

**OSBI STATE BANK OF INDIA**  
Stressed Assets Recovery Branch (10095): 2<sup>nd</sup> Floor, Samyak Stairs,  
Ganesh D/O Anand, Daulpur Main Road, Vadodra - 390007.  
(See Rule 41)

**POSSESSION NOTICE (For Immovable Property)**

Whereas, the undersigned being the Authorized Officer of State Bank of India, Stressed Assets Recovery Branch, 2<sup>nd</sup> Floor, Samyak Stairs, Opp. D.R. Amin School, Daulpur Main Road, Vadodra - 390007 under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (Act), 2002 and in exercise of powers conferred on him under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated 10.11.2025 calling upon the borrower(s) **Shri Shaileshkhaj Nagbhai Makwana to repay the amount mentioned in the demand notice issued under section 13(12) Rs. 38,85,947/- (Rupees Thirty Nine Lacs Eighty Five Thousand Nine Hundred Forty Seven Only)** as on 10.11.2025, less recoveries therefrom, together with further interest at the contractual rate on aforesaid amount together with incidental expenses, costs charges 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 Borrowers, legal heirs (known - unknown), legal representatives (known - unknown), Guarantors and the public in general that the undersigned has taken **Physical Possession** of the properties 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 and in compliance of order dated **05.02.2026 by Hon'ble Chief Judicial Magistrate, Vadodra in CRMA/J No. 1390 of 2026** under Section 14 of the said Act on this 19th day of April 2026.

The Borrowers, legal heirs (known - unknown), legal representatives (known - unknown), guarantor 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. 38,85,947/- (Rupees Thirty Nine Lacs Eighty Five Thousand Nine Hundred Forty Seven Only)** as on 10.11.2025, less recoveries therefrom together with further interest at the contractual rate on aforesaid amount together with incidental expenses, costs charges etc., thereon.

The Borrower's attention is invited to 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 IMMOVABLE PROPERTY**  
All those Place and Parcel of the property situated at Registration District Vadodra of Gujarat State, Registration Sub-District-Vadodra, Region-3, in the border of Kalali Village, Block No. 255 of which Old Survey No. is 289 and 280 of which New Survey No. according to revenue records is D-21-33 Hector R.A. Sq. Meter means 20133 Sq. Meter, of land, 17701/20 (Rs. Sq. Meter of 1199 acres) according to map and approved recording a scheme called 'Aanya Estate' is arranged, of which B/401, 4th Floor, Tower - B, Built up area: 60.93 Sq. Meter and Balcony area: 4.36 Sq. Meter. **Bounded by - East: Stair Case & Flat No-B/404, West: Open Space, Compound Road, North: Flat No. B-402, South: Open Space and Internal Road.**  
Date: 19.04.2026  
Place: Vadodra  
State Bank of India SARB, Vadodra

**Zonal Stressed Assets Recovery Branch, Ahmedabad Zone, 4th Floor, Bank of Baroda Tower, N. Law Garden, Ellisbridge, Ahmedabad-380005, Ph: 079-26473411**  
Email: [zonal.sarb@bankofbaroda.in](mailto:zonal.sarb@bankofbaroda.in)

**APPENDIX - IV (See Rules 8(1))**  
**POSSESSION NOTICE (For Immovable Property)**

Whereas, the undersigned being the Authorized Officer of the Bank of Baroda 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 **23.08.2024** calling upon the borrower **Mr. M. Karanbhai G. Nandoda (Partner & Guarantor)** (Partnership Firm), (2) **Mr. Karanbhai G. Nandoda (Partner & Guarantor)** (3) **Mr. Dhanrajpraj G. Goswami (Partner & Guarantor)** (4) **Mr. Shankarbhaj Raveshaji Hari (Partner & Guarantor)** (5) **Mrs. Nirmalaben D. Goswami (Guarantor)**, to repay the outstanding amount mentioned in the notice being **Rs. 2,16,40,230.00/- (Rupees Two Crores Sixteen Lacs Forty Thousand Two Hundred Thirty Only)** as on 31-05-2014 with further interest and other charges and expenses thereon as mentioned in the notice within 60 days from the date of receipt of the said notice.

The borrowers/ Guarantors 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 described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of the Act read with rule 8 of the security Interest Enforcement Rules 2002 on this **18th day of April month of the year 2026**.

The Borrower/Guarantor/Mortgagor/Partner 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 Bank of Baroda for an amount of **Rs. 2,16,40,230.00/- (Rupees Two Crores Sixteen Lacs Forty Thousand Two Hundred Thirty Only)** as on 31-05-2014 with further interest and other charges and expenses thereon as mentioned in the notice within 60 days from the date of receipt of the said notice.

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 asset."

**DESCRIPTION OF THE IMMOVABLE PROPERTY**  
All that Place and Parcel of Property (Residential Tenement) bearing City Survey No. 13580/A/18 adm. 55-54-08-28 Mtrs. Revenue Survey No. 62, Palki, situated in Payal Park Society, Ambikanager, Village Harij, Tal. Harij, Dist. Patan in the name of **Mrs. Nirmalaben Dhanrajpraj Goswami. Boundaries are as under: On the North: Road, On the South: Plot of Goswami Hardevpraj Beharipat, On the East: Road, On the West: Road**  
Date: 18.04.2026  
Place: Harij, Patan  
Sd/- AUTHORISED OFFICER, BANK OF BARODA

**DEBTS RECOVERY TRIBUNAL-II**  
3<sup>rd</sup> Floor, Bhikhubhai Chambers, Near Kachhi Ashram, Paldi, Ahmedabad, Gujarat

**E-AUCTION SALE NOTICE**  
THROUGH REGD. AD/ ASTI/ AFFIXATION/ SEED OF BURN/ PUBLICATION

**RP/RP No. 11/2021**  
**Certificate Holder Bank**  
**Bank of India**  
**Authorized Officer**  
**VS.**  
**Certificate Debtor**  
**Mr. Thakorbhai B. Patel & Anr**

**To, C.O. No.1: Mr. Thakorbhai B. Patel (Borrower/Co-Mortgagor)**  
77, Hanjayi Fairu, A/8 Post Karan, Tal. Mandvi, District Surat 394110.  
**C.O. No.2: Mr. Dineshbhai B. Patel (Guarantor)**  
22, Hanjayi Fairu, A/8 Post Karan, Tal. Mandvi, District Surat 394110.

The aforesaid CDS No. 1 & 2 have failed to pay the outstanding dues of **Rs.1,04,58,796.40/- (Rs. Fifty Five Lakhs Twenty Seven Hundred Ninety Six and Paise Forty Nine only)** as on 17/09/2019 including interest in terms of judgment and decree dated 22/04/2021 passed in O.A. No. 865/2019 as per my order dated 30/03/2026 under mentioned property (s) will be sold through e-auction in the aforementioned matter. The auction sale will be held through "online e-auction" <https://banknet.com>.

**Lot**  
**Description of the Property**  
**Rs. 21.10 Lakhs**  
**Reserve Price (Rounded off)**  
**10% of (Rounded off)**

**Notes:** The EMD shall be deposited in banknet wallet through E- auction website <https://banknet.com>. The highest bidder shall have to deposit 25% of its final bid amount after adjustment of EMD already paid in the banknet wallet by immediate next bank working day through RTGS/NEFT as per the details as under:

**Beneficiary Bank Address**  
**C/O Bank of India Asset Recovery Branch, Surat, C/O Bank of India, 5th Floor, Laigale, Kankesh, Surat-395002**  
**Beneficiary Account No.:** 292902000000033  
**IFSC Code:** BKID0002920

1) The bid increase amount will be Rs. 1,00,000/- for lot no. 1.  
2) Prospective bidders may avail online training from service provider FBS Alliance (BAANINET Auction Portal) (Tel: Helpline No. +91 8291220222) and Mr. Kashyap Patel (Mobile No. 9327493660) Helpline E-mail: ID: [Support\\_BAANINET@fbsalliance.com](mailto:Support_BAANINET@fbsalliance.com) and for any queries No. 9924869768. E-mail: [ids@banknet.com](mailto:ids@banknet.com)  
3) Prospective bidders are advised to visit <https://banknet.com> for detailed terms & conditions and procedure of sale before submitting their bids.  
4) The prospective bidder shall deposit 25% (minimum 25% (min EMD) immediately after fall of hammer/close of auction and 75% within 15 days from the date of auction and 15th day of Sunday or other Holiday, then on immediate next bank working day as requested for extension of time.  
5) The properties are being put up for sale "as is where is", "as what is" and "as is whatever" basis and prospective buyers are advised to carry out due diligence properly.  
6) Schedule of auction is as under:

**SCHEDULE OF AUCTION**  
**1) Inspection of Property**  
**04/05/2026 Between 11.00am to 2.00 pm.**

**2) Last date of receiving bids along with earnest money and uploading documents including proof of payment made**  
**03/06/2026 Up to 05.00pm**

**3) e-auction**  
**04/06/2026 Between 12.00pm to 01.00pm**  
**(with auto extension clause of 03 minutes, till E-Auction ends)**

**(ANUBHA DUBEY)**  
**RECOVERY OFFICER-I**  
**DEBTS RECOVERY TRIBUNAL-II, AHMEDABAD**

**PUBLIC NOTICE**  
Notice is hereby given that Non-Agricultural Land situate, lying and being at Moule: Randerda, Taluka: Dahanu, District: Dahod, Gujarat, bearing Survey/Block No. 325 (Old Survey/Block No. 324/1) measuring 7727 sq.mts., (ii) Re-Survey/Block No. 327 (Old Survey/Block No. 322) measuring 5673 sq.mts. and (iii) Re-Survey/Block No. 328 (Old Survey/Block No. 329) measuring 5801 sq.mts. which are comprised in City Survey Record and allotted City Survey No. NA428 measuring 5323 sq.mts., total (i) (ii) (iii) measuring 22445 sq.mts. (1) and 1 and 8 sq. per Bar-Dated 01/10/2026 approved by Ahmedabad Municipal Corporation, 1/10/2026, measuring 3555 sq.mts. together with undivided proportionate share of common road and common plot etc. measuring 1471.74 in entire land total measuring 23974.74 sq.mts. and (ii) Plot No. 8, measuring 8223.69 sq.mts. together with undivided proportionate share of common road and common plot etc. measuring 1404.53 sq.mts. in entire land total measuring 1528.22 sq.mts. in the Registration District, Ahmedabad and Sub-District, Ahmedabad-12 (Nile) are owned and possessed by Kaleshkhur Vinodkumar Patel, Resident at 17, Kamal Deep, Nr. Surya Bunglows, Chaudhara Road, Nava Narda, Ahmedabad-382382. Now present owner i.e. Kaleshkhur Vinodkumar Patel, who has not created any charge on the said land / construction to be constructed thereon, and the said land / property is clear marketable saleable and free from all encumbrances have entrusted and he want to above address/From the Small Industries Development Bank of India (SIDBI), Ahmedabad and required a Title Clearance Report in respect of the said land/property.

Any person or party claiming to have any right, title, claim, objection or interest either by way of sale, mortgage, development, gift, inheritance or any easement right or claiming to be interested in any other manner in or over the said land/property is required to inform the undersigned of such right, title, claim or objection or claim in respect of the above said land/property within a period of fifteen (15) days from the date hereof, with documentary proof in support thereof (without documentary proof no objections/claim will be considered) failing which it shall be presumed that nobody has any right title or interest or claim in respect of the said land/property and the same, if any shall be presumed to have been waived. I shall then issue certificate of title and thereupon no claims, objections of any manner will be entertained.

**Mr. Anand G. Bapat, Advocate,**  
A. G. Bapat & Co.  
303, Shrangra Arcade, 100 Feet Road, Shyambai Cross Road, Satellite, Ahmedabad-15.  
Ahmedabad, Ph: 079-6513824, 2675323-24, Ms. 9825281495

**The Mehshana Urban Co-op. Bank Ltd.**  
(Multi State Scheduled Bank)  
Head Office: 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 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1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 145