95.93 Sq. Mtr, Undivided share of lan of road adm.17.00 Sq. Mtr agregating 112.93 Sq. Mtr with construction of 48.00 Sq. Mtr. Boundaries as: East by No House No A27, West by House No A29, North by House No C5 & C6, South by 6.00 Mtr. Society Road. PROPERTY UNDER PHYSICAL POSSESSION.	Rs. 43,19,000/- Rs. 4,31,900/-	As on 30.09.2025, Rs. 50,76,430.00 payable together with further interest at contractual rates and rests along with costs, charges etc.	Mr. Laba Kumar S 9167203035
		Mega E-Aucti	on Date & Time: 14.11.2025 between 11.30 am to 03.30 pm with auto extension	of 20 minut	es each till sale is completed	1
20	Piplod	Borrower & Mortgagor: Dasharathbhai B Desai, Desai Krishnaben Dasharathbhai	All the piece and parcel of flat no. 208 admeasuring 750 sq ft along with undivided share in land admeasuring 29.00 sq mts in 2nd floor of Welcome tower situated at plot no. 2,3, and 6 of "Welcome Tower co operative housing society limited" at land bearing revenue survey no. 237, paikee TP Scheme no. 14 FP no. 25 at village rander sub dist Adajan district Surat in the name of Dashrathbhai Babubhai Desai. Surrounded by the boundaries North: Flat no. 203, South: Open space, East: Open space, West: passage and lift. PROPERTY UNDER SYMBOLIC POSSESSION.	Rs. 17,82,000/- Rs. 1,78,200/-	As on 30.09.2025, Rs. 17,70,904.80 payable together with further interest at contractual rates and rests along with costs, charges etc.	SHEAR CHAILES
21		Borrower & Mortgagor: M/s Neer Aquaculture Exports Private Limited	Equitable Mortgage followed by Registered Memorandum of Residential Plot, bearing R S No. 472 paiki Tika No. 166, C S No. 1277 paiki Hissa No. 1, Plot No. 1, Plot No. 1, Plot admeasuring 2344.51 Sq. Mtr., Undivided Common Plot and Road (CS No. 1277/140 to 1277/144) plot admeasuring 2344.51 Sq mtr Undivided common plot and road admeasuring 1140.11 Sq. Mtr situated at Ward No. 11, Krishna Park, Railway Station, Navsari along with Commercial shed in the name of M/s Neer Sea Food Pvt Ltd. PROPERTY UNDER SYMBOLIC POSSESSION.	Rs. 4,70,20,300/- Rs. 47,02,030/- As on 30.09.2025 Rs. 12.35.30.620.85	Mr. Vaibhav	
			Equitable Mortgage followed by Registered Memorandum of Commercial Office, bearing R S No. 316/1/paiki 1 Plot No. 1 + 2 paiki Shop No.2, Ground Floor shop admeasuring 39.02 Sq. Mtr carpet area i.e. 44.14 Sq. Mtr built up area undivided share of land, common plot and road admeasuring 26.55 Sq Mtr situated at G P House No. 3952, Ground Floor, Maitry Park, Eru Taluka Jalalpore, Distt Navsari in the name of M/s Neer Aquaculture Exports Pvt. Ltd. PROPERTY UNDER SYMBOLIC POSSESSION.	Rs. 38,36,000/- Rs. 3,83,600/-	contractual rates and rests along with costs, charges etc.  64,000/-	9638435425 Mr. Hardik Makwan 7045887637
			Equitable Mortgage followed by Registered Memorandum of Commercial Office bearing R S No. 316/1/paiki 1 Plot No. 1 + 2 paiki Office No. 2 & 3, office admeasuring 78.04 Sq. Mtr carpet area i.e. 88.28 Sq. Mtr built up area undivided share of land, common plot and road admeasuring 52.68 Sq. Mtr situated at G P House No. 3961 and 3962, First Floor, Maintry Park, Eru Taluka Jalalpore, Distt Navsari in the name of M/s Neer Sea Food Pvt Ltd. PROPERTY UNDER SYMBOLIC POSSESSION.	Rs. 49,64,000/- Rs. 4,96,400/-		
22	Ellora Park	Borrower & Mortgagor: Mrs. Seetaben Chhunibhai Marvadi	Equitable mortgage followed by regd. memorandum of the residential property located at "Cosmos Sankruti" House No. CS 300, Thavat Road, Village- Juni Jithardi, Karjan Taluka, adm. 72.58 Sq. Mtr of mouje Juni Jithardi of Karjan Taluka and Registration and Sub Registration District Vadodara. Boundaries as: East by Plot No CS 275, West by 7.00 Mtr. Society Road, North by Plot No CS 299, South by Plot No CS 301. PROPERTY UNDER SYMBOLIC POSSESSION.	Rs. 24,00,000/- Rs. 2,40,000/-	As on 30.09.2025, Rs. 33,87,769.90 payable together with further interest at contractual rates and rests along with costs, charges etc.	Mr. Laba Kumar 9167203035
23	Ellora Park	Borrower & Mortgagor: Mr. Gade Vikram	Immovable residential property bearing Flat No 12 situated on the 3rd Floor in "Shubham" Flat adm. 1659.52 Sq. ft laying and situated on the land bearing Revenue Survey No 67/1, City Survey No 746, T.P No. 2, Final Plot No 510, Sub Plot No 3 to 4 of village & mouje Subhanpura in the Registration District and Sub District Vadodara. Property is bounded as: North by Plot No 12, South by Plot No 11, East by Sudhanlaxmi Society Plot No 1, West by 12 Meter T.P Road. PROPERTY UNDER PHYSICAL POSSESSION.	Rs. 60,60,700/- Rs. 6,06,070/-	As on 30.09.2025, Rs. 91,53,637.16 payable together with further interest at contractual rates and rests along with costs, charges etc.	Mr. Laba Kumar 9167203035
			g For Sr. No. 1 to 19 : 11.10.2025 to 28.10.2025 (on working days) from 10.00 am to 3.00 pm., EMD Start date: 11.10.2025		N Commence of the Commence of	

Property Inspection Date & Timing For Sr. No. 20 to 23: 11.10.2025 to 13.11.2025 (on working days) from 10.00 am to 3.00 pm., EMD Start date: 11.10.2025, Last Date for EMD submission: 13.11.2025 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: 11.10.2025

Authorised Officer - Indian Overseas Bank

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larrive at a conclusion not an assumption.

Inform your opinion detailed analysis.

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