Chothabhai and as they intend to avail loan upon the said property, they have requested us for issuance of a Title Clearance Certificate. As per their statement, the present owner of the said property, Arvindbhai Jayantilal Shah has availed a loan from State Bank of India against the said properties, and amongst the original title documents relating to the said properties (1) Original Sale Deed No. 1282 dated 07/05/1941 along with Original Registration Receipt, (2) Original Sale Deed No. 663 dated 09/03/1937 along with Original Registration Receipt and (3) the original registered Will, i.e. Testamentary Document, relating to the said properties and the Original Registration Receipt are lost and have not been found despite making extensive searches. Therefore, any person having any right, title, interest, share, mortgage, claim or objection of any nature whatsoever in respect of the said lost original documents and Registration Receipts shall notify us in writing, along with supporting evidence, within 7 days from the date of publication of this Public Notice. Failing such notice, it shall be presumed that no such claim or objection exists, and our clients shall be entitled to proceed with the proposed transaction, including execution and registration of the Sale Deed and creation of mortgage in favour of the our client Bank, without any further notice. No claim or objection thereafter shall be entertained.

Office : 401, Fourth Floor, Shayona Plaza, Mahalaxmi to B.R.T.S. Canal Road, Punagam, Surat. Mo. 99048 70543

Ajay M. Tank
Advocate

SBI

RACPC Navsari (Branch Code : 64135), Dist. Navsari (Guj). Mo. 7600585688
E-mail - sbi.64135@sbi.co.in

POSSESSION NOTICE

Whereas the undersigned being the Authorized Officer for **State Bank of India, RACPC Navsari (64135), Italva Ta- Navsari Dist-Navsari (Guj)** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred upon me under section 13(2) read with Rule 9 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice dated **26.06.2026** calling upon the borrower **Mr. Himatbhai Premjibhai Khambhayata and Mrs. Naynaben Himatbhai Khambhayta** to repay the amount mentioned in the notice being **Rs. 9,98,528.75 (Rupees Nine Lac Ninety Eight Thousands Five Hundreds Twenty Eight and Paisa Seventy Five Only) as on 26.06.2026** with further interest incidental expenses, cost, charges etc. within 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrowers, guarantor 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 9 of the said rules **on this 08th day of September of the year 2026.**

The borrower and guarantor 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 **State Bank of India, RACPC Navsari (64135) Tal- Navsari Dist- Navsari** for an amount of **Rs. 9,98,528.75 (Rupees Nine Lac Ninety Eight Thousands Five Hundreds Twenty Eight and Paisa Seventy Five Only) as on 26.06.2026 Plus interest and further interest thereon.**

DESCRIPTION OF IMMOVABLE PROPERTY

All the places and parcels of immovable property situated at R.S. No. 79 & 80, City Survey Tika No. 127, City Survey No. 4869 & 4870 paikee Plot No. 91 paikee sub plot 91/2, Shantivan-2, Grid Road, Navsari admeasuring 117.05. sq meters. Boundaries : East By : Sub Plot No. 91/1, West By : Sub Plot No. 91/3, North By : Plot No. 79, South By : Plot No. 99.

Date : 08-09-2026
Place : Navsari

Authorised Officer,
State Bank of India, RACPC, Navsari

सेन्ट्रल बैंक ऑफ इंडिया
Central Bank of India

Adajan Branch :
Gujarat Gas Circle, Adajan Surat.

POSSESSION NOTICE

Appendix-IV (RULE 8 (1)) ***(For immovable property)***

Whereas, the undersigned, being the Authorised Officer of **Central Bank Of India, Adajan Branch, Surat** under the under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest [Act], 2002 (54 of 2002) 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 **23/04/2026** calling upon the borrower/Guarantor **1. Mr. Rajubhai Parsottambhai Sonariya 2. Mr. Jignesh Rajubhai Sonariya** the amount mentioned in the notice being **Rs. 19,79,216.84 (Rupees Nineteen Lakhs Seventy Nine Thousand Two Hundred Sixteen and Eighty Four Paisa Only)** as on 23/04/2026 + interest and expenses within 60 days from the date of receipt of the said notice.

The Borrower having failed to pay the said amount, notice is hereby given to the Borrower/ Guarantors 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/her under Sub - section (4) of Act read with rule 8 of the Security enforcement Rules, 2002, on this **06th Day of September 2026.**

The Borrower, 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 Central Bank of India for an amount of **Rs. 19,79,216.84 (Rupees Nineteen Lakhs Seventy Nine Thousand Two Hundred Sixteen and Eighty Four Paisa Only)** together with further interest at the contractual rate on the aforesaid amount and incidental expenses, costs, charges etc. w.e.f. 23/04/2026.

"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 THE IMMOVABLE PROPERTY

All The Piece And Parcels Of The Immovable Property Bearing Flat No. A/203 (As Per Sentioned Plan Flat No. A/207) On The Secound Floor Of The Building No. A Known As "Siddhnath Avenue" Situated At Masma, Olpad Bearing Survey No. 130 & 143 And Its Block No. 90 Paikee Eastern Portion Admeasuring About 5131.00 Square Meters Of Village : Masma, Taluka : Olpad, District : Surat Total Admeasuring About Super Built-Up Area 1331.31 Square Feet I.E. 123.68 Sq. Mtrs., & Built Up Area 811.10 Square Feet I.E. 75.38 Square Meters Alongwith Undivided Proportionate Share In Underneath Land Admeasuring About 50.37 Square Meters Together With All Rights In Name Of (1) Mr. Rajubhai Parsottambhai Sonariya (2) Mr. Jignesh Raju Sonariya.

Bounded by : • **North** : Road • **South** : Block No. 214
• **East** : Block No. 191 • **West** : Surat - Olpad Main Road

Sd/-

Date : 06.09.2026
Place : Olpad, Surat

Autharised Officer,
Central Bank of India

The Federal Bank Ltd., **Federal Bank**

LCRD/Ahmedabad Division.
Address : Shop no. 101, First Floor, Central by Sangath IPL, Next to PVR Cinema, Near Lake and Garden, Motera, Ahmedabad District, Gujarat State- 380005 E-mail: ahdlcrd@federalbank.co.in| Phone: 079-29900373
AHDL/FS853/JMN/212774-518/DN/ /2026 Dated: 13/05/2026

//SPEED POST with A/D//

Shri. Modhvadiya Anand Lilabhai, S/o Lilabhai,
a) Madhav Baug 2, Near Sandhiya Pool, BH Somnath Hotel, Jamnagar, Gujarat – 361005,
b) Soham Nagar, Near Panakhan Street No. 1, Gokul Nagar, Jamnagar, Gujarat – 361005.

Notice issued under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as Act)

The above mentioned party as Principal borrower/co-obligant/guarantor/mortgagor availed of the following credit facility from the Federal Bank Ltd, a banking company registered under the Companies Act 2013 having registered office at Alwaye (hereinafter referred to as the bank) through its branch at Jamnagar, after executing necessary security agreements / loan documents in favour of the Bank.

Sr. No.	Nature of limit	Account no.	Limit Sanctioned in Rupees.	Disbursement date	Date of NPA	Availed by
1	EI -FED CAR/2W LOAN	21277400000518	Rs.14,02,478.00 (Including an insurance premium amount of Rs. 2,478.00)	04/07/2024	03/05/2026	Above mentioned

Towards the security of the aforesaid credit facility availed from the Bank, the following of you have created security interest in favour of the Bank by way of hypothecation in respect of the following movable property.

Description of Hypothecated movable Property

Sr.No.	Details of hypothecated movable property	Limit charged to	Hypothecated by
1	Hypothecation of HYUNDAI CRETA 1.5 MPI MT S(O) BS VI, having Chassis No. MALPB812LRM794082, Engine No. G4FLRV793349, 2024 Model, Petrol, Colour – ABYSS BLACK PEARL, bearing Registration Number GJ10DR5753.	21277400000518	Above mentioned

The aforesaid security property is hereinafter referred to as secured asset.
You have defaulted repayment of the above secured debt in violation of the agreed terms and the account became non-performing asset as per the guidelines of RBI. The undersigned being the Authorized Officer of the Federal Bank Ltd, hereby informs you that the following amount as described below is due from you.

Loan Account	A) balance outstanding	B) out of A unrealised interest	C) out of A pending Charges	Rate of Interest	Availed by
21277400000518	Rs.11,89,726.61 as on 02/05/2026	Rs. 29,927.61	Rs. 1,892.00	7.75% p.a. Monthly rests with 4% as penal charges from 02/05/2026	Above mentioned

As such, the bank as a secured creditor as envisaged under section 2(zd) of the Act hereby call upon you, as contemplated under Sec.13 (2) of the said Act, to pay the said amount with further interest thereon till the date of payment and costs/other charges with in 60 days from the date of this notice, failing which the Bank as a secured creditor shall be constrained, without prejudice to any of its other rights and remedies, to take, without any further notice, the following recourse measures prescribed under section 13(4) of the Act against you.

1. To take possession of the secured assets described above and transfer the said assets by way of lease, assignment or sale for realising the dues.
2. To take over the management of the secured assets and transfer them by way of lease, assignment or sale for realising the dues.
3. To appoint any person to manage the secured assets the possession of which has been taken over by the bank.
4. To require at any time by notice in writing, to any person who has acquired any of the secured assets from you and from whom any money is due or may become due to you, to pay to the

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sanctioned and disbursed a loan facility under Loan Account No. 02802685000039. At the time of sanctioning the said loan, the following original title documents pertaining to the said property were deposited with the bank :

1. Original Registered Sale Certificate, registered vide Registration No. 3381 Dated 16/05/2025.
2. Original Memorandum of Deposit of Title Deeds (MODTD), registered vide Registration No. 3382 Dated 16/05/2025.

Both the aforesaid original documents were duly deposited and held in the bank's custody at the relevant time. Subsequently, upon inspecting and checking the physical papers of the original property file on 03/09/2026, both the above-mentioned documents were found missing from the file. Despite extensive, rigorous and diligent search efforts, the said documents could not be traced or found. The general public, banks, financial institutions, firms and individuals are hereby specifically informed and cautioned that the **aforesaid property is duly mortgaged with Union Bank of India and a valid charge / encumbrance of the bank subsists over the said property.**

Therefore, no person, institution or entity shall enter into any sale, purchase, transfer, assignment, lease, mortgage, lien, agreement to sell (Banakhat) or any commercial or financial transaction of whatsoever nature in respect of the said property. Any person dealing with or entering into any transaction regarding the said property shall do so entirely at their own risk and consequences and any such transaction shall be null, void and not binding upon the Bank. The Bank shall be entitled to initiate appropriate legal proceedings against any such unlawful dealing.

Drafted as per Clint Instruction
Bharat G. Goswami, Advocate & Notary
30 - Ranibaug Market,
Opp. Old Collector Office, Porbandar

Ashwani Verma
Authorised Officer,
Union Bank of India

NIDO HOME FINANCE LIMITED

(formerly known as Edelweiss Housing Finance Limited)
Registered Office Situated At Tower 3, 5th Floor, Wing 'B', Kohinoor City Mall ,Kohinoor City, Kirol Road, Kurla (West), Mumbai – 400 070.
Regional Office at: Office 301,302,303,304 , 3rd Floor 3rd Eye Vision Opposite shivalik Plaza, Near IIM, Panjara Pol, Ahmedabad, 380009

POSSESSION NOTICE (For immovable property) [Rule 8(1)]

Whereas the undersigned being the authorized officer of the Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest [Act], 2002 (54 of 2002) 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 14-02-2026 calling upon the Borrower SAGARBHAI VIJAYBHAI GOHEL (BORROWER) & BHAGYASHRI SAGAR GOHEL (CO-BORROWER) to repay the amount mentioned in the notice being Rs. 12,71,592.26/- (Rupees Twelve Lakhs Seventy One Thousand Five Hundred Ninety Two and Twenty Six Paisa Only) & Rs. 3,15,097.83/- (Rupees Three Lakh Fifteen Thousand Ninety Seven & Eighty Three Paisa Only) 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 Physical Possession of the property through Mr. A. G. Dave, appointed as Court Commissioner in execution of order passed by Additional Chief Judicial Magistrate Court, Rajkot in Case No. 3242/2026 described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest Enforcement) Rules, 2002 on this 6th Day of (September) of the year 2026.

The borrower 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 Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited) for an amount Rs. 12,71,592.26/- (Rupees Twelve Lakhs Seventy One Thousand Five Hundred Ninety Two and Twenty Six Paisa Only) & Rs. 3,15,097.83/- (Rupees Three Lakh Fifteen Thousand Ninety Seven & Eighty Three Paisa Only) and interest thereon.

The borrower'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.

THE SCHEDULE OF THE PROPERTY

All That Right, Title And Interest Of Property Bearing Residential Flat No.604 Having Built-Up Area 25-50 Sq. Mtrs. (Carpet Area 22-24 Sq. Mtrs.) On 6th Floor In The Building Known As "Crystal Heights" Constructed On Land Admeasuring Area 534-00 Sq. Mtrs. Of Plot No.24 Of F. P. No.956, T. P. Scheme No.6 (Raiya), City Survey Ward No.Tp - 6 (Raiya), City Survey No.956 Of Raiya Revenue Survey No.208 Paiki Situated At Raiya, Within The Limits Of Rmc, Sub-District & District Rajkot Of In The State Of Gujarat. **Bounded By :** North: Open Space Then 12-00 Mtrs. Road, South: Passage And Stairm East: Lift And Flat No.605, West: Flat No.602 And Flat No.603.

Place: Rajkot
Date: 06.09.2026

Sd/- Authorized Officer
FOR NIDO HOME FINANCE LIMITED
(Formerly known as EDELWEISS HOUSING FINANCE LIMITED)

MAXIMUS INTERNATIONAL LIMITED

CIN: L51900GJ2015PLC085474
Regd. Office: 301-304, Seare II, East Wing, Gotri-Sevasi Rd, Sevasi, Vadodara-391101, Gujarat, India. Phone No: (0265) 234 5321
Website: www.maximusinternational.in • Email: info@maximusinternational.in

NOTICE OF THE 11TH ANNUAL GENERAL MEETING, E-VOTING AND RECORD DATE INFORMATION TO THE MEMBERS

Notice is hereby given that:

1. The Eleventh (11th) Annual General Meeting (AGM) of Maximus International Limited **(the 'Company')** will be held **Wednesday, 30th day of September, 2026 at 02.00 P.M. (IST)** through Video Conferencing (VC)/Other Audio-Visual Means (OAVM), in compliance with the applicable circulars issued by the Ministry of Corporate Affairs and the Securities and Exchange Board of India, from time to time for allowing companies to hold AGMs, through VC/OAVM, without the physical presence of members at a common venue. The 11th AGM of the Company shall be held through VC/OAVM to transact the business as set forth in the Notice of the **11th AGM ('the Notice') dated 26th August, 2026.** Members participating through the VC/OAVM facility shall be reckoned for the purpose of quorum under Section 103 of the Companies Act, 2013.
2. In compliance with the relevant Circulars, electronic copy of the Notice along with Annual Report 2025-26 have been sent to all the members whose email IDs are registered with the Company/Registrar & Share Transfer Agent (RTA)/Depository Participant(s) (DPs). These documents are also available on the website of the Company at www.maximusinternational.in, Stock Exchange website i.e. BSE Limited at www.bseindia.com and also on the website of the CDSL at www.evotingindia.com, an agency an agency appointed for the purpose of conducting Remote e-voting, e-voting during the process of AGM and VC. The dispatch of Notice of the AGM through email has been completed on Tuesday, 08th September, 2026.
3. In accordance with Regulation 36(1)(b) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Company has already sent letters to shareholders who have not registered their email addresses, providing them with a direct web link and path to the Integrated Annual Report along with the relevant details.
4. Members holding shares as on the cut-off date i.e. Wednesday, 23rd September, 2026 may cast their votes electronically on the business as set forth in the Notice of the AGM through the electronic voting system (remote e-voting/e-voting during AGM) of Central Depository Services (India) Limited (CDSL).

All the Members are hereby informed that:

i) The business as set forth in the Notice of the AGM shall be transacted through remote e-voting or e-voting system at the AGM;
ii) The cut-off (Record Date) date for determining the eligibility to vote by remote e-voting or by e-voting system at the AGM shall be Wednesday, 23rd September, 2026;
iii) The remote e-voting shall commence on Sunday, 27th September, 2026 at 9.00 A.M. (IST);
iv) The remote e-voting shall end on Tuesday, 29th September, 2026 at 5.00 P.M. (IST);
v) Remote e-voting module will be disabled after 5:00 P.M. on Tuesday, 29th September, 2026;
vi) Any person, who acquires equity shares of the Company and becomes a member of the Company after dispatch of the Notice of AGM and holding equity shares as on the cut-off date may obtain/generate the login ID and password as per the instructions given in the Notice of AGM.
vii) Members may note that:
  a) Once the votes on a resolution are cast by the member, the member shall not be allowed to change it subsequently;
  b) The facility for voting will also be made available during the AGM and those members present in the AGM through VC facility, who have not cast their vote on the resolutions through remote e-voting and are otherwise not barred from doing so, shall be eligible to vote through the e-voting system at the AGM.
  c) The members who have cast their votes by remote e-voting prior to the AGM may also attend the AGM but shall not be entitled to cast their votes again; and
  d) Only persons whose name is recorded in the register of members or in the register of beneficial owners maintained by the depositories as on the cut-off date shall be entitled to avail the facility of remote e-voting or e-voting at the AGM.
viii) The manner of voting remotely for members holding shares in dematerialized mode and for members who have not registered their email addresses is provided in the Notice of the AGM.
ix) Members who have not registered their email addresses are requested to register their email addresses and mobile numbers with respective depository participant(s).
x) The Company has appointed Mr. Kamal A. Lalani (Membership no. F13814), Practicing Company Secretary, Vadodara, Gujarat, India as the Scrutinizer to scrutinize the e-voting process in a fair and transparent manner.
xi) In case of any query pertaining to e-Voting (before/during the AGM), members

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cautioned not to deal with the property. Any dealings with the property will be subject to charges of ICICI Bank Limited.

Sr. No.	Name of the Borrower(s)/ Loan Account Number	Description of Property/ Date of Physical Possession	Date of Demand Notice/ Amount in Demand Notice (Rs)	Name of Branch
1.	M/s. Sri Samarth Utility Services Private Limited/ Mr. Ravi Chetan Palan/ Mrs. Devyani Chetan Palan/ Mr. Chetan Harish Palan/ 471305500056	Property-1: Office No. 345, Third Floor In The Building Known As Iscon Emporio In The Mahalaxmi Co-Operative Housing Society Limited Constructed on N. A. Land Forming Part of Revenue Survey No. 123 & 124 Paiki (Vejalpur Old Survey No. 217 & 218), Final Plot No. 21 & 19, Town Planning Scheme No. 5 & 6, Moje Jodhpur, Taluka Vejalpur, & Sub-Registration District Ahmedabad-4 (Paldi), Registration District Ahmedabad (Tenament No. 0749-15-4500-0001-G of Satyagrahchhavani Ward & Service No. 100463660)/ Admeasuring Area 50.77 Square Meter i.e. 546 Square Feet And Undivided Sharing In Land 15 Square Meter Along With One Car Parking./ Property-2: Office No. 347, Third Floor In The Building Known As Iscon Emporio In The Mahalaxmi Co-Operative Housing Society Limited Constructed On N. A. Land Forming Part of Revenue Survey No. 123 & 124 Paiki (Vejalpur Old Survey No. 217 & 218), Final Plot No. 21 & 19, Town Planning Scheme No. 5 & 6, Moje Jodhpur, Taluka Vejalpur, & Sub-Registration District Ahmedabad-4 (Paldi), Registration District Ahmedabad (Tenament No. 0749-15-4500-0001-G of Satyagrahchhavani Ward & Service No. 100463660)/ Admeasuring Area 50.77 Square Meter i.e. 546 Square Feet And Undivided Sharing In Land 15 Square Meter Along With One Car Parking./ September 06,2026	December 17, 2025 Rs. 1,93,14,334.90/-	Ahmedabad

The above-mentioned borrowers(s)/guarantors(s) is/are hereby issued a 30 day Notice to repay the amount, else the mortgaged properties will be sold after 30 days from the date of publishing this Notice, as per the provisions under Rules 8 and 9 of Security Interest (Enforcement) Rules 2002.

Date: September 09, 2026
Place: Ahmedabad

Sincerely Authorised Officer,
For ICICI Bank Ltd.

बैंक ऑफ़ बड़ौदा
Bank of Baroda

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

"APPENDIX-IV-A [See proviso to Rule 6 (2) & 8 (6)"

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 (s) and Guarantor (s) that the below described immovable 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", and "Whatever there is" basis for recovery of dues in below mentioned account/s. The details of Borrower/s/ Mortgagor/Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below:

Date/Time of e-Auction of following properties: 25-09-2026, 2.00 to 6.00PM (With unlimited extension of 10 minutes each)

Sr. No.	Branch and Name of Borrower/s /Guarantor/ Mortgagor s	Description of Property	Total Dues. (as per Demand notice U/s 13 (2))	Reserve Price (RV) and EMD Amount.	Status of Possession (Constructive/ Physical)	Contact person with contact no.
1.	**V V NAGAR BRANCH** **Mrs Pooja Timirkumar Shah (Borrower)**	1.All that Part and Parcel of property consisting of fifth floor flat no 505 built up area 80.88 sq.metre super built up area 104.50 sq metre along with undivided share in land area 40.48 sq metre of the residential building namely DEV ELEGANCE constructed over Agriculture land bearing REVENUE Survey no 608/3 Total area Hec 0-10-12 with in limit of village KARAMSAD Ta & Dist Anand Bounded as under. Boundary Description:- East:- Sky Margin West:- Liftstairs and passage North:- Fifth floor flat no 504 South:- sky margin Above by: Terrace Below by:- Fourth floor flat no 405	Rs. 18,10,281/- (Rupees Eighteen lacs ten thousands two hundred eighty one only) as on 08.08.2023 with further interest there on at the contractual rate Plus Costs, Charges, and expenses till date of Payment with less recovery (If any) Demand Notice as per section 13 (2) dated 08.09.2023	**Reserve Price Rs.16,56,900/- (Rupees Sixteen Lacs Fifty Six Thousands Nine Hundred Only)** **EMD Amount : Rs.1,65,690/- (Rupees One Lac Sixty Five Thousand Six hundred Ninty Only)**	**Physical**	**MR. MUKUL MUKESH** **8252564734**

Note: Minimum incremental bid amount for properties are Rs. 10,000/-
Date & Time of Inspection: 23-09-2026 between 10.00 AM to 04.00 PM
(EMD amount as mentioned above shall be paid online i.e. through NEFT after generation of Challan from https:www.baanknet.in in bidders Global EMD Wallet.)
For detailed terms and conditions of sale, please refer to the link provided in https://www.bankofbaroda.in/e-auction.htm and https:www.baanknet.in. Also, prospective bidders may contact on above mention Branch and mobile number or Mr. Mukul Mukesh, BOB, V. V. Nagar Branch, V. V. Nagar, Mob: 8252564734 Or. Scan Hare

ACCORDING TO SARFAESI ACT, STATUTORY 15 DAYS SALE NOTICE TO THE BORROWER / GUARANTOR / 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 borrowers/ guarantors./mortgager.

Date: - 08-09-2026
Place: - V V NAGAR

Sd/-
Authorised office
Bank of Baroda

बैंक ऑफ़ बड़ौदा
Bank of Baroda

BANK OF BARODA, REGIONAL OFFICE
Mahalaxmi Tower, 1st Floor, Tithal Road, Valsad
Ph.: 02632-241454
Email : recovery.bulsar@bankofbaroda.co.in

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

"APPENDIX- IV-A [See proviso to Rule 6 (2) & 8 (6)]

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) and Guarantor (s) that the below described immovable property mortgaged / charged to the Secured Creditor, possession of which has been taken by the Authorized Officer of **Bank of Baroda**, Secured Creditor, will be sold on **"As is where is", "As is what is", and "Whatever there is" "without recourse basis"** for recovery of below mentioned account/s. The details of Borrower/s/ Guarantor/s/ Secured Asset/s Dues/Reserve Price/e-Auction Date & Time, EMD and Bid Increase Amount are mentioned below :

Sr./ Lot No.	Branch Name Contact No.	Name & address of Borrower/s / Guarantor/s	Short Description of property with known encumbrances, if any / Status of Possession	Total dues	1. Reserve Price 2. Earnest Money Deposit (EMD) 3. Bid Increase Amount
1	Chanod 9687680714	**Mansukh Prajapati** Co Govindbhai Flat No. 101, Building No. M, Shyamal Vihar, Chharwada, Vapi, Pardi, Valsad, Gujarat-396195	All the piece and parcel of Flat No.101 admeasuring 881.00 sq. ft. equivalent to 81.87 sq.mtrs. builtup area, alongwith un-divided share in the land admeasuring 19.38 sq.mtrs situated on the First Floor of the Building M known as Shyamal Vihar constructed on Non-Agricultural land admeasuring 359.79 sq.mtrs. out of total land admeasuring 16317.00 sq. mtrs. bearing Survey No. 95/paikee 2/paikee 1 situated at Charwada, Vapi, Valsad, Gujarat. Bounded as : East : By Khodiyar Nagar, West : Flat No. 104, North : By Shivaji Park, South : Flat No. 102 **(Symbolic Possession)**	Rs. 17,64,155.53 as on 31.08.2026	1. Rs. 30,15,000/- 2. Rs. 3,01,500/- 3. Rs. 10,000/- (With unlimited extension of 10 minutes each)
2	Chanod 9687680714	**Prem Logistics** First Floor, B-202, Balkrishna Complex, Opp. Shiv Mandir, Chanod, Vapi - 396195 **Mr. Pramodkumar Premdhar Mishra, Mrs. Manju Mishra** C-304, Sun Signature, Opp. Haria Park Gate, Silvassa Road, Dungra, Vapi, Gujarat - 396195	All piece and parcel of Flat No. B-202, admeasuring about 685.00 Square Feets i.e., 63.66 Square Meters, super built up area, along with undivided share in land adm. about 10.00 Square Meters, lying and located on the Second Floor of the "B" building known as "SHREE BALAKRISHNA COMPLEX", constructed on N.A. land bearing Survey No. 281/6, admeasuring about 2093.00 Square Meters, situated at Village: Chanod, Taluka: Vapi, District: Valsad, Gujarat State, India together with all other right's, title, interest and benefit connected thereto belonging to Mr. Pramodkumar Premdhar Mishra. Bounded as follows : East : Flat No. B 203, West : Flat No. B-201, North : Open space, South : passage. **(Symbolic Possession)**	Rs. 96,10,993.82 as on 31.08.2026	1. Rs. 12,33,000/- 2. Rs. 1,23,300/- 3. Rs. 10,000/- (With unlimited extension of 10 minutes each)
3			All the piece and parcel of the land known as Residential Flat, apartment No. C-304 admeasuring 64.1 Square Meters carpet area including Balcony Having area admeasuring 3.23 square meters, Wash area having area admeasuring 2.64 sq. meters total admeasuring 69.97 sq. meters and undivided share 27.56 sq. meters, situated on 3rd Floor of C WING/Building known as SUN SIGNATURE constructed on a non-agricultural land, land bearing Survey No. 331/6 (New Survey No. 1230) admeasuring 14502 sq. meters situated at laying and being within the jurisdiction of Vapi Nagarpalika at Village Dungra, Taluka Vapi, Dist. Valsad, Gujarat, India, 396195, belonging to Mrs. Manju Mishra & Mr. Pramod Mishra. Bounded as follows : East : Apartment No. C 301, West : Building-B, North : Internal Road & Building G, South : Apartment No. C-303 **(Symbolic Possession)**		1. Rs. 32,52,398.00/- 2. Rs. 3,25,239.80/- 3. Rs. 10,000/- (With unlimited extension of 10 minutes each)
4	Salvav 9727782426	**Mr Himay Rajan Desai** Address 1: D/101, 1st Floor Arihant Residency Anand Nagar Near Jalaram Mandir Vapi Gujrat 396191	All the piece and parcel of the property bearing Plot No. 15 adm. 36.39 sq.mts Prominently known as "Omkar Villa" Forming Part of NA land bearing Old Block Survey No. 323/5/1 Bearing New Block Survey No. 912/2 and Old Block/Survey No. 321/Paikee 5 Bearing New Block Survey No. 1533 Bearing consolidated New Block Survey No. 912/2 Situated at Village Balitha, Tal. Vapi and Dist. Valsad belonging to Mr. Himay Rajan Desai. Bounded as Follows : North : Adjoining Road, South : Adjoining open Land, East : Adjoining Plot No. 14, West : Adjoining Plot No. 16. **(Symbolic Possession)**	Rs. 37,23,275.93 as on 31.08.2026	1. Rs. 27,13,000/- 2. Rs. 2,71,300/- 3. Rs. 10,000/- (With unlimited extension of 10 minutes each)
5	Station Road Valsad 9687680766	**Mr. Vinaykumar Mangubhai Patel, Mrs. Kalpanaben Pankajbhai Patel** Desaiwad Bhadeli, Bhadeli Desai Party, Valsad - 396030	All the piece and parcel of residential Flat No. C/307-308 with Super Built Up area adm 1400 sq.ft. (130.11 sq.mtrs.) on 3rd Floor of premises prominently known as "Shree Vishnudutt Residency", C building along with undivided share of 10.00 sq. mtrs. in land under the said building constructed on land bearing Old Revenue Survey No. 270/D/P, converted into City Survey No. 51/A admeasuring 3313.69 sq.mtrs. at Bandar Road within Valsad Municipal and City Survey Area, Taluka and District Valsad and standing in the joint name of Mr. Vinaykumar Mangubhai Patel and Mrs, Kalpanaben Pankajbhai Patel and bounded as follows : North : RCC Road, South : Open Space, East : Road & garden, West : Passage & Lift. **(Physical Possession)**	Rs. 27,73,493.52 as on 31.08.2026	1. Rs. 23,81,400/- 2. Rs. 2,38,140/- 3. Rs. 10,000/- (With unlimited extension of 10 minutes each)
6	SSI Daman 9687680765	**M/s. Vishuddhi Enviro Private Limited,** Office No. 316, Shree Jalaram Complex, Near Development Credit Bank, Vapi, Silvassa Road, Vapi, Gujarat - 396191	All that piece and parcel of the Commercial Property bearing Office No. 316, 3rd Floor, Survey No. 451/+1+2, Shree Jalaram Complex, Near Development Credit Bank, Vapi Silvassa Road, Vapi, Gujarat 396191, standing in the name of Mr. Nitinbhai B Parmar, and is bounded as under : East : Office No. 305, West : Stair and Office No. 311, North : Office No. 306, South : Office No. 312 + Spaces **(Physical Possession)**	Rs. 3,43,75,365.05 as on 31.08.2026	1. Rs. 21,20,000/- 2. Rs. 2,12,000/- 3. Rs. 10,000/- (With unlimited extension of 10 minutes each)
7		**Mr. Nitinbhai Bhagwandas Parmar and Mrs. Jigisha Nitin Parmar** C-1/5, Row House, Dunes Residency, Dunetha Dunetha, Daman - 396210	All that piece and parcel of the Residential Property bearing Row House No. C-1/5, house No. 2067-43, Dunes Residency, Village Dunetha, Nani Daman, Daman & Diu, UT of Dadra Nagar & Haveli and Daman & Diu, 396210, admeasuring 1861.00 Sq. Ft, standing in the name of Mr. Nitin Bhagwandas Parmar and Mrs. Jigisha Nitin Parmar, and is bounded as under:- East : Internal Road, West : Row House Wing B-1, North : Row House No. C-1/6 South : Row House No. C-1/4; **(Symbolic Possession)**		1. Rs. 65,60,000/- 2. Rs. 6,56,000/- 3. Rs. 10,000/- (With unlimited extension of 10 minutes each)

• Date of E-Auction : 25.09.2026
• Time of E-Auction : From 02:00 PM to 06:00 PM,
• Property Inspection date & Time for Sr. No. 5 & 6 : 21.09.2026, 12:00 PM to 04:00 PM