



**GOTHAN BRANCH :** Gothan Vasvari Road Surat, Gujarat 394130.MO.No: 8980026725  
**E-Mail id:** gothan@bankofbaroda.com

**NOTICE TO BORROWER (UNDER SUB-SECTION (2) OF SECTION 13 OF THE SARFAESI ACT, 2002)**

**To,1. Mr. Arvindbhai Arjanbhai Bhava (Borrower & Mortgagor)**  
**2. Mr. Ashvin Arjunbhai Bhava (Co-Borrower & Mortgagor)**  
**3. Mrs. Kailashben Arvindbhai Bhava (Co-Borrower)**  
**4. Mrs. Sonal Ashvin Bhava (Co-Borrower)**

(A) Flat No A-1/103, 1st Floor, Sankalp Residency, Sujav Farm Road, Sarthana, Jakatnaka, Surat-395006.  
 (B) Flat No. D/101, Vikasdhara Homes, Valak, Kamrej, Surat-395013.

**Dear Sir**  
**Re:Credit facilities with our Gothan Branch, Surat.**  
 We refer to our letter No. **Retail-00000205539-LMS dated 27.12.2019** conveying sanction of various credit facilities and the terms of sanction. Pursuant to the above sanction you have availed and started utilizing the credit facilities after providing security for the same, as hereinafter stated. The present outstanding in various loan/credit facility accounts and the security interests created for such liability are as under.

| Nature & type of Facility                  | Limit         | Rates of Interest at Present | Q/s as on 31.07.2026                                                                                                                                                                                            | Security agreement with brief description of securities                                                                                                                                                                            |
|--------------------------------------------|---------------|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Baroda Term Loan A/C No.: 40240600000 0421 | Rs.71.00 Lacs | 8.95 % + 2% (Penal Int.) PA  | Rs.65,62,325.00 of Principal Amount = Rs.38,780.70 of Unapplied interest + Rs.44,200.00 of unserviced interest + Rs.1,551.00 of Compounding Interest = Rs.86,47,056.70 plus Interest and Other Charges thereon. | <b>Equitable Mortgage Of Flat No. D/101, Vikasdhara Homes, Valak, Kamrej, Surat, Registered Through Instrument Of Deposit Of Title Deed Dated 15.12.2022, Vide Reg No. D22662 With Sub- Registrars' Surat Kamrej, Dist. Surat.</b> |
| Total                                      | Rs.71.00 Lacs |                              | Rs.86,47,056.70 Further Interest and Other Charges thereon.                                                                                                                                                     |                                                                                                                                                                                                                                    |

**Description of Securities:** All that piece and parcel of the property bearing 1st & 2nd Floor Unit FLAT NO. D/101/ admeasuring built up area 1995 sq. fts. equivalent to 185.36 sq. mtrs. and carpet area 176.08 sq. mtrs. with 79.58 sq. meters undivisible share underneath land of Building/Wing No. D of "VIKASDHARA HOMES" situated and constructed on the land bearing Reg. S. Nos. 152, paiki 153, 154, 155, 161 and 162 paiki Block No. 143/A/2/2 after Re-survey New Block No. 162, T.P. Scheme No. 22 (Sarthana-Valak), Dist. F.P. No. 58 its admeasuring 3820 sq. mtrs. land of Moje: Valak, Sub-Dist Taluka: Kamrej, Dist: Surat.  
**Boundaries:** East: Adj. 24 mtrs. Road, West: Adj. F.P. No. 53, North: Adj. F.P. No. 59, South: Adj. F.P. No. 60.

**2.** In the Document you have acknowledged your liability to the Bank to the tune of **Rs. 71.00 Lacs** as on **27.12.2019** & other bank charges as per bank guidelines. **3.** As you are aware, you have committed defaults in your Term Loan account bearing loan account No. **40240600000422** at our Branch, Surat. Accordingly, the said account was classified the Non-Performing Assets (NPA) on **30.07.2026**. Resultantly your all accounts have been classified as non- performing assets on **30.07.2026** in accordance with the Reserve Bank of India directives and guidelines. In spite of our repeated requests and demands you have not repaid the overdue loans including interest thereon for the quarter to be ended **Sept-2026**. **4.** Consequently upon the defaults committed by you, your above credit facility has been classified as non-performing asset on **30.07.2026** in accordance with the Reserve Bank of India directives and guidelines. In spite of our repeated requests and demands you have not repaid the overdue loans including interest thereon. **5.** Having regard to your inability to meet your liabilities in respect of the credit facilities duly secured by various securities mentioned in para 1 above, and classification of your account as a non-performing asset, we hereby give you notice under sub-section (2) of section 13 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and call upon you to pay in full and discharge your liabilities to the Bank **Rs.65,47,056.70 (Rupees Sixty Six Lakhs Forty Seven Thousand Fifty Six & Paise Seventy Only) plus Interest and Other Charges thereon** within 60 days from the date of this notice. We further give you notice that failing payment of the above amount with interest till the date of payment, we shall be free to exercise all or any of the rights under sub-section (4) of section 13 of the said Act, which please note. **6.** Please note that, interest will continue to accrue at the rates specified in para 1 above for each credit facility until payment in full. **7.** We invite your attention to sub-section 13 of the said Act in terms of which you are barred from transferring any of the secured assets referred to in para 1 above by way of sale, lease or otherwise (other than in the ordinary course of business), without obtaining our prior written consent. We may add that non-compliance with the above provision contained in section 13(13) of the said Act, is an offence punishable under section 29 of the Act. **8.** We further invite your attention to sub section (6) of section 13 of the said Act in terms of which you may redeem the secured assets, if the amount of dues together with all costs, charges and expenses incurred by the Bank is tendered by you, at any times before the date of publication of notice for public auction. Inviting quotation of lender/private treaty. Please note that after publication of the notice as above, your right to redeem the secured assets will not be available. **9.** Please note that this demand notice is without prejudice to and shall not be construed as waiver of any other rights or remedies which we may have, including without limitation, the right to make further demands in respect of sums owing to us.

**Date : 31.07.2026 | Place : Surat** **Authorised Officer, Bank of Baroda, Gothan Branch**



**STATE BANK OF INDIA**  
**Thara Branch**

**POSSESSION NOTICE [RULE - 8 (1)] (For immovable property)**

Whereas; The undersigned being the Authorised Officer of State Bank of India, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13 (2) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice dated **06.06.2026** calling upon the borrower **Mr. MOHAMMADIMTIYAJ SACHORA** to repay the amount mentioned in the notice being **Rs. 1002845.05 (Rupees Ten Lakh Two Thousand Eight Hundred Forty Five and paise Five Only)** as on **30/03/2026** plus further interest at the contractual rate and incidental expenses, costs, charges etc. thereon within 60 days from the date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the him and the public in general that the undersigned has taken **Symbolic Possession** of the property described herein below in exercise of powers conferred on me under Section 13 (4) of the said [Act] read with Rule 8 of the said rules on this **24th day of Month August of the year 2026**.

The borrower, in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of **State Bank of India** for an amount of **Rs. 1002845.05 (Rupees Ten Lakh Two Thousand Eight Hundred Forty Five and paise Five Only)** as on **30/03/2026** with further interest and incidental expenses, costs, charges etc. thereon.

The borrower's attention is invited to provision of Sub-Section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

**Description of Mortgaged property**

All that Piece or Parcel, rights, Interest, title of land along with structure standing there on being the immovable **R S No. 80/3.4.5.6, Plot no 23/2 KARNAVATI SOCIETY VILLAGE TANVA, TALUKA KANKREJ, District Banaskantha and bounded as follows:** West: Way, East: Patel Girishkumar Ambalal, North: Plot No – 23p, South: Plot No-24.  
**Date: 24.08.2026** **Authorized Officer**  
**Place: Thara** **State Bank of India, Thara Branch**



**Regional Office, Surat :** 8th Floor, Western Business Park, 816 to 825, 8th Floor, Udhna Magdalla Road, Vesu, Surat - 395007.

**POSSESSION NOTICE (SECTION 13(4) (For Immovable property)**

Whereas, The undersigned being the Authorized Officer of the **Canara Bank, Kamrej Branch** under Securitization And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act 54 of 2002) (hereinafter referred to as "the Act") and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice Dated **15/06/2026** calling upon the Borrower **Mrs. Kokilabai Velchand and Mr. Bhagwan Velchand Patil (Co-Borrower)** to repay the amount mentioned in the notice, being **Rs. 6.82,632.72 (Rupees Six Lakh Eighty Two Thousand Six Hundred Thirty Two and Paise Seventy Two Only)** as on 12/06/2026 + further Interest and Charges less recovery thereon within 60 days from the date of receipt of the said notice.

The Borrower having failed to repay the amount, notice is hereby given to the Borrower and the public in general that the undersigned has taken Possession of the property described here in below in exercise of powers conferred on him / her under section 13 (4) of the said Act, read with Rule 8 & 9 of the said Rule on this **26th day of August of the year 2026**.

The Borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of **Canara Bank** for an amount of **Rs. 6.82,632.72 (Rupees Six Lakh Eighty Two Thousand Six Hundred Thirty Two and Paise Seventy Two Only)** as on 12/06/2026 + further Interest and charges less recovery thereon.

The Borrower's attention is invited to the provisions of Section 13(8) of the Act, in respect of time available, to redeem the secured assets.

**DESCRIPTION OF THE IMMOVABLE PROPERTY**

All that Piece and Parcel of the Immovable Property bearing Plot No. 184, (As Per K.J.P. Durast) Block No. 126/184), admeasuring about area 40.19 Square meters alongwith undivided proportionate COP & Road land admeasuring 23.64 Square meters of the society known as "Shree Ganesh Residency" with all appurtenances pertaining thereto, standing on land bearing, R.S. No. 114/2, Block No. 126, respectively lying, being and situated at Village - Kareli, Sub District - Palsana, District - Surat in the name of Mrs. Kokilabai Velchand Patil and Mr. Bhagwan Velchand Patil. **Bounded by :- North :** Adj. Plot No. 183, **South :** Adj. Plot No. 185, **East :** Adj. Society internal Road, **West :** Adj. Plot No. 199. **CERSAI ID: 400053784040.** **Sd/-**  
**Date : 26/08/2026, Place : Surat** **Authorised Officer, Canara Bank**

**PUBLIC NOTICE** That our Client/s namely 1. Sonalben Chandubhai Rana, 2. Sunil Chandubhai Rana, 3. Hitesh Chandubhai Rana, has demanded for the Title Clearance Certificate of their Jointly owned Immovable Property/ies situated at **Mauje Godhra Kasba, Godhra on land bearing Revenue Survey no. 150/2-3/4, 152/1+4+5+6, 153/1+2+3/4, Paiki Private Plot no. 12, Plot area admeasuring 131.25 Sq. Mtrs., and Private Plot no. 76, Plot area admeasuring 137.50 Sq. Mtrs., at Registration Sub – District Godhra & District Panchmahal. That, the said Property is presently owned by 1. Sonalben Chandubhai Rana, 2. Sunil Chandubhai Rana, 3. Hitesh Chandubhai Rana through Legal Heirship, after the demise of its Previous Owner Chandubhai Somabhai Rana (Followed by the Demise of his Wife Meenaben Chandubhai Rana). Therefore if any individual, Bank, Society, Institution or Financial Institution has its rights, charge, encumbrances, or lien, by any means; on the said property, then within 7 days from the publication of the notice may send their objections along with the Supportive Evidence. If not sent within given period of time, then my client will initiate further proceedings**

**TEREDESAI ASSOCIATES**  
 SAPAN TEREDesai (ADVOCATE) | PALAT TEREDesai (ADVOCATE) | MANAV BHATT (ADVOCATE)  
 407/409, 4th Floor, Bluechip Complex, Nr. Stock Exchange, Savajijung, Savajijung, Vadodra -5 Mo.-7211161322

**SHAH METACORP LIMITED**  
 213 GIDC, Udhna, Kankrej, Vadodra, Gujarat  
 Dist. Mehsana - 382830 || Corporate Office : 2nd Floor, Mudul Tower, B/H, Times of India, Ashram Road, Ahmedabad - 380 009, Gujarat, India  
 Phone : +91-48443322 || CIN : L46209GJ1999PLC036656  
 Email : cs@shahgroupco.com || Website : www.shahmetacorp.com

**NOTICE OF POSTAL BALLOT**

Notice is hereby given that Pursuant to Section 110 and other applicable provisions of the Companies Act, 2013 read with Rule 20, 22 of the Companies (Management and Administration) Rules, 2014 and the Circulars issued by the Ministry of Corporate Affairs, Government of India and such other applicable laws and regulations, the approval of members of Company is being sought for Ordinary special resolution as set out in the Postal Ballot Notice dated July 16, 2026 by way of electronic means ('remote e-voting').

(Description of Resolution and Type  
 1) Approval to Advance any Loan / Give Guarantee / Provide Security Under Section 185 of the Companies Act, 2013 - Special Resolution  
 2) To Authorise the Board for Making Loans, giving Guarantees & Making Investments in other Bodies Corporate Under Section 186 of Companies Act, 2013- Special Resolution  
 3) Approval For Increasing the Borrowing Limit Under Section 180 (1)(C) of Companies Act, 2013 - Special Resolution  
 4) Approval Under Section 180(1)(a) of the Companies Act, 2013 Inter alia for Creation of Mortgage or Charge on the Assets, Properties or Undertakings(s) of the Company - Special Resolution  
 5) Appointment of Mr. Mahendra Shukla (DIN : 0461697), as a Whole-Time Director, Executive Director of the Company - Special Resolution  
 6) Appointment, Payment of Remuneration, and Holding of office or Place of Profit by Mr. Viral Mukund Shah (DIN : 00014182) as Executive Director of the Company - Special Resolution  
 7) Appointment of Mr. Sajjanakar Nanwal (Din : 01723254) as an Independent Director - Special Resolution (6-17) to consider and approve the material related party transaction(s) proposed to be entered into by the company with various entities name as mentioned in the Notice of Postal Ballot- Ordinary Resolution

The Company has completed the dispatch of electronic copies of the Postal Ballot Notice along with the Explanatory Statement on August 27, 2026 to all the members of the Companies whose name appear in the Register of Members of the Company/List of Beneficial Owners maintained by the Depositories as on the cut-off date, August 21, 2026 and who has registered their email IDs. Physical copies of notice along with postal Ballot forms, prepaid business reply envelopes are not being sent to the members in line with exemption under MCA Circular. The relevant documents referred to the Notice of Postal Ballot are available for inspection on all working days. The Company has appointed National Securities Depository Limited ("NSDL") for providing remote e-Voting services to enable the members to cast their vote electronically. Only person whose name is recorded on cut-off date, in the register of members / beneficial owners maintained by depositories shall entitled to participate in the e-voting. A person who is not member on cut-off date should treat this Postal ballot notice for information purpose only. The Notice is available on the website of Company's at [https://www.shahmetacorp.com/meeting\\_details.html](https://www.shahmetacorp.com/meeting_details.html) under investor relation, National Securities Depository Limited at [www.evoting.nsdl.com](http://www.evoting.nsdl.com), BSE Limited at [www.bseindia.com](http://www.bseindia.com), National Stock Exchange of India Limited at [www.nseindia.com](http://www.nseindia.com). Members can vote electronically on the Resolution through remote voting which commence at 09:00 a.m. (IST) on Friday, August 28, 2026 and will end at 05:00 p.m. (IST) Saturday, September 26, 2026 and after that remote e-voting will be blocked by NSDL and will not allow to vote after the said date and time. The Company has appointed Mr. Mehul Raval proprietor of M/s. Mehul Raval & Associates, Practicing Company Secretary as the Scrutinizer to scrutinize the voting process for Postal Ballot in a fair and transparent manner. Scrutinizer will submit his report within 2 working days from the conclusion of e-voting and Results along with the Scrutinizer's Report, will be available on Company's website [https://www.shahmetacorp.com/meeting\\_details.html](https://www.shahmetacorp.com/meeting_details.html), NSDL at [www.evoting.nsdl.com](http://www.evoting.nsdl.com) and on the websites of Stock exchange at [www.bseindia.com](http://www.bseindia.com), [www.nseindia.com](http://www.nseindia.com). The resolution, if approved, shall deemed to have been passed on the last date of e-voting i.e. Saturday, September 26, 2026. Any member who has not received the Postal Ballot Notice may send e-mail at [cs@shahgroupco.com](mailto:cs@shahgroupco.com) or can collect from Corporate Office or download from website of the Company at [https://www.shahmetacorp.com/meeting\\_details.html](https://www.shahmetacorp.com/meeting_details.html). In case of any queries relating to e-voting process, members may refer Frequently Asked Questions (FAQs) and e-voting user manual for member available under the Help Section of [www.evoting.nsdl.com](http://www.evoting.nsdl.com). In case of any grievances connected with the facility for voting by electronic means may be on an email to [evoting@nsdl.co.in](mailto:evoting@nsdl.co.in) or on call 022 - 48867000.  
 Date : 27-08-2026  
 Place : Ahmedabad  
 Order of the Board of Director of **Shah Metacorp Limited**  
 Sd/- Hiral Patel, Company Secretary

**K. Z. LEASING AND FINANCE LIMITED**  
 Regd. Office : Desha Chambers, B/H. Kadwa Patidar Wadi, Usmampur, Ashram Road, Ahmedabad - 380014. || CIN : L65910GJ1986PLC00864

**NOTICE FOR ANNUAL GENERAL MEETING, BOOK CLOSURE AND E-VOTING**

NOTICE is hereby given that the 40th Annual General Meeting of the Members of K Z Leasing And Finance Limited will be held on **Wednesday, 30th September, 2026 at 10.00 a.m.** at the registered office of the Company at 1st Floor, Desha Chambers, B/H. Kadwa Patidar Wadi, Usmampur, Ahmedabad - 380014, to transact the business set out in the Notice dated 27th August, 2026.

The Notice of the 40th AGM and Annual Report for the financial year 2025-26 have been sent by email to all those members of the Company whose email IDs are registered with the Company / Depository Participants. Members desiring to receive the said documents in physical form will continue to get the same in physical form free of cost upon request.

NOTICE is hereby further given that pursuant to Section 91 of the Companies Act, 2013 read with rules made there under and as per Regulation 42 of SEBI (LODR) Regulations, 2015, the Register of Members and the Share Transfer Books of the Company will remain closed from Thursday, 24th September, 2026 to Wednesday, 30th September, 2026 (both days inclusive), for the purpose of the 40th AGM of the Company.

As per the Section 108 of the Rules, 2014 and Regulation 44 of SEBI (LODR) Regulations, 2015, the Company is providing its members the facilities to cast their vote by 'Remote e-voting' (i.e. e-voting from a place other than venue of AGM) on all the resolutions set forth in the said Notice. The details as required pursuant to the provisions of the Companies Act, 2013 and Rules made there under are given here under: Companies Act, 2013 and Rules made thereunder are given below:

- 1) Date of Completion of dispatch of Notice of AGM : 27th August, 2026
- 2) Date & Time of commencement of Remote e-voting : 27th September, 2026 at 9.00 am
- 3) Date & Time of end of Remote e-voting : 29th September, 2026 at 5.00 pm
- 4) Cut-off date for determining rights of entitlement of Remote e-voting : 23rd September, 2026
- 5) Those persons who have acquired shares and have become members of the Company after dispatch of notice of AGM by the Company and whose names appear in the Register of Members of the Company / in the statement of beneficial owners maintained by depositories as on cutoff date can exercise their voting rights through Remote e-voting by following the procedure as mentioned in the said Notice of AGM
- 6) Remote e-voting shall not be allowed beyond : After 5:00 p.m. on 29th September, 2026
- 7) The facility of voting through 'Ballot Paper' shall be made available at the venue of AGM. E-voting facility will not be made available at the venue of AGM. Members who have already cast their vote by remote e-voting prior to the AGM can attend the AGM but shall not be entitled to cast their vote again at AGM.
- 8) Notice of 40th AGM is available on website : [www.kzgroup.in](http://www.kzgroup.in)
- 9) Contact details of person responsible to address the grievances connected with remote e-voting : Name of Official : Mr. Rakesh Dalm, Designation - Manager, Address : 25th Floor, A Wing, Marathon Future, Mafaladi Mills Compound, NM Joshi Marg, Lower Parel (E), Mumbai - 400 013 | [helpdesk-evoting@kzindia.com](mailto:helpdesk-evoting@kzindia.com) Phone No. : 18002109111  
 Date : 27/08/2026 By Order of the Board For, K.Z. Leasing & Finance Ltd.  
 Place : Ahmedabad **Pravinkumar K. Patel** (Managing Director)



**STATE BANK OF INDIA**  
 Stressed Assets Recovery Branch-05181  
 4th Floor, Old SBI LHO Building, Bhadra, Lal Darwaja, Ahmedabad - 380001. E-mail: sbi05181@sbi.co.in

**POSSESSION NOTICE (For Immovable property)**

Whereas, The undersigned being the Authorised Officer of the **State Bank of India, Stressed Assets Recovery Branch, 4th Floor, Left Wing, Old LHO Building, Bhadra, Lal Darwaja, Ahmedabad-380001** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) and in exercise of powers conferred under Section 13(12) thereof read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated **01.03.2024**, calling upon the borrower **Anamya Plast Life Private Limited (Borrower), Mr. Ajay Jagannath Dubey (Director and Guarantor of Anamya Plast Life Private Limited) and Mr. Junagat Singh (Director and Guarantor of Anamya Plast Life Private Limited)** to repay the amount mentioned in the Demand Notice dated **05.05.2025** issued under Section 13(2) being **Rs. 1,00,86,322.00 (Rupees One crore eighty-six thousand three hundred twenty-two only)** as on **04.05.2025** along with interest thereon at the contractual rate, together with incidental expenses, costs, charges, etc. within 60 days from the date of receipt of the said Demand Notice.

The Borrower/Guarantors having failed to repay the amount, notice is hereby given to them in particular and the public in general that the undersigned has taken **Physical Possession** of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with Rule 8 of the said Rules on this **22nd day of August of the year 2026**.

The Borrower / Guarantor in particular and the public in general are hereby cautioned not to deal with the property described herein below and any dealings with the said property will be subject to the charge of the **State Bank of India**, for an amount of **Rs. 1,00,86,322.00 (Rupees One crore eighty-six thousand three hundred twenty-two only)** as on **04.05.2025** along with further interest thereon at the contractual rate from **05.05.2025** till the date of payment, together with incidental expenses, costs, charges, etc.

The borrower's attention is invited to the provisions of Sub-section 8 of Section 13 of the SARFAESI Act, in respect of time available, to redeem the secured assets.

**DESCRIPTION OF THE MOVABLE PROPERTY**

1. **Property owned by :- Mr. Ajay Jagannath Dubey**  
 All that Property bearing Unit/Shop No. A-109, admeasuring 10.77 Sq. Mtrs., (Carpet area) situated on First Floor of Block: A "ATITHI ASHRAY" together with divided Proportionate Share admeasuring 4.5171 sq. mtrs. in the land bearing Survey No. 156/1/1 Admeasuring 3157 Sq. Mtrs. forming part of T.P.S 128 (VATVA-ASLALI) Final Plot No. 78/3 situate, lying and being at Mouje-Vatva, Taluka: Vatva District Ahmedabad in the Registration Sub-District Ahmedabad-11 (Aslali). **The Said Unit is bounded as under : On or towards East :** Common Passage, **On or towards West :** Flat Passage, **On or towards North :** Shop No. 110, First Floor, **On or towards South :** Shop No. 108, First Floor
2. **Property owned by :- Mr. Ajay Jagannath Dubey**  
 All that Property bearing Unit/Shop No. A-110, admeasuring 8.79 Sq.Mtrs., (Carpet area) situated on First Floor of Block: A "ATITHI ASHRAY" together with divided Proportionate Share admeasuring 4.5171 sq. mtrs. in the land bearing Survey No. 156/1/1 Admeasuring 3157 Sq. Mtrs. forming part of T.P.S 128 (VATVA-ASLALI) Final Plot No. 78/3 situate, lying and being at Mouje-Vatva, Taluka: Vatva District Ahmedabad in the Registration Sub-District Ahmedabad-11 (Aslali). **The Said Unit is bounded as under : On or towards East :** Common Passage, **On or towards West :** Flat Passage, **On or towards North :** Shop No. 111, First Floor, **On or towards South :** Shop No. 109, First Floor

**Date : 22.08.2026** **Authorised officer**  
**Place : Ahmedabad** **State Bank of India**



**E-AUCTION SALE NOTICE Dt. : 16.09.2026**  
**ROSARB, Surat Zone, 1st Floor, Bank of Baroda, Opp. Udhna Udyog Vyapar Sangh, GIDC Udhna, Surat - 394210 | Ph : 9499555022**  
**Time : 2.00 PM TO 6.00 PM**

**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 6 (2) & 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) / Mortgagor and Guarantor (s) that the below described immovable / movable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on **"As is where is", "As is what is", "Whatever there is"** and **"Without recourse"** basis for recovery of dues in below mentioned account/s, liability of any dues identified will be upon the purchaser but not upon the Banker.

| Sr. No. | Borrowers/ Guarantors/ Mortgagors                                                              | Description of Property                                                                                                                                                                                                                                                                                                                                                                                                                                              | Dues in lacs + Int. & Charges (Less Recovery if any) | Res.Price EMD (In lacs)       | Nature of Property    | Possession Type |
|---------|------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|-------------------------------|-----------------------|-----------------|
| 01.     | Akshar Thread Jari Nilesbbhai Dhirubhai Savaliya                                               | Residential row house under construction property at Moje Shekhpur bearing R S No 260/A, Block No 222, "Nilkanth Dham residency", Plot No. 13, B/s Unicorn Farm, B/h Anand Vatika, Shekhpur Canal Road, Shekhpur-394130 Tal Kamrej Dist Surat Area-68.62 Sq.mts i.e. 82.06 Yards                                                                                                                                                                                     |                                                      | 5.50<br>0.55                  | Residential Row House | Physical        |
| 02.     |                                                                                                | Residential row house under construction property at Moje Shekhpur bearing R S No 260/A, Block No 222, "Nilkanth Dham residency", Plot No. 14, B/s Unicorn Farm, B/h Anand Vatika, Shekhpur Canal Road, Shekhpur-394130 Tal Kamrej Dist Surat Area-68.62 Sq.mts i.e. 82.06 Yards                                                                                                                                                                                     |                                                      | 5.90<br>0.59                  | Residential Row House | Physical        |
| 03.     | Akshar Thread Jari Sanjaybhai Kadvbhai Panchani                                                | Residential row house under construction property at Moje Shekhpur bearing R S No 260/A, Block No 222, "Nilkanth Dham residency", Plot No. 17, B/s Unicorn Farm, B/h Anand Vatika, Shekhpur Canal Road, Shekhpur-394130 Tal Kamrej Dist Surat Area-45.75 Sq.mts i.e. 54.71 Yards                                                                                                                                                                                     | 48.67 + int. & legal Charges                         | 4.40<br>0.44                  | Residential Row House | Physical        |
| 04.     |                                                                                                | Residential row house under construction property at Moje Shekhpur bearing R S No 260/A, Block No 222, "Nilkanth Dham residency", Plot No. 18, B/s Unicorn Farm, B/h Anand Vatika, Shekhpur Canal Road, Shekhpur-394130 Tal Kamrej Dist Surat Area-64.27 Sq.mts i.e. 76.86 Yards                                                                                                                                                                                     |                                                      | 5.60<br>0.56                  | Residential Row House | Physical        |
| 05.     | M/s. Mahadev Enterprise Bharatbhai Ramjibhai Patel                                             | <b>Shop No. 39 to 42, Situated at 2nd Floor of High Cross, Opp. Ambli Stand, Nr. Palej Railway Station (W), Revenue Block No. 268, 269 &amp; 270, C.S. No. 2369/B, Palej - Kamboi Road, Village - Palej, Tal &amp; Dist. Bharuch. Area 585.77 sq. ft.</b>                                                                                                                                                                                                            | 134.66 + int. & legal Charges                        | 3.60<br>0.36                  | Shop                  | Physical        |
| 06.     | Om Fashion Rupal Mehulbhai Kakadiya                                                            | <b>Flat No. 602 on the 6th Floor of the building known as "V-Raj View"</b> situated at Ashwanikumar Road bearing City Survey Nondh No. 13 & 14 of Wad - Fulpada - 1 Gamtal, Taluka - Surat City, Dist. Surat, Total Admeasuring about super built up area 2275.00 Sq. ft. i.e. 211.43 sq. mtrs. and Built up area 154.34 Sq. mtrs. along with undivided proportionate share in underneath land & stair, Common passage and Others admeasuring about 37.17 sq. mtrs.  | 148.80 + int. & legal Charges                        | 17.64<br>1.76                 | Flat                  | Physical        |
| 07.     | M/S Shiv Fashion Mr. Nitinbhai Samjibhai Patel (Proprietor)                                    | <b>Shop No. 502, building No. "A" on the 5th Floor, "Dhwarkadish Camps" R.S. No. 172/2/B, Blok No. 208, City S. No. 2795/1, Sheet No. 52, Chaltha No. 1, Olpad, Tal. Olpad, Dist. Surat.</b>                                                                                                                                                                                                                                                                         | 47.96 + int. & legal Charges                         | 3.80<br>0.38<br>12.20<br>1.22 | Shop<br>Flat          | Physical        |
| 08.     |                                                                                                | <b>Flat No. 303, building No. "B" on the 3th Floor, "Dhwarkadish Camps" R.S. No. 172/2/B, Blok No. 208, City S. No. 2795/1, Sheet No. 52, Chaltha No. 1, Olpad, Tal. Olpad, Dist. Surat.</b>                                                                                                                                                                                                                                                                         |                                                      |                               |                       |                 |
| 09.     | Ganeshbhai Khimjibhai Bodhara Dhamrishthaben Ganeshbhai Bodhara, Ghanashyam Naranbhai Nandvana | <b>Plot No. 35 and 36 (C Type),</b> admeasuring about 66.92 and 66.92 Sq. Mtrs., with proportionate undivided inchoate share of Road and COP admeasuring 41.76 and 41.76 Sq. Mtrs., Respectively of <b>"Shree Ganesh Row House"</b> with all appurtenances pertaining thereto, standing on land bearing Revenue Survey No. 120/3 + 4, Block No. 196/A, lying, being and situate of village : Sayan; Taluka : Olpad; District : Surat.                                | 46.87 + int. & legal Charges                         | 13.37<br>1.34                 | Residential Row House | Physical        |
| 10.     | Bhaveskumar Zinabhai Kalsariya Pravinakumar Zinabhai Kalsariya                                 | Plot No. 55, Type A "Shree Veer Vinayak Residency" Near Patanjali Vidhyalay, R.S. No. 116/2, Block No. 118, Khata No. 512, Moje Mankna, Sub Dist. Kamrej - 394310, Dist. Surat Area - 68.62 Sq.Mt. i.e. 82.10 Sq. Yd.                                                                                                                                                                                                                                                | 22.04 + int. & legal Charges                         | 10.90<br>1.09                 | Residential Row House | Physical        |
| 11.     | Jitam Private Limited Seema Ashish Mishra Ashish Mahanand Mishra                               | Flat No. 401, 4th Floor, "Sai Samarth Complex", Near Siddhi Vinayak Temple, City Survey No. 105 to 110, Moje Vesu, Dist. Surat - 395007, Area - 97.23 Sq.Mtr i.e. 1046.65 Sq.ft (BUA). Boundaries of Properties : North : Ahura Building, South : Ratnasa Mir Building, East : Open Space, West : Building Adj. Road.                                                                                                                                                | 44.99 + int. & legal Charges                         | 34.10<br>3.41                 | Residential Flat      | Physical        |
| 12.     | M/s Shayona Fabrics, Hasumukhbhai Premjibhai Narola Sejalben Hansmikhbhai Narola (Mortgagor)   | <b>Moje Olpad</b> bearing R S No 173, Block No 227, City Survey No 2708/71/79, Khata No 187, Chaltha No 1, Sheet No 54, "Sai Drashti Residency", New Plot No. 80 (Old Plot No. 70), Opp. Aatha Township, Nr. Jilla Seva Sadan, Olpad Tal Olpad, Dist.Surat Area 71.00 Sq.Yards                                                                                                                                                                                       | 25.17 + int. & legal Charges                         | 6.50<br>0.65                  | Residential Plot      | Physical        |
| 13.     | Jay Ambe Tex, Manishaben Jayantibhai Patel                                                     | Plot No. 33, "Nirvana", Nr Silk Club, Nr. Siddhnath Homes, Dandi Road, Kudiyana, Olpad R. S. No. 573.575 & 576/1, Block No. 617/A.C Sr. No. NA617/A/33 Moje Kundiyanla Tal Olpad, Dist. Surat - 394540. Area - 1138 Sq.ft.i.e. 105.72 Sq.mt. Boundaries of Property : North : Plot No. 22, South : Society Road, East: Plot No. 34, West : Plot No. 32.                                                                                                              | 45.98 + int. & legal Charges                         | 26.38<br>2.64                 | Residential House     | Physical        |
| 14.     | Mukeshkumar Maniram Annu Rani Mukeshkumar                                                      | Plot No. 73, admeasuring area 75.25 sq.mtrs along with undivided proportionate share admeasuring 54.87 sq.mtrs in the common roads and COP of the said residency "Shiv Residency" of the land bearing Block No. 420, Revenue Survey Nos. 351/2 admeasuring 9394 sq.mtrs of Village : Haldharu, Taluka : Kamrej, District : Surat. Boundaries are : North : Plot No. 74, South : Block No. 421 New Re-Survey Boack: 471, East: 6Mtrs Society Road, West: Plot No. 72. | 24.81 + int. & legal Charges                         | 13.10<br>1.31                 | Residential Row House | Physical        |
| 15.     | Chaudhari Kalpanaben Upenbhai                                                                  | Plot No. 118, "Kamdhenu Bungalows", Block No. 266, Re Survey No. 238/2, 239, 238/1 & 238, Moje. Soyani, B/s. Mahadev Mandir, Mandir Road, Soyani, Palsana, Surat - 394601. Area - 123.37 sq.mtr.                                                                                                                                                                                                                                                                     | 57.51 + int. & legal Charges                         | 13.90<br>1.39                 | Residential Row House | Physical        |