

Bank of Baroda

Regional Office : Junagadh, 2nd Floor, Milestone Building, Near Jhanjhad Chowki, Jhanjhad Road, Junagadh - 362001

Premises on Lease for Proposed Bank of Baroda, Mangrol Branch

The Bank of Baroda, Regional Office, Junagadh Region, Junagadh invites offer from the Owners/ Power of Attorney Holders of Premises on Ground Floor with Area of 70 to 100 Sq. Ft. for Opening ATM Lobby (Office) at Mangrol (Preferably Broad Road) with all facilities including adequate power.

The Premises shall be ready for occupation or likely to be ready for occupation within a period of 3-6 months. The intending offerors shall submit their offers in two separate sealed covers superscribed "Technical Bid" and "Price Bid" to the Regional Manager, Bank of Baroda, Office, Junagadh Region, Junagadh, 2nd Floor, Milestone Building, Near Jhanjhad Chowki, Jhanjhad Road, Junagadh - 362001 on or before 13.02.2026 up to 5.00 PM. Priority will be given to the premises belonging to Public Sector Units (Govt. Departments). For details please log on tender section of our website www.bankofbaroda.bank.in. The Bank reserves its right to accept or reject any offer without assigning reasons thereat.

Date : 23.01.2026
Place : Junagadh
Deputy Regional Manager
Junagadh Region

ASREC
(India) Limited

Bldg No. 2, Unit No. 201-202A & 200-202B, G. Floor, Sankar Corporate Park, Andheri Goregaon Link Road, Chakla, Andheri (East), Mumbai-400 093.

Public Notice

This is with reference to the Auction notice published in this newspaper on Dt. 22.01.2026 on Page No. 22 for sale of properties through auction on 02.02.2026. Please Read Property Description As Located: "Shilpa Center", New Survey No. 546 (Old Consolidated Survey No. A-3), New Block No. 544 (Old Consolidated Survey No. M-2) paiki 42, New Survey No. 546 (Old Consolidated Survey No. A-3), New Survey No. 546 (Old Consolidated Survey No. 1174) situated at mojar: Nadar, Taluka Kad. Dist. and District Magistrate, Other details are given below.

Date : 22.01.2026, Place : Ahmedabad Sd/- Authorised Officer, ASREC (India) Ltd.

PUBLIC NOTICE

Therefore, by this public notice, my client Naya Prabhakar Prabhakar declares that his father Late Prabhakar Motilal Naya passed away on 7.8.2024 and for his Property Flat No. B-207 Smartan Co. Housing society Ltd. which is also known as Smartan Apartment district legal heirs are: (1) Naya Prabhakar Prabhakar (2) Naya Sonalben Prabhakar (3) Naya Prabhakar Prabhakar (4) Gajlaxi Nayanben Lalibhai (Daughter) (5) Purbiya Rehashben Bhaveshbhai (Daughter) (6) Vadodara Manisha Nilesh (Daughter) and there are no other legal heirs and from legal heirs No. 2 to 6 Release their rights in favour of Naya Prabhakar Prabhakar via Regt Release Deed No. 789 dated 31/07/2025 and Naya Prabhakar Prabhakar take Loan from DFC First Bank if any other legal heirs other than those mentioned above are present, then inform us with Proof of their names below within seven days. If there is any further to do so, we will issue a No Claim Certificate assuming that there are no other heirs after this period. Please note this in the relevant case. Ahmedabad 22/01/2026. For details please refer to the following link: <https://www.asrec.com>, Krishna Complex, Next to Old High Court, Income Tax, Ahmedabad-380009.

Bank of Baroda

Katargam Branch, Shop No.03 Ground Floor, Avash-2 Building, Opp-Meraki Showroom, Katargam, Surat - 395004 Ph: 0261-2400088. E-Mail: katargam@bankofbaroda.com

Possession Notice (or Immoveable property) Under Rule-81(1) of Security Interest (Enforcement) Rules, 2002

Whereas, the undersigned being the authorized officer of the Bank of Baroda under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (S4 of 2002) and in exercise of powers conferred under Section 13(1) of the said Act, I hereby give notice to the Borrower/Guarantor, Mr. Maheshbhai Prabhakar Dadas (Borrower), Mr. Sandilakumar Maheshbhai Sardani (Co - Borrower), Mr. Rabbikumar Swabhaibhai Sardani, (Co - Borrower), Mrs. Nilamben Sandilakumar Sardani (Garantor) & Mrs. Prabhakar Maheshbhai Sardani (Garantor) to the amount mentioned in the notice of Rs. 23,58,737/- (Rupees Twenty Nine Lakh Fifty Eight Thousand Seven Hundred Thirty Seven) plus other 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 borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of the said Act in respect of the Security Interest Enforcement Rules, 2002 on the 13th day of January 2026.

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

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 Bank of Baroda, for an amount of Rs. 23,58,737/- Plus other charges thereon.

Description of the Immoveable Property

All that piece and parcel of the property bearing Plot No 346 after KJP Block No 554/46 admeasuring 63.37 sq. mtrs together with margin at "Patel Nagar Society" situated on the land bearing Block No 554/6 (Pw-5) No 108/2 part and 108/3 situated at village Kanyan, sub District Kanjarva, District Surat. West. Society Road. West. Society Road. North: Property Bearing Plot No 345. South: Property Bearing Plot No 347.

Date: 19.01.2026
Place: Surat
Authorized Officer, Bank of Baroda, Katargam Branch

PUBLIC NOTICE

That, our client Yes Bank Ltd. has demanded the Title Clearance Certificate of the immovable property situated at Manje, Dhasrath, on land bearing Block Survey No. 435, Old Revenue Survey No. 779, VUDA Khata No. 200, Total Land area admeasuring 6677.00 Sq. Mtrs., Pakki area admeasuring 3453.27 Sq. Mtrs., Known as "WEEDEP TOWERS", Pakki Tower-C, Fifth Floor, Flat No. 504, Construction Area admeasuring 55.74 Sq. Mtrs., Undivided Share of Land area admeasuring 23.37 Sq. Mtrs., at Registration Sub-District and District Vadodra. That, the said Property was jointly owned by 1. Nathuram Vishrambhai Kalekar, 2. Raj Nathuram Kalekar, 3. Sangbhat Nathuram Kalekar, who availed Loan from Yes Bank Ltd., by mortgaging Depositing Title Deeds of the aforesaid property, amongst them, No.3, Sangbhat Nathuram Kalekar died on 07.12.2023. Therefore, our client Yes Bank Ltd. has demanded to return the Title Deeds of the aforesaid property, to two of its existing Owners namely 1. Nathuram Vishrambhai Kalekar, 2. Raj Nathuram Kalekar, and to the existing legal heirs of Sangbhat Nathuram Kalekar namely, 1. Nathuram Vishrambhai Kalekar (Husband), 2. Dipika Nathuram Kalekar (Wife), 3. Raj Nathuram Kalekar (Son), 4. Hresh Nathuram Kalekar (Son). Therefore, if any individual, Bank, Society, Institution or Financial Institution has any charge, encumbrances, or lien, by any means, on the said property, then within 15 days from the publication of the notice, you may send their objections along with the Supporting Evidence, in form of duly given period of time, then my client will initiate further proceedings. Dated: 23.01.2026.

TEREDASI ASSOCIATES

SAPAN TEREDASI (ADVOCATE) | PAVAN TEREDASI (ADVOCATE) | DHIRU TEREDASI (ADVOCATE)
407-408, 4th Floor, Bluechip Complex, N. Stock Exchange, Satej, Vadodra-5. Mo. 721181322

Bank of Baroda

Katargam Branch-Shop No. 3, Ground Floor, Avash-2 Building, Opp Meraki Showroom, Katargam, Surat-395004. Phone No: 0261-2400088. E-Mail: katargam@bankofbaroda.com

Notice to Break Open the Locker

Consequent upon non-payment of rent which was not paid in terms of Safe Deposit Locker Agreement executed between the Locker Holders & the Bank, the Termination Notice & Break Open Notice were sent through post to the following Locker Holders on their registered address here by the said Notice returned undelivered and in spite of all other efforts made in terms of the said locker agreement, the locker holders neither responded nor traced.

S. No.	Name of Locker Holder	Address	Date of Notices	Old Locker No.	New Locker No.	Overdue Rent
1.	Manushkhai Chhangthai Lad	Navro Maholow-2, Motived, Surat-395004	22/01/2024, 18/12/2024, 25/03/2025, 01/08/2025	131	4270A*0121	30798
2.	Bharu Karubhai Vira	D-1 Nagan-2, No.105, Katargam, surat-395004	22/01/2024, 18/12/2024, 25/03/2025, 01/08/2025	224	4270B*0056	38409
3.	Bhadrakumar Karubhai Vira	171 J.K.Nagar, Singapore Road, Karubhai Vira, Surat-395004	22/01/2024, 18/12/2024, 25/03/2025, 01/08/2025	242	4270B*0056	38409
4.	Latanben Bipinbhai Kanara	310, Navaravliya, Katargam, Surat-395004	22/01/2024, 18/12/2024, 25/03/2025, 01/08/2025	172	4270B*0007	18395.69
5.	Talashiba Kashiabhai Kasodariya	263, Vihar Society, Katargam, Surat-395004	22/01/2024, 18/12/2024, 25/03/2025, 01/08/2025	54	4270A*0048	47318
6.	Vishal Karubhai Vira	5, Krishna Vastika Society, City Light Road, Surat-395007	22/01/2024, 18/12/2024, 25/03/2025, 01/08/2025	144	4270A*0134	25547
7.	Kanjibhai Raghunathbhai Dhillia	40, Rade Shyam Society, Katargam, Surat-395004	22/01/2024, 18/12/2024, 25/03/2025, 01/08/2025	144	4270A*0134	25547
8.	Mahesh Ratilal Desai	104, Ambika Nagar-2, Katargam, surat-395004	22/01/2024, 18/12/2024, 25/03/2025, 01/08/2025	123	4270A*0113	44604
9.	Darashabhai Madhubhai Dabhi	A-591C, Snehasagar Society, Singapore Road, Katargam, Surat-395004	22/01/2024, 18/12/2024, 25/03/2025, 01/08/2025	176	4270B*0011	38291

In terms of the provisions of above Locker Agreement, we hereby give you notice that if the locker is not surrendered & the key of the locker is not returned within a period of 3 months from the date of this Notice, we will proceed to break open your locker, whether you remain present or not on 29/01/2026 at Katargam Branch 3.00 PM and while breaking open the Locker an inventory of the contents recorded from the Locker, if any, shall be prepared.

Further, the overdue rent, penalties, charges, break open charges & other expenses shall be recovered from you & the contents of the Locker shall be dealt with, in terms of secured locker agreement and loan.

Please note that any action taken by the Bank in the above regard is without prejudice to the rights, remedies & contentions available to the Bank and is shall be at your cost, liability, risk & responsibility, consequences and Bank shall not be liable in any manner whatsoever.

Date: 21/01/2026
Branch Head/Authorized Officer, Bank of Baroda

Federal Bank

The Federal Bank Ltd., LCRD/ Ahmedabad Division, Shop No. 101, First Floor, Central by Sanghli Hill, Next to PVR Cinema, N. Lake & Garden, Motera, Ahmedabad - 380005. Email: ahmedabad@federalbank.com

PHYSICAL POSSESSION NOTICE AS PER ORDER NO. CRMA 2358/2025 DECIDED ON 23/12/2025 BY HON'BLE CHIEF JUDICIAL MAGISTRATE, KATHOR, DIST. SURAT

Whereas the undersigned being the Authorized Officer of the Federal Bank Ltd. under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as Act) and in exercise of powers conferred under section 13 (12) of the said Act read with rule 3 of the Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as Rules) issued a Demand Notice dated 27/06/2025 calling upon the Borrowers: (1). Shri. Basantkumar Sethi @ Basant Bhagwan Sethi @ Bhagwan Narayan Sethi, Sd/-, Laxminarayan Sethi, Sd/-, Ramkrishna Sethi, Sd/-, Hemant Bhagwanbhai Sethi @ Bhagwanbhai Sethi, Sd/-, Laxminarayan Sethi, Godadra, Surat, Gujarat- 395010, (2). Smt. Shivani Sethi @ Basantkumar Sethi @ Basant Bhagwan Sethi, Sd/-, Laxminarayan Sethi, Godadra, Surat, Gujarat- 395010 to repay the amount mentioned in the notice-baring of Rs. 14,15,601/- (Rupees Fourteen Lakh Fifteen Thousand Six Hundred and One Only) along with further interest due from you jointly and severally, under your loan accounts with Surat / Adajan Branch of the Bank, within 60 days from the date of receipt of the said notice.

The Borrowers having failed to repay the amounts, notice is hereby given to the Borrowers and public in general that the undersigned has taken 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 18th day of January 2026.

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 (security properties). The Borrowers in particular and 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 and the said property will be subject to the charge of Bank of Baroda, for an amount of Rs. 14,15,601/- (Rupees Fourteen Lakh Fifteen Thousand Two Hundred Ninety Nine Only) due from you as on 18/01/2025 under your Loan account No. 17987300001277 plus other charges, costs and interest thereon.

DESCRIPTION OF IMMOVABLE PROPERTY

All the Piece and Parcel of the Land Plot No. 122, Admeasuring 60.22 Sq. Mtr. of Silicon Residency, situated at R.S. No. 77/2, Block No. 111/B at Village - Jova, Taluka - Palana, District - Surat, Gujarat. State. Bounded by - East : Society Road, West : Other Plot, North : Boundary Wall, South: Plot No. 123.

Date: 18.01.2026, Place : Surat
Authorized Officer, The Federal Bank Ltd.

ACHYUT HEALTHCARE LIMITED

Registered Office : 610, Colonnade, B/H. Icon Temple, Opp. Icon BRTS Bus Stand, Icon-Ambli Road, Ahmedabad GJ 380058 IN | CIN No.: L67120GJ1995PL020600
Telephone No: (079) 48982911 | Mobile : +91 9825097076 | +91 9898868646
Email: compliance@achyuthealthcare.com | Website: www.achyuthealthcare.com

UNAUDITED STANDALONE IND AS COMPLIANT FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31st DECEMBER, 2025 (Rs. in Lacs)

Sr. No.	Particulars	Quarter ended		9 Months ended		9 Months ended	
		31/12/2025 (Unaudited)	30/09/2025 (Unaudited)	31/12/2025 (Unaudited)	31/12/2024 (Unaudited)	31/03/2025 (Unaudited)	31/03/2025 (Unaudited)
1	Total income from Operations	161.12	265.80	744.59	286.91	396.88	
2	Net Profit / (Loss) for the period (before Tax, Exceptional and / or Extraordinary Items)	18.9	16.27	32.13	51.74	70.35	
3	Net Profit / (Loss) for the period before Tax (After Exceptional and / or extraordinary items)	0.89	16.27	32.13	51.74	70.35	
4	Net Profit / (Loss) for the period after tax (After Exceptional and / or extraordinary items)	0.43	12.10	8.40	38.59	54.77	
5	Total comprehensive income for the period	-	-	-	-	-	-
6	Equity Share Capital (Face Value Rs.1/- each)	2355.57	2355.57	2355.57	2355.57	2355.57	
7	Reserve (excluding replacement reserve as shown in the balance sheet of previous year)	798.01	797.59	798.01	755.50	774.29	
8	Earnings Per Share of (Rs.1/- each) (for continuing and discontinuing operation)	-	-	-	-	-	-
	- Basic :	0.00	0.01	0.01	0.02	0.02	
	- Diluted :	0.00	0.01	0.01	0.02	0.02	

Notes: (1) The above is an extract of the detailed financial results for the Third Quarter ended 31st December, 2025 filed with the Stock Exchange pursuant to regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of the same are available on the website of the Stock Exchange at www.bseindia.com and also on the Company's website at www.achyuthealthcare.com. (2) The Company was registered on the SME Platform of the Bombay Stock Exchange of India Limited (BSE) upon its incorporation. The equity shares of the Company were listed on the Main Board of BSE Limited (BSE) with effect from January 2, 2026. (3) Accordingly the Company has adopted Indian Accounting Standards ("Ind AS") effective from April 1, 2025 and date of transition to Ind AS is April 1, 2024 in accordance with the Companies (Indian Accounting Standards) Rules, 2015 (as amended), notified under Section 133 of the Companies Act, 2013, read with relevant rules thereunder, and in compliance with Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, along with the applicable provisions and guidance issued thereunder.

For: **Achyut Healthcare Ltd.**
Sd/- **Jigen J. Modi**
Managing Director DIN - 03355555

Place : Ahmedabad
Date : 21-01-2026

Union Bank of India

MODASA - Malpur Road Branch, Sd/- SHYAM NAGAR, MALPUR ROAD, OPP TIT, MODASA, DIST-ARAVALLI, GUJARAT, 383515.

E - AUCTION SALE NOTICE
(for sale of immovable property)

E Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 read with provision to Rule 8 (6) of 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 Secured Creditor, the Possession of which has been taken by the Authorized Officer of Union Bank of India, Secured Creditor, will be sold on "AS IS WHERE IS", "AS IS WHAT IS", and "WHATSOEVER THERE IS" for recovery of below mentioned respective amounts due to the Union Bank of India, Secured Creditor from below mentioned respective Borrower and Guarantors. The respective reserve price and earnest money deposit will be as under:

Sr. No.	Name of borrower/Mortgagor Branch	Description of Property	Type of Possession	Reserve Price (Rs.)	(i) E.M.D. amount (ii) E.M.D. increment amount	A/c No. & IFSC CODE
1.	M. R. Bim Singh Dahiyu (Applicant and Mortgagor) R/O House No. 035, Plot No. 05, Survey No. 402 Paki, Ratnam Residency, Near Ram Park, Old RTO Road, Modasa, Taluka- Modasa, Dist- Aravalli, Gujarat, Pin- 383315. 2. Mr. Jitendra Singh (Co-Applicant) R/O House No. 035, Plot No. 05, Survey No. 402 Paki, Ratnam Residency, Near Ram Park, Old RTO Road, Modasa, Taluka- Modasa, Dist- Aravalli, Gujarat, Pin- 383315.	House No. D/35 on Plot No. 5 of N.A. S-042 Pakiy, 44.73 Sq. Mtr. Construction Area on Ground Floor and 20.00 Sq. Mtr. Construction area on first Floor and 29.10 Sq. Mtr. Margin Land and 40.00 Sq. Mtr. Area Common Marginal, Total Admeasuring 113.83 Sq. Mtr. Area of Plot, Nagar Pakia Property No. 101111, Ward No.11, Known as "Ratnam Residency", Situated at Modasa, Ta. Modasa, Dist- Aravalli. Boundary of the aforesaid property: - East - 6.00 Mtr. Road, West - Margin then Land of Survey No. 401/paki, North - Plot No. 6, South - Plot No. 6.	Physical possession	Rs. 26,56,000/-	(i) Rs. 2,65,600/- (ii) Rs. 10,000/-	Account bearing Number 5520198050000 IFSC CODE: UBIN055207

Last date of depositing EMD: Before Participation in the E-Auction Process - Date and time of Auction : 13-02-2026, Friday from 12.00 PM to 05.00 PM (with 10 min unlimited auto extensions)

For detailed Terms and Conditions of Sale, Please refer to the link provided in bank's website <https://www.unionbankofindia.com> and <https://www.unionbankofindia.com/in/auction-property-via-auction-property.aspx>

Respective bidders may contact for more details to Union Bank of India, Malpur Road Modasa, Mr. Himanshu Bhushan, Mob No. 9624991441

(GST/TDS shall be payable as per applicable Government Rules by purchaser on sale of Movable/ Immoveable Assets)

AS PER SARFAESI Act, STATUTORY 30 DAYS SALE NOTICE TO THE BORROWERS/ GUARANTORS / MORTGAGORS

The above mentioned Borrowers/ is/ are hereby notified 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/ Mortgagor.

(In The Event Of Any Discrepancy Between The English Version And Any Other Language Version Of This Auction Notice, The English Version Shall Prevail)

Date: 23-01-2026, Place: Modasa
Authorized Officer, Union Bank of India

Gujarat Gramin Bank

Regional Office Rajkot : 2nd Floor, Vihar Heights, Near Ayodhya Park, 150 Feet Ring Road, Rajkot - 360 009, Gujarat

PREMISES REQUIRED ON LEASE/RENTAL BASIS FOR BANK'S MADHAPAR BRANCH

Gujarat Gramin Bank invites offers from landlords/power of attorney holders of Premises on Lease/Rental basis on Ground Floor / First Floor (Approx Area 1300 to 1800 Sq. Ft.) for Madhapar Branch (Ta. Madhapar, Dist. Rajkot). The property should be located in prime location. Premises should be commercial clear with facilities including parking, water, electricity etc. Municipal Taxes, maintenance to be borne by landlord. Premises should be ready for occupation/possession or likely to be ready for occupation within 3 months. Interested property owners/power of attorney holders are requested to submit their Technical Bid (T.Bid) along with all necessary documents/forms in a sealed envelope to the above mentioned address on or before 20.02.2026 by 5.00 pm. Each bid should be submitted in a separate envelope. Please clearly write the envelope "Application for providing Premises on Lease/Rental for Madhapar Branch (Technical Bid) Financial Bid". The bidder should also clearly write their mobile number and full address on the cover of the bid. Premises offered by PSU/Govt Bodies also be considered.

For details, kindly visit the tenders section of our bank's website at <https://ggb.bank.in/tenders.php>

Bank reserves the right to accept or reject any or all offers without assigning any reason therefor.

Date: 23.01.2026
Place: Rajkot
Regional Manager
Gujarat Gramin Bank, Rajkot Region

Union Bank of India

Branch: Himmat Nagar Main 31020, Sarvodaya Surgical Hospital Compound, Idar road, Himmatnagar, Dist:-Dahlgam-383001.

E - AUCTION SALE NOTICE
(for sale of immovable property)

E Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 read with provision to Rule 8 (6) of 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 Secured Creditor, the Possession of which has been taken by the Authorized Officer of Union Bank of India, Secured Creditor, will be sold on "AS IS WHERE IS", "AS IS WHAT IS", and "WHATSOEVER THERE IS" for recovery of below mentioned respective amounts due to the Union Bank of India, Secured Creditor from below mentioned respective Borrower and Guarantors. The respective reserve price and earnest money deposit will be as under:

Sr. No.	Name of borrower/Mortgagor Branch	Description of Property	Type of Possession	Reserve Price (Rs.)	(i) E.M.D. amount (ii) E.M.D. increment amount	A/c No. & IFSC CODE
1.	Firm- Ms Ronak Agro Industries Address- Plot no. 657 shed no. K1 657 of area about 285.00 sq.mtrs (Industrial purpose), situated at Village GIDC Motipura, Himmatnagar District - Sabarkantha within the local limit of GIDC Motipura Himmatnagar Grampanchayat, belonging to Mr. Jitendra Patel Lular Prop. Of. Ms Mahalaxi Sisti Industries, Boundaries: Plot no. 657, East: There is GIDC boundary, West: there is shed no. K1-658, North: there is 14.00 meters wide road, South: there is shed no. K1566	All those pieces and parcel of the immovable property i.e. non agr land of block no. 55 paki plot no. 657 shed no. K1 657 of area about 285.00 sq.mtrs (Industrial purpose), situated at Village GIDC Motipura, Himmatnagar District - Sabarkantha within the local limit of GIDC Motipura Himmatnagar Grampanchayat, belonging to Mr. Jitendra Patel Lular Prop. Of. Ms Mahalaxi Sisti Industries, Boundaries: Plot no. 657, East: There is GIDC boundary, West: there is shed no. K1-658, North: there is 14.00 meters wide road, South: there is shed no. K1566	Symbolic Possession	Rs.47,45,550/-	(i) Rs.4,74,555/- (ii) Rs.50,000/-	Account bearing Number 31020198050000 IFSC CODE: UBIN051022

Last Date of Depositing EMD: Before Participation in the E-Auction Process - Date and Time of Auction : 27.02.2026, Friday from 12.00 PM to 5.00 PM (with 10 min unlimited auto extensions)

For detailed Terms and Conditions of Sale, Please refer to the link provided in bank's website <https://www.unionbankofindia.com> and <https://www.unionbankofindia.com/in/auction-property-via-auction-property.aspx>

Respective bidders may contact for more details to Union Bank of India, Himmat Nagar Main 31020 Branch, Branch Manager, Mob No. 7991332428

(GST/TDS shall be payable as per applicable Government Rules by purchaser on sale of Movable/ Immoveable Assets)

AS PER SARFAESI Act, STATUTORY 30 DAYS SALE NOTICE TO THE BORROWERS/ GUARANTORS(S) / MORTGAGORS(S)

The above mentioned Borrowers/is/ are hereby notified 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 costs from Borrowers/ Guarantors/ Mortgagor.

(In The Event Of Any Discrepancy Between The English Version And Any Other Language Version Of This Auction Notice, The English Version Shall Prevail)

Date : 22.01.2026, Place : Himmatnagar
Authorized Officer, Union Bank of India

Federal Bank

The Federal Bank Ltd., LCRD/ Ahmedabad Division, Shop No. 101, First Floor, Central by Sanghli Hill, Next to PVR Cinema, N. Lake & Garden, Motera, Ahmedabad - 380005. Email: ahmedabad@federalbank.com

PHYSICAL POSSESSION NOTICE AS PER ORDER NO. CRMA 2358/2025 DECIDED ON 23/12/2025 BY HON'BLE CHIEF JUDICIAL MAGISTRATE, KATHOR, DIST. SURAT

Whereas the undersigned being the Authorized Officer of the Federal Bank Ltd. under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as Act) and in exercise of powers conferred under section 13 (12) of the said Act read with rule 3 of the Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as Rules) issued a Demand Notice dated 24/06/2025 calling upon the Borrowers: (1). Smt. Pooja Karuna Bhatta W/o Ramkrishna Sethi, Sd/-, Laxminarayan Sethi, Godadra, Surat, Gujarat- 395010, (2). Smt. Pooja Karuna Bhatta W/o Ramkrishna Sethi, Sd/-, Laxminarayan Sethi, Godadra, Surat, Gujarat- 395010 to repay the amount mentioned in the notice-baring of Rs. 44,42,900/- (Rupees Forty Four Lakh Two Thousand and Ninety Two Only) along with further interest due from you jointly and severally, under your loan accounts with Piploda Branch of the Bank, within 60 days from the date of receipt of the said notice.

The Borrowers having failed to repay the amounts, notice is hereby given to the Borrowers and public in general that the undersigned has taken 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 18th day of January 2026.

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 (security properties). The Borrowers in particular and 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 and the said property will be subject to the charge of Bank of Baroda, for an amount of Rs. 10,70,450/- (Rupees Ten Lakh Seven Thousand Four Hundred Fifty Only) due from you as on 18/01/2025 under your Loan account No. 17987300001277 plus other charges, costs and interest thereon.

DESCRIPTION OF IMMOVABLE PROPERTY

All the Piece and Parcel of Plot No.104, Admeasuring area 44.65 Sq. Meters (As per KJP District, Block No. 283/104, Admeasuring area 44.65 Sq. Meters), together with building and undivided proportional share admeasuring 26.25 Sq. Meters, in the common road CDW with all kinds appurtenances thereto of the housing society known and named as Reddham Green Valley, Vibhag-1 situated on the land bearing Block No. 283 (Old Survey No. 359/2A), of Moje Village - Tantiyaha, Taluka - Palana, District - Surat, Gujarat - State. Bounded by - East : Adj. Society Internal Road, West: Adj. Plot No. 115, North: Plot No. 115, South: Adj. Plot No. 105.

Date: 18.01.2026, Place : Surat
Authorized Officer, The Federal Bank Ltd.

