

SYMBOLIC POSSESSION NOTICE



Branch Office: ICICI Bank LTD., Office Number 201-B, 2nd Floor, Road No.1 Plot No.B3, WIFI IT Park, Wagle Industrial Estate, Thane, Maharashtra- 400604

Whereas

The undersigned being the Authorized Officer of ICICI Bank Limited under the Securitisation, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13 (12) read with Rule 3 of the Security Interest (Enforcement) rules 2002, issued demand notices upon the borrowers mentioned below, to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

As the borrower failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken Symbolic possession of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said rules on the below-mentioned dates. 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 ICICI Bank Limited.

Sr. No.	Name of the Borrower/ Loan Account Number	Description of Property/ Date of Symbolic Possession	Date of Demand Notice/ Amount in Demand Notice (Rs.)	Name of Branch
1.	M/s. Maheshwari Trading Company/ Mr. Pravinbhai Chandubhai Maheshwari/ Mrs. Lalitaben Pravinbhai Maheshwari- 049605007650	Property- 1 Shop No.63, Shivganga Complex, Station Road, Construted On Piece And Parcel Of Land Bearing Survey No.1411 Paiki, City Survey No.318/67 Paiki, Moje Village Bavla, Sub District Bavla Taluka, District Ahmedabad, Gujarat Property- 2 Shop No.64, Shivganga Complex, Station Road, Construted On Piece And Parcel Of Land Bearing Survey No.1411 Paiki, City Survey No.318/67 Paiki, Moje Village Bavla, Sub District Bavla Taluka, District Ahmedabad, Gujarat/ April 19, 2024	October 31, 2023 Rs. 30,85,195.00/-	Ahmedabad

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

Date: April 23, 2024
Place: Ahmedabad

Authorized Officer
ICICI Bank Limited



ADITYA BIRLA HOUSING FINANCE LIMITED

Registered Office- Indian Rayon Compound, Varaval, Gujarat – 362266

Branch Office- G-Corp Tech Park, 8th floor, Kasar Wadavali, Ghodbunder Road, Thane, MH-400601

DEMAND NOTICE (under Rule 3 (1) of Security Interest (Enforcement) Rules, 2002)

SUBSTITUTED SERVICE OF NOTICE U/s 13 (2) OF SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.

Notice is hereby given to the borrowers as mentioned below that since they have defaulted in repayment of the credit facility availed by them from Aditya Birla Housing Finance Limited (ABHFL), their loan accounts have been classified as **Non-Performing Assets** in the books of the Company as per RBI guidelines thereto. Thereafter, ABHFL has issued demand notices under section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) on the last known addresses of the said borrowers thereby calling upon and demanding from them to repay the entire **outstanding amount** together with further interest at the contractual rate on the aforesaid amount and incidental expenses, cost, charges etc. as stated in the said demand notices. However, the demand notice is also being served by way of publication, as per Rule 3 of the Security Interest (Enforcement) Rules, 2002 (SARFAESI Rules).

Sl. No	Name and Address Borrower/ Co-Borrower and Guarantor / Co-Guarantor & Loan A/C No.	NPA Date	Date of Demand Notice	Amount due as per Demand Notice / as on Date
1	1. JITENDRA KUMAR Plot No. 47, Vidhi Residency Vibhag-1, S.No- 106/1/B, 106/1/K, 109 Paiki And 110/2, Block No. 384, Nr. Phc Gangadhara, Kareli, Palsana, Surat, Gujarat-394315. 2. SHALINI VERMA Plot No. 47, Vidhi Residency Vibhag-1, S.No- 106/1/B, 106/1/K, 109 Paiki And 110/2, Block No. 384, Nr. Phc Gangadhara, Kareli, Palsana, Surat, Gujarat-394315. 3. JITENDRA KUMAR Plot No. 54, Aangan Residency, Nr. Nakshtra Township, C.R. Patil Road, Dindoli, Surat, Gujarat-394210. 4. SHALINI VERMA Plot No. 54, Aangan Residency, Nr. Nakshtra Township, C.R. Patil Road, Dindoli, Surat, Gujarat-394210. 5. SHALINI VERMA 43, Haridwar Nagar, Near Aroya Bhavan, Navagam, Dindoli, Udhna, Surat City, Surat Gujarat -394210. 6. JITENDRA KUMAR C/O Meera Plot 7.8, Maruti Industrial Estate, Near Diamond Nagar, Laskana, Surat, Gujarat-394180. 7. JITENDRA KUMAR S. Haridwamagar, Near Dindoli Bus Stop, Dindoli, Surat City, Surat, Gujarat-394210. Loan Account No. LNSUR0HL-06190052100 & LNSUR0HL-06190052099	09-04-2024	17.04.2024 Old notice dated 21.02.2023 withdrawn. This publication to be treated as Effective notice.	Rs. 8,77,309.66/- (Rupees Eight Lac Seventy Seven Thousand Three Hundred Nine and Sixty Six Paise Only) by way of outstanding principal, arrears (including accrued late charges) and interest till 12.04.2024.

DESCRIPTION OF IMMOVABLE PROPERTY/PROPERTIES MORTGAGED: All That Piece And Parcel Of Land Bearing Plot No. 47, Admeasuring About 40.18 Sq.Mt Together With Undivided Proportionate Share In Road And Cop Admeasuring About 23.60 Sq.Mt. Of Vidhi Residency Part-I Organized On Land Bearing Revenue Survey No. 106/1/B, 106/1/K, 109 Paikae And 110/2 And Its Block No. 384 Of Kareli, Sub District Palsana, District Surat, Gujarat-394315, And **Bounded As:** East: Adj.Society Int. Road **West:** Adj. Plot No. 94 **North:** Adj. Plot No. 46 **South:** Adj. Plot No. 48

2	1. PRAKASH A LOHAR Plot No. 265, New Shiv Shakti Row House, R.S. No. 57/1, Paikae Block No. 63, Near Bhavani Maa Temple, Sachin-Navsari Road, Pardi Kande, Sachin, Surat, Gujarat-394230. 2. RANJANA PRAKASH LOHAR Plot No. 265, New Shiv Shakti Row House, R.S. No. 57/1, Paikae Block No. 63, Near Bhavani Maa Temple, Sachin-Navsari Road, Pardi Kande, Sachin, Surat, Gujarat-394230. 3. PRAKASH A LOHAR Ambika Park Society, Dindoli Surat City, Udhna, 314, Near Rami Park Society, Surat, Gujarat- 394210. 4. RANJANA PRAKASH LOHAR Ambika Park Society, Dindoli Surat City, Udhna, 314, Near Rami Park Society, Surat, Gujarat- 394210. 5. PRAKASH A LOHAR C/O India Post Sachin Post Office, Station Road, B/S Ld High School, Sachin, Gujarat-394230. Loan Account No. LNSUR0HL-0221008469, LNSUR0HL-02210084650	09-04-2024	18.04.2024	Rs. 19,32,150/- (Rupees Nineteen Lakh Thirty Two Thousand One Hundred Fifty Only) by way of outstanding principal, arrears (including accrued late charges) and interest till 12.04.2024.
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DESCRIPTION OF IMMOVABLE PROPERTY/PROPERTIES MORTGAGED: All That Piece And Parcel Of Immovable Property Being Plot No. 265, Admeasuring About 109.78 Sq. Yards I.E. 90.95 Sq. Mt., Together With Constructed On Ground Floor Admeasuring about 61.59 Sq. Mt. In The Scheme Known As Of 'New Shiv Shakti Row-House', Forming A Part Of Land Bearing Revenue Survey No. 56 And 57/1 Paikae Block No. 63 Of Mouje Pardi Kande Of Choryashi Taluka In Registration District Sub-District Surat, Gujarat-394230, And **Bounded As:** East: Society Road **West:** Plot No. 264 **North:** Society Road **South:** Adjoining Plot

We hereby call upon the borrower stated herein to pay us within 60 days from the date of this notice, the outstanding amount (s)together with further interest thereon plus cost, charges, expenses, etc. thereto failing which we shall be at liberty to enforce the security interest including but not limited to taking possession of and selling the secured asset entirely at your risk as to the cost and consequences.

Please note that as per section 13(13) of the SARFAESI Act, all of you are prohibited from transferring by way of sale, lease otherwise, the aforesaid secured asset without prior written consent of the Company. Any contravention of the said provision by you shall invoke the penal provisions as laid down under section 29 of the SARFAESI Act and / or any other legal provision in this regard. Please note that as per sub-section (8) of section 13 of the Act, if the dues of ABHFL together with all costs, charges and expenses incurred by ABHFL are tendered to ABHFL at any time before the date fixed for sale or transfer, the secured asset shall not be sold or transferred by ABHFL, and no further step shall be taken by ABHFL or transfer of sale of that secured asset.

Date: 23.04.2024
Place: SURAT

Sd/- Authorised Officer
(Aditya Birla Housing Finance Limited)



Circle SASTRA Centre, Surat : 1st Floor, Meghani Tower, Station Road, Surat- 395 003. Ph. : 7387087200
E mail : cs8323@pnb.co.in

Sale Notice for Sale of Immovable Properties Through E-auction

Date of E-Auction : 27.05.2024 | Date & Time of Inspection : 30.05.2024 (Between 11.00 AM to 4.00 PM)
EMD should be deposit by E-Auction Time

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 provision to Rule 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, the constructive/physical/ symbolic possession of which has been taken by the Authorised Officer of the Bank/ Secured Creditor, will be sold on "As is where is", "As is what is" and "Whatever there is" on **27.05.2024 from 11:00 AM to 04:00 pm with 10 minutes extension if necessary** for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

Sr. No.	Name of Branch	SCHEDULE OF THE SECURED ASSETS	A) Dt. Of Demand Notice u/s 13(2) of SARFAESI Act 2002	A) Reserve Price	Details of the encumbrances known to the secured creditors
	Name & address of the Borrower / Guarantors Account	Description of the Immovable Properties Mortgaged / Owner's Name (Mortgagers of property(ies))	B) Outstanding Amount as on C) Possession Date u/s 13(4) of SARFAESI Act 2002 D) Nature of Possession Symbolic/Physical/Constructive	B) EMD C) Bid Increase Amount (All Amt. in Lacs)	Property ID :
1.	PNB -Surat -Utran (895800) Mr. Babubhai Rajivbhai Vagasiya (Borrower), Mr. Mukeshbhai Rajivbhai Vagasiya (Co- Borrower), Mrs. Gauriben Babubhai Vagasiya (Co- Borrower), Mrs. Renukaben Mukeshbhai Vagasiya (Co- Borrower) Add: Plot No.-144, Raghunandan Residency Near Bapa Sitaram Chowk Canal Road Kamrej Surat Mr. Hitesh Karsanbhai Nakrani (Guarantor)Add: Plot no 374 Rajeshwar Residency Canal Road Kamrej Surat 394185	All that piece and parcel of the property bearing Plot No. 144 (A Type) (As per KJP Durasti Block No. 431/A/144) Adm. Area 75.52 sq meters, together with all kinds appurtenant thereto of the housing society known and named as Raghunandan residency, Situated on the land bearing Revenue Block No. 431/A (old Survey Nos. 460 and 461) of moje village Kamrej Taluka Kamrej District Surat standing in the name of Mukeshbhai Rajivbhai Vagasiya, Renuka Mukeshbhai Vagasiya, Babubhai Rajivbhai Vagasiya and Gauriben Babubhai Vagasiya	A) 08.01.2024 Rs. 32.55,299.58 + further interest + expenses thereon C) 28.03.2024 D) Symbolic Possession	A) Rs 26.46 B) Rs 2.65 C) Rs 0.10	Not Known PUNB 8958 BABU144
2.	PNB -Surat - Trade House (052120) Mr. Mahesh Mohanbhai Gupta (Borrower)and Mr. Naresh Mohanbhai Gupta (Co-Borrower) Add: Plot no. 39-40, Krishan Residency Vibhag -2, Makna Kamrej Surat 394310 Also at, Plot No. 3 Radheswami Society,Opp. Indrakol Residency, Sudama Chowk, Mota Varachha Surat 394101 Mr. Satyendra D Idariya (Guarantor) Add: Flat No. 408, Gopinath Complex, Amroli Kosad Road, Amroli Surat 394107	The title report of the property bearing Plot No. 39 admeasuring 44.65 Sq mtr. (at present revenue record Block No. 278/39) and Plot No 40 Block No. 44.65 sq mtrs (at present revenue record Block No. 278/40) of Krishna Residency Vibhag - 2 Situated revenue survey No. 261, 263 Block No. 278 at moje Mankana Sub Dist Kamrej Dist Surat owned by Mr. Mahesh Mohanbhai Gupta and Mr. Naresh Mohanbhai Gupta	A) 22.11.2023 Rs. 23,73,019.30 + further interest + expenses thereon C) 26.03.2024 D) Symbolic Possession	A) Rs 21.60 B) Rs 2.16 C) Rs 0.10	Not Known PUNB 0521 MAH3940
3.	PNB -Surat - Trade House (052120) M/S Morya Fashion (Prop. Sumit Sureshkumar Agarwal) (Borrower) Add: Shop No. 222, Adinathi Textile Market Salabatpura, Ring Road, Surat 395002 Mr. Sumit Sureshkumar Agarwal (Prop. Of M/s Morya Fashion) Add: A/4, 602, Nandanvan -2, VIP Road, Vesu Surat 395007 Mrs. Kantadevi Suresh Agarwal (Guarantor) Add: A/4, 602, Nandanvan -2, VIP Road, Vesu Surat 395007	All that right and interest in the property bearing Flat No. 404, admeasuring super built up area 1743.00 sq. feet and built up area 94.45 Sq mtrs. on the 4th Floor of building no. "A/5" together with undivided proportionate share in the land under the said building with all kinds appurtenant thereto of the housing society known and named as Nandanvan-II constructed and situated on the land bearing Sub plot no.1 admeasuring 11548.00 Sq.mtrs of Final Plot No. 127 admeasuring about 13618.00 sq mtrs of TP scheme No. 2 (Vesu Bhanthana-Vesu) Revision Survey no. 423 (old Survey No. 379/1 +2) of moje village Vesu City Surat, old taluka Surat City (Choriya) and new taluka Majura Dist Surat owned by Mrs. Kantadevi Suresh Agarwal	A) 05.01.2024 Rs. 16,47,102.52 + further interest + expenses thereon C) 26.03.2024 D) Symbolic Possession	A) Rs 68.40 B) Rs 6.84 C) Rs 0.20	Not Known PUNB 0521 MORYA
4.	PNB -Surat -Utran (895800) Mr. Trada Sagar Ratibhai (Borrower) Add: C- 301, Shreya heights, Nr. Saroli Post Office, Saroli Gam Surat 395010 A 1001 Dev Residency, Opp SMC Water Tank, B/H Varacha Bank, Yogi Chowk, Surat 395010 Plot no 13 and 14, Gokuldhham Villa, Moje village Tatithaiya Palsana Surat Mr. Bhargavkumar Dhirubhai Markana (Guarantor) Add: Flat No. A-501 Paradise opp Bhavna Park Yogi Chowk, Punagam Surat 395010 C- 301, Shreya heights, Nr. Saroli Post Office Saroli Gam Surat 395010	All the piece and parcel of the land bearing Plot No. 13, As per Approved plan and As Per Spot Plot No. 13 As per KJP adm 40.15 sq. mtrs and as per spot adm 41.38 sq. mtrs. with proportionate undivided inchoate share of Road and COP adm. 22.08 sq. mtrs. land and Plot 14, as per approved plan and spot adm 41.09 sq. mtrs with proportionate undivided inchoate share of road and C.O.P adm 22.64 sq.mtrs land in Gokuldhham Villa with all appurtenances pertaining thereto, standing on land bearing, Revenue Survey No. 272 Block No. 200/A of Moje Village Tatithaiya Tal Palsana and Dist Surat owned by Mr. Sagar Ratibhai Trada	A) 28.12.2023 Rs. 18,14,430.08 + further interest + expenses thereon C) 28.03.2024 D) Symbolic Possession	A) Rs 19.35 B) Rs 1.94 C) Rs 0.10	Not Known PUNB 8958 TRAD1314

TERMS AND CONDITIONS : The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions : 1. The properties are being sold on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS". 2. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation. 3. The Sale will be done by the undersigned through e-auction platform provided at the Website <https://www.mstcecommerce.com> on date 27.05.2024 between 11 am to 4 pm. 4. For detailed term and conditions of the sale, please refer www.ibapi.in, www.tenders.gov.in, <https://www.mstcecommerce.com>, <https://eprocure.gov.in/publish/app.5>. 5. Any other encumbrances known to the Bank –is not known. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties E-Auctioned. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.

SCAN HERE
For detailed
Terms &
Conditions



STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

Date : 23.04.2024 | Place : Surat

Chief Manager, Authorised Officer, Punjab National Bank, Secured Creditor



MSME Branch Sahara Darwaja : G-1/B & 1/A, Surana International, Sahara Darwaja, Ring Road, Surat-395002
Email : VJMSUR@bankofbaroda.com

NOTICE TO GUARANTOR Annexure-D (Under Sub-Section (2) of Section 13 of the SARFAESI Act, 2002)

To: 1. Mr. Parshottambhai Hakubhai Bognani (Guarantor & Mortgagor)
B-13 Snehmilan Society, Nana Varachha Road, Surat, Gujarat-395006
2. Mrs. Vaishaliben Vipulbhai Bognani (Guarantor & Mortgagor)
B-13 Snehmilan Society, Nana Varachha Road, Surat, Gujarat-395006.

Sub : Notice under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, hereinafter called "The Act" A/c M/s Ghanshyam Fab Proprietor: Mr. Vipulbhai Hakubhai Bognani

Re: Your guarantee for credit facilities granted to M/s Ghanshyam Fab Proprietor: Mr. Vipulbhai Hakubhai Bognani against various credit facilities vide Loan Ac. No. 8991060000509 & 89910600002901.

1. As you are aware, you have by a guarantee dated 01.11.2018 guaranteed payment on demand of all moneys and discharge all obligations and liabilities then or at any time thereafter owing or incurred to us by M/s Ghanshyam Fab Proprietor: Mr. Vipulbhai Hakubhai Bognani for aggregate credit limits of Rs.85, 29,000.00 with interest thereon more particularly set out in the said guarantee document. To secure the guarantee obligation you have also provided following security to us as collateral security.

1) All the pieces and parcels of immovable property known as land admeasuring area Hec.-Are 0-69-81 sq. mtrs; Aakar Rs 11.30 Paisa; Khata No. 1502 of moje: village: Valod; Taluka: Valod; District: Tapi. Standing in the name of Mr. Parshottambhai Hakubhai Bognani.

2) All that piece and parcel of the immovable property bearing Plot No. 27 admeasuring 334.44 Sq. mtrs equivalent to 400.00 Sq. yards (after KJP known as Block No. 137/27) in the area known as "Gandhi Industrial Estate" situated on the land bearing Block No. 137 (Rev.S.No. 141) of Village: Navagam, Sub-district Taluka Kamrej, District: Surat. In the name of Mr Vipulbhai Hakubhai Bognani & Vaishaliben Vipulbhai Bognani.

2. We have to inform you that the borrower has committed defaults in payment of his liabilities and consequently his account has been classified as non-performing asset 29-11-2022. A copy of the notice dated 18-04-2024 Under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 sent by us to the borrower is enclosed. Since the borrower has committed defaults, in terms of the guarantee you have become liable to pay to us the outstanding amount of loan/credit facilities aggregating Rs.9600799.57 (Rupees Ninety six Lakhs seven hundred ninety nine rupees and fifty seven Paisa) Further Interest thereon + and Other Charges if any and we hereby invoke the guarantee and call upon you to pay the said amount within 60 days from the date of this notice. Please note that interest will continue to accrue at the rates specified in para 1 of the notice 18-04-2024 served on the borrower (copy enclosed). 3. We further wish to inform you that in regard to the security provided by you to secure your guarantee obligations for the due repayment of the loans and advances by the borrower, this notice of 60 days may please be treated as notice under sub-Section(2) of section 13 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. We further give you notice that failing payment of the above amount with interest upto the date of payment, we shall be at liberty to exercise all or any of the rights under sub-section (4) of section 13 of the said Act, which please note.

4. We invite your attention to sub-section (13) of 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 your 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. 5. We further invite your attention to sub section (8) 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 time before the date of publication of notice for public auction/inviting quotations/tender /private treaty. Please note that after publication of the notice as above, your right to redeem the secured assets will not be available. 6. Note : Earlier AO of Bank has issued the demand dated 19-12-2022 u/s 13(2), of securitization Act -2002 to you. However, competent authority of bank has decided to withdraw demand notice dated 19-12-2022 and all further consequential actions initiation by the bank against you under the provision of securitization act 2002 with liberty to initiate fresh measures under the act -2002 against you in accordance of law. 7. 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, in the right to make further demands in respect of sums owing to us.

Date : 18/04/2024 | Place : Surat Chief Manager, Authorized Officer : Bank of Baroda

MSME Branch Sahara Darwaja : G-1/B & 1/A, Surana International, Sahara Darwaja, Ring Road, Surat-395002
Email : VJMSUR@bankofbaroda.com

NOTICE TO BORROWER Under Sub-Section (2) of Section 13 of The SARFAESI Act, 2002

To: 1.M/s. Ghanshyam Fab, Proprietor:-Mr.Vipulbhai Hakubhai Bognani S/o Hakubhai Panchabbhai Bognani. (A) Plot No.27, Gandhi Industrial Estate,Navagam,Kamraj,Surat,Gujarat-395006 (B) 387,RJD Textile Park,Ichhapore, Hazira,Surat,Gujarat-394510 (C)B-13 Snehmilan Society, Nana Varachha Road,Surat,Gujarat-395006

Dear Sir/s

Re: Credit facilities with our MSME Branch.

We refer to our letter No. BMPP-KKK:18330:107A:18-19 dated 01.11.2018,MSME/District-22/WCTL/12 dated 30.06.2021 and MSME/2020-21/BGECLS/37 DATED 10.08.2020 for your Loan account M/s Ghanshyam Fab Proprietor:Mr.Vipulbhai Hakubhai Bognani S/o Hakubhai Panchabbhai Bognani 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

Date : 18/04/2024 | Place : Surat Chief Manager, Authorized Officer : Bank of Baroda



MSME Branch Sahara Darwaja : G-1/B & 1/A, Surana International, Sahara Darwaja, Ring Road, Surat-395002
Email : VJMSUR@bankofbaroda.com

NOTICE TO BORROWER Under Sub-Section (2) of Section 13 of The SARFAESI Act, 2002

To: 1.M/s. Ghanshyam Fab, Proprietor:-Mr.Vipulbhai Hakubhai Bognani S/o Hakubhai Panchabbhai Bognani. (A) Plot No.27, Gandhi Industrial Estate,Navagam,Kamraj,Surat,Gujarat-395006 (B) 387,RJD Textile Park,Ichhapore, Hazira,Surat,Gujarat-394510 (C)B-13 Snehmilan Society, Nana Varachha Road,Surat,Gujarat-395006

Dear Sir/s

Re: Credit facilities with our MSME Branch.

We refer to our letter No. BMPP-KKK:18330:107A:18-19 dated 01.11.2018,MSME/District-22/WCTL/12 dated 30.06.2021 and MSME/2020-21/BGECLS/37 DATED 10.08.2020 for your Loan account M/s Ghanshyam Fab Proprietor:Mr.Vipulbhai Hakubhai Bognani S/o Hakubhai Panchabbhai Bognani 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	Total O/s as on 13-04-2024 + Further Interest thereon + and Other Charges if any	Security agreement with brief description of securities
Term Loan (Working Capital Limit Loan) A/C Number: 8991060000 2091 Original Sanction is for Overdraft limit of Rs.75.00 lacs vide A/c No. 8991 0400000019	Rs. 75.00 /000/- OD limit converted to WCTL of Rs. 71,29,000/-	BRLLR+ SP +1% i.e 10.5 % Per annum	Rs.8997451.41 (Principal) + Rs. 1,483,106.16 (Unrealized Interest) + Unapplied interest from 31.10.2022 to 13.04.2024 + penal interest@2% simple = Rs.1, 042,400 Further + Interest thereon + and Other Charges if any	1. Equitable Mortgage of All the pieces and parcels of immovable property known as land admeasuring area Hec.-Are 0-69-81 sq. mtrs; Aakar Rs 11.30 Paisa; Khata No. 1502 of moje: Village: Valod; Taluka: Valod; District: Tapi. Standing in the name of M.r. Parshottambhai Hakubhai Bognani, (Guarantor)
Term Loan Under Covid-19 (BGECLS) A/C Number: 89910600000 509	Rs. 14,00,000/-	BRLLR+ 0.10%, i.e 9.25% Per annum	Rs.933333.44 (Principal) + Rs.1,86,908.56 (Unrealized Interest) + Unapplied interest from 31.10.2022 to 13.04.2024 + penal interest@2% simple = Rs.1,12, 024.00 Further + Interest thereon + and Other Charges if any	2. Equitable Mortgage of All that piece and parcel of the immovable property bearing Plot No. 27 admeasuring 334.44 Sq. mtrs equivalent to 400.00 Sq. yards (after KJP known as Block No. 137/27) in the area known as "Gandhi Industrial Estate" situated on the land bearing Block No. 137 (Rev.S.No. 141) of Village: Navagam, Sub-district Taluka Kamrej, District: Surat. In the name of Mr Vipulbhai Hakubhai Bognani & Vaishaliben Vipulbhai Bognani.
Total :	Rs. 85,29,000/-		Rs.9600799.57 + Further Interest thereon + and Other Charges if any	Note: Above mentioned property is also mortgaged for another Credit Facilities in account of M/s Sahajanand Textile A Partnership Firm eith Partners Parshottambhai Hakubhai Bognani,Vipulbhai Hakubhai Bognani and Hakubhai pancha bhai Bognani

(1) All the pieces and parcels of immovable property known as land admeasuring area Hec.-Are 0-69-81 sq. mtrs; Aakar Rs 11.30 Paisa; Khata No. 1502 of moje: village: Valod; Taluka: Valod; District: Tapi. Standing in the name of Mr. Parshottambhai Hakubhai Bognani, (Guarantor) And its Boundary as below: By East: Block Nos. 1503 and 1501, By West: Block Nos 1508 and 1509, By North: Public Road, By South: Block Nos. 1491 and 1492.

(2) All that piece and parcel of the immovable property bearing Plot No. 27 admeasuring 334.44 Sq. mtrs equivalent to 400.00 Sq. yards (after KJP known as Block No. 137/27) in the area known as "Gandhi Industrial Estate" situated on the land bearing Block No. 137 (Rev.S.No. 141) of Village: Navagam, Sub-district Taluka Kamrej, District: Surat. In the name of Mr Vipulbhai Hakubhai Bognani & Vaishaliben Vipulbhai Bognani. (Guarantor) Surrounded by: By East: Plot No. 42, By West: Internal Road, By North: Internal Road, By South : Plot No. 42.

1. In the document dated 01.11.2018 you have acknowledged your liability to the Bank to the tune of (1) Rs.71,29,000/- (OD account converted to WCT OverDraft Limit) Term Loan Agreement dated 01-11-2018 and 30.06.2021 (2) Rs.14,00,000/- (BGECLS Under Covid-19 Scheme) and

[illegible]

ક ડ લ મ	ગરારના નામ :	ડી) લાલજીભાઈ શામજીભાઈસોલંગર(સહકેવાધાર)
357(3)	જે ગિરોમિલકત વેચાણ માટે મુકનાર છે તેની ફાલે બાકી રકમ :	રકમ રૂ. ૩૮, ૭૮, ૭૪૬.૪૭/- (રૂપિયા બે હોડો ઓગણ્યોંરી લાખ એકઠાંરી હજાર ચારસો ઇલાલીસ એક સુડનાલીસ પેસા પુરા) તા.૧૬/૦૧/૨૦૨૦ સુધી વાતોના બર કઠાર મુખજું ચડત ઢ્યાવ, કિંમત, ખર્ચ સહિતની રકમ તથા

[illegible][illegible][illegible]

જાહેર નોટીસ / સમન્સ નાંખય કલેક્ટર અને સબ ડીવીઝનલ મેજિસ્ટ્રેટ, વાંસદા ની કોર્ટમાં

અરજદાર : મહાદેવ હસને સીદાત
 રહે : ચાલધવા, જુના પંચ બેઠક ફળીયા, તા.વાંસદા, જી.નવસારી
 વિરુદ્ધ

સામાનિયા તલાકી કમ ખતીરી, યામ પંચાયત નીચી, ચાપલધવા, તા.વાંસદા, જી.નવસારી.

આ કામને અરજદારની વાંસદા જિલ્લા સહ સીદાત રહે : ચાલધવા, જુના પંચ ફળીયા તા.વાંસદા જી.નવસારીએ તેમના સબ મહેલ કામના હસને સીદાતનું મરણ મેજિસ્ટ્રેટ પાસેથી, તા.વાંસદા, જી.નવસારી મુકામે તા.૩૩/૦૧/૧૯૯૬ ના રજુ થયેલ બાબતનું જણાવતી તેમના મરણની નોંધણી સામાનિયા સમક્ષ મળેલી નહીં બાબતોની સામાનિયાને નીચી કરવા હુકમ મેળવવા બાબતે અવાર પુરાવા સહિત એવું અરજુ અજૂરણી છે. સમબ આવી લાગતા વગણતા તથામણે આ જાહેર નોટીસ અરજદારના સહિત કામના આદેશ હેતુ એ સાર કામ અરજદારની અરજી આપે તેવી કામ સુધી જતાં વાળા વિરોધે અરજા તરફાર ચાલે તે તરૂ જુગાં આ નોટીસની પ્રવિણતા આપે (નોટીસ) હાલમાં કામ સુધી સમક્ષ દર્શાવના એવું અરજા થયેલ તરીકે માહિતરનાર પહેલી મહાદેવ અરજા પુરાવા સહ બેલિંગ રજુઆત સહિત જાહેર થતે રજુ કરું. નિર્દેશ સમખપંચાદમાં કોઈ વાળા રજુ કરવામાં નહીં આવશે તે તરૂ જુગાં સહભેં આગળની કામરૂસરની કાર્યવાહી કરવામાં આવેલો. જેની નોંધ બેલો.

તા.૧૯/૧૨/૨૦૨૪
 સમન્સ : વાંસદા

કોર્ટનો
 ક્લાર્ક

(ડી.આર. પટેલ)
 સબ ડીવીઝનલ મેજિસ્ટ્રેટ
 વાંસદા

જાહેર નોટીસ / સમસ્યાઓ સંબંધિત એકતરફી અને સબ ડીવીઝનલ મેજિસ્ટ્રેટ, વાંસદાની કોર્ટમાં અરજદાર : પ્રમુદામણ વરુણભાઈ પટેલ જન્મ મરણ નોંધપાત્ર અરજી નં.૯૮/૨૦૨૪ રહે. : સિણધઈ, કબાળાજા ફળોયા, તા.વાંસદા, જી.નવસારી

વિરુદ્ધ

સામાન્યતા તલાવી ક્રમ મંત્રીશ્રી, આમ પંચાયત કચેરી, સિણધઈ, તા.વાંસદા, જી.નવસારી.

આ કામના અરજદાર પ્રમુદામણ વરુણભાઈ પટેલ રહે. સિણધઈ, તા.વાંસદા, જી.નવસારીએ તેમના નેહન સુકાનીવાસ વરુણભાઈ પટેલને મુકમ મુકમ કોર્ટ સિણધઈ, તા.વાંસદા, જી.નવસારી મુકામે નોંધ/૯૮/૨૦૨૪ નં.ના અરજી દાખલ કરીને જણાવ્યું છે કે અરજદારની નીચીયાણા નોંધપાત્ર અરજીમાં આજના તારીખ સામાન્યતા તલાવી ક્રમ મુકમ મેવેલ વાળામાં આધાર : રાજા સહિત અને અરજ ગુજરાતી રહે. સબમ અને બાજના લગ્નનાં તમામને આંતરે આ જાહેર નોટીસ/સમસ્યાઓ જાણ કરવામાં આવે છે કે સરકાર સામે અરજદારની અરજી સામે કોર્ટમાં પાસ પાસ જાતાના વાંઘા વિરોધે અગત તકસર આજના તારીખે જ રજુ કરવા આ નોટીસની પ્રતિબિંબ થયાના ૩૦ (ત્રીસ) દિવસમાં નીચીયાણા સહિત રજીસ્ટ્રાર જાહેર અથવા ગોપ્ય રહેતી માહિતગાર વ્યક્તિ માટે અને પાસ પાસ થયાં વિનિત રજુઆત સહિત કાબજ થઈ રજુ કરે. નિર્દિષ્ટ સમયમાંમાંમાં કોઈ વાચક રજુ કરવામાં નહી આવે તો અરજી સંબંધે અગત બાળની કાયદેસરની કાનૂની કસવામાં આવશે. જેની નોંધ રહે.

તા.૯૬/૪/૨૦૨૪
સ્થળ: વાંસદા

કોર્ટનો
શિક્ષક

સબ ડીવીઝનલ મેજિસ્ટ્રેટ
વાંસદા

Terms & Conditions

1. The E-auction sale will be online E-auction/Bidding through website (<https://sarfaesi.auctiontiger.net>) on 28.05.2024 for the mortgaged properties mentioned in the e-auction sale notice from 11.00 a.m. to 01.00 p.m. with unlimited extensions of 5 minutes duration each. The intending bidders should make discrete enquiry as regards to any claim, charges / encumbrances on the property, of any authority, besides the Pegasus's charges and should satisfy themselves about the title, extent, quality, and quantity of the property before submitting their bid. The undersigned shall not be responsible for any claims/charges/encumbrances of whatsoever manner on the property, of/by any authority known or unknown, upon failure to carry out due diligence by the intending bidder.
2. All persons participating in the E-Auction should submit his/their sufficient and acceptable proof of his/their identity, residence to authority and also copy of PAN/TAN cards etc. The bidders shall upload scanned copies of PAN card and proof of residential address, while submitting E-Tender. The bidders other than the individual shall also upload proper mandate for e-bidding.
3. Prospective bidders may avail online training from contact website: <https://sarfaesi.auctiontiger.net> and M/s. E Procurement Technologies Ltd. Auction Tiger, Ahmedabad Bidder Support : 079-68136805/68136837 Mo.: +91 9265562821 & 9374519754, Email : vijay.shetty@auctiontiger.net, chintan.bhatt@auctiontiger.net and support@auctiontiger.net.
4. Bidders are required to go through the website <https://sarfaesi.auctiontiger.net> for detailed terms and conditions of E-auction sale before submitting their bids and taking part in the e-auction sale proceedings.
5. The particulars specified in the description of property have been stated to the best of information of Pegasus ARC and Pegasus ARC will not be responsible for any error, misstatement or omission.
6. Bids shall be submitted through Offline/Online in the prescribed format with relevant details.
7. **Intending Bidders shall deposit the aforesaid EMD/s on or before the date and time mentioned herein above by way of a Demand Draft / Pay Order drawn in favor of Pegasus Group Thirty Nine Trust 1, payable at Mumbai or EMD can also be paid by way of RTGS / NEFT / Fund Transfer to the credit of A/c no. 409819116154, A/c name: -**

Pegasus Group Thirty Nine Trust 1, Bank Name: M/s. RBL Bank Ltd., Nariman Point Branch, IFSC Code: RATN0000155.

8. The bid price to be submitted shall be above the reserve price and bidders shall improve their further offers in multiples of Rs. 1,00,000/- (Rupees One Lakh Only).
9. The successful bidder shall have to pay 25% of the purchase amount (including Earnest Money already paid), immediately on the same day but not later than the next working day, as the case may be, through the mode of payment mentioned in Clause (7). The balance amount of the purchase money shall have to be deposited within 15 days of acceptance/confirmation of sale conveyed to them or such extended period as agreed upon in writing by the Authorized Officer.
10. In default of payment within the said period, the sale will automatically stand revoked and the entire deposit made by the successful bidder together with the earnest money shall be forfeited and without any notice and the property shall be resold.
11. The EMD of the unsuccessful bidders will be returned within 7 days of the closure of the e-auction sale proceedings to the account details duly provided in the bid form. The EMD amount shall be adjusted in case of highest/successful bidder against his/her bid price. The EMD shall not carry any interest.
12. The sale is subject to confirmation by Pegasus ARC. If the borrower/guarantor/(s) pay the amount due to Pegasus ARC in full before date of sale, no sale will be conducted.
13. No claim of whatsoever nature regarding the property put for sale, charges / encumbrances over the property or on any other matter etc. will be entertained after submission of the online bid.
14. The undersigned has the absolute right and discretion to accept or reject any bid or postpone / cancel the sale or modify any terms and conditions of the sale without any prior notice and assigning any reason.
15. The successful bidder shall bear the stamp duties, charges including those of sale certificate, registration charges, all statutory dues payable to government, taxes and rates and outgoing, both existing and future relating to the properties. **The sale certificate will be issued only in the name of the successful bidder.**

16. The sale is subject to the conditions prescribed in the SARFAESI Act, 2002, the conditions mentioned above.
17. The sale is subject to the “As is where is”, “As is what is”, and “Whatever there is” basis with all known & unknown liabilities.
18. **This publication is also a Thirty (30) days’ notice to the aforementioned borrowers/guarantors under Rules 8 & 9 of The Security Interest (Enforcement) Rules, 2002.**
19. Further enquiries may be clarified with the Authorized Officer, Mr. Nilesh More, Mobile No. 9004722468, and Heena Vichare Mobile No. 9004103652, Pegasus Assets Reconstruction Pvt. Ltd. at 55-56, 5th floor, Free Press House, Nariman Point, Mumbai 400021, email id: nilesh@pegasus-arc.com and heena@pegasus-arc.com

Special Instructions:

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Pegasus nor the Service provider will be responsible for any lapses / failure (Internet failure, Power failure, etc.) on the part of the vendor, in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements/alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

AUTHORISED OFFICER

Place: Mumbai
Date: 23/04/2024

Pegasus Assets Reconstruction Private Limited
Trustee of Pegasus Group Thirty Nine Trust 1

ANNEXURE-II
DECLARATION BY BIDDER(S)

To,
Authorized Officer

Bank Name : _____ ,

Date : ____ / ____ / ____

1. I/We, the bidder/s do hereby state that, I/We have read the entire terms and conditions of the sale and have understood them fully. I/We, hereby unconditionally agree to abide with and to be bound by the said terms and conditions and agree to take part in the Online Auction.
2. I/We declare that the EMD and other deposit towards purchase-price were made by me/us as against my/our offer and that the particulars of remittance given by me/us in the bid form are true and correct.
3. I/We further declare that the information revealed by me/us in the bid document is true and correct to the best of my/our belief. I/We understand and agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the offer/bid submitted by me/us is liable to be cancelled and in such case, the EMD paid by me/us is liable to be forfeited by the Authorized Officer and that the Authorized Officer will be at liberty to annul the offer made to me/us at any point of time.
4. I/We understand that in the event of me/us being declared as successful bidder by the Authorized Officer in his sole discretion, I/We are unconditionally bound to comply with the Terms and Conditions of Sale. I/We also agree that if my/our bid for purchase of the asset/s is accepted by the Authorized Officer and thereafter if I/We fail to comply or act upon the terms and conditions of the sale or am/are not able to complete the transaction within the time limit specified for any reason whatsoever and/or fail to fulfill any/all of the terms and conditions, the EMD and any other monies paid by me/us along with the bid and thereafter, is/are liable to be forfeited by the Authorized Officer.
5. I/We also agree that in the eventuality of forfeiture of the amount by Authorized Officer, the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.
6. I/We also understand that the EMD of all offerer/bidders shall be retained by the Bank and returned only after the successful conclusion of the sale of the Assets. I/we state that I/We have fully understood the terms and conditions of auction and agree to be bound by the same.
7. The decision taken by Authorized Officer in all respects shall be binding on me/us.
8. I also undertake to abide by the additional conditions if announced during the auction including the announcement of correcting and/or additions or deletions of times being offered for sale.

Signature: _____

Name: _____

Address: _____

eMail ID: _____