

IBBI/ IPA-001/ IP-P01352/ 2018-19/ 12083, AFA Vail 11 25 May 2024 Communication Address: A-108, Om Rachana CHS, Sec-17, Vashi, Navi Mumbai - 400703 Tel: 91-22-22701565/ 49613264 Liquidation Process Email: liquidationopalasia@gmail.com



SALE NOTICE FOR SALE OF MOVABLE & IMMOVABLE PROPERTIES "APPENDIX- IV-A [See proviso to Rule 6 (2) & 8 (6)]

E-Auction Sale Notice for Sale of Movable & 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 Movable 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

SI 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	Mr. Kamleshkumar Damjibhai Yadav (Borrower) Mrs. Jignasha Kamlesh Yadav (Co- Borrower) Mr. Hemant A. Patel (Guarantor)	All that piece and parcel of NA plot No. 85 admeasuring 4625.00 Sq Ft. or 429.67 Sq.mt. Revenue Survey No. 113 Paikee, at Village Chala Taluka Vapi District Valsad and the property is in the name of Jignasha Kamlesh Yadav and Bounded as under : East : Plot No. 70, West : Agriculture land of RS 113 Paiki after Internal Road, North : R S No. 162/1, South : Plot No. 84 (Physical Possession)	Rs. 60,31,564.28/- + unapplied Interest w.e.f. 09.03.2024 + other charges less recovery if any	1. Rs. 67,62,000/- 2. Rs. 6,76,200/- 3. Rs. 10,000/- (With unlimited extension of 10 minutes each)
	M/s Sampoorna Dairy and Agrotec LLP. Mr. Arun Kumar Dixit, Mr. Mukhtar Ali Khan, Mr. Aalekh Kumar Dixit, Mr. Shree Vallabh Kamal Kishor Thanvi, Mr. Diwakar Panicker, Mrs. Sangita Nitin Kere, 1) A-201, Gokul Regency-II, Thakur Complex, Kandivali East, Mumbai, 2) D- 2003, Athena Rustomjee, Loadha service road, majiwada, Nr. Lodha Paradise, Thane west, Thane, Maharastra-400601, 3) 3001, Swaraj Queensbay, Plot No. 72D/72F/72G/H/J, sector 14, kopar khairane, Navi Mumbai, Thane Maharastra-400709, 4) 71/B/Glory, Vasant Marvel Complex, We Highway, Borivali (East), Mumbai 40066, 5) Flat no. 1603, prathmesh Home, Plot No. 13 and 14, sector 23, Taloja, panvel, Raigadh, Maharshtra 410206, 6) A-Block 446 Kansai Road, Nr. Jawahar store, Ulhasnagar, Maharastra-421004	limits of Khatalwada, Taluka Umbergaon, District Valsad and Registration Sub-district Umbergaon in the state of Gujarat containing by admeasurement 0.40.47 Hect equivalent to 4047.00 square meters or there about in the name of M/s. Samporna Dairy and Agrotech (LLP) Value of Plant & Machinery is Rs.75,58,300/- (Physical Possession)	Rs. 8,15,13,864.34/- with interest up to 09.03.2024 + interest thereon	Plant / Machinery : 1. Rs.75,58,300/- 2. Rs.7,56,000/- 3. Rs. 20,000/-

 Date of E-Auction : 30/03/2024
Time of E-Auction : From 02:00 PM to 06:00 PM • Date and time of Visit of property for bidders : 26/03/2024 From 12:00 PM to 04:00 PM

15 Days Statutory Notice Sale Notice to The Borrower, Guarantor and Mortgagor.

For detailed terms and conditions of sale, please refer to the link provided in https://www.bankofbaroda.in/eauction.htm and https://ibapi.in, https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp. Also, prospective bidders may contact for Sr. No. 1 Authorized Officer on Tel No. 02632-241454 Mobile:7984964360, 8872485474. & Sr. No. 2 Authorized Officer on Tel No. 0260-2562272 Mobile 9687680764.





Chief Manager & Authorised Offic Bank of Barc

All right title and interest in Flat No:- 109, adm. 650 sq.fts. i.e. 60.40 sq.mtrs., together wit undivided share in underneath land in "Sumangal Complex", Situated on the Land bearing Revenue survey No.301 paiki, T.P. Scheme No. 13 (Adajan), F.P. No. 104/A & 104/B paiki F.P. No. 104/A & 104/B paiki F.P. No. 104/A & 104/B paiki F. No. 104/B paiki Plot No.7 of Village : Adajan, Taluka :- Choryasi, Dist. Surat. standing in the name of Mrs. REKHA JITENDRA PATEL Bounded: East: Flat No. 110 & stair, West: Flat No.108, North: Internal Road & Building No.F. South: Entry & Passage

1	Date : 13/03/2024	Authorised Officer, Punjab Nat	ional Bank
	Place : Surat	Vesu Branch, Sura	at.

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Date : 01.03.2024

NOTICE TO GUARANTOR (UNDER SUB-SECTION (2) OF SECTION 13 OF THE SARFAESI ACT, 2002) Shri Hiteshkumar Madhubhai Patel

Add - Tran Faliya, Onjal, Bori Faliya, Jalalpore Navsari - 396412 **Dear Sir**

Re: Notice under Section-13(2) of the SARFAESI Act, 2002

As you are aware, you have by an Agreement of Guarantee dated 07.07.2017 guaranteed payment on demand of all moneys and discharge all obligations and guaranteed payment on demand of all moneys and discharge all obligations and liabilities then or at any time thereafter owing or incurred to Bank of Baroda by Smt. SUDHAKUMARI RAMESHKUMAR SINGH for aggregate credit limits of Rs. 52,82,768.63 + interest thereon (Rupees Fifty Two Lacs Eighty Two Thousand Seven hundred Sixty Eight Paisa Sixty Three only) plus interest thereon and other charges more particularly set out in the said Guarantee document.

Bacripion of Mortgage Property mentioned below :- Property in the name of Smt. Sudhakumari Rameshkumar Singh - Plot No. 53, admeasuring 1191.13 sq. ft i.e. 110.70 sq. mtr. alongwith the proposed construction and surrounding rights over the original land situated at "Lake Palm Villa", Italava, Tal. & Distt. Navsari bearing Khata No. 1273, Block/Survey No. 430/2 (Computerised Block No. 430/2/B). Boundaries of the house, East – House No. 44, West- Contiguous Road, North-Contiguous Road, South-House No. 52

We have to inform you that the Borrower has committed defaults in payment of its liabilities and consequently, the account has been classified as non-performing asset on 28.02.2024. A Copy of the Notice dated 01.03.2024 under Section 13(2) of the Securitization 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. to pay to us the outstanding amount of loan/credit facilities aggregating Rs. 52.82.768.63 + interest thereon (Rupees Fifty Two Lacs Eighty Two Thousand Seven hundred Sixty Eight Paisa Sixty Three only as on 28.02.2024 plus further interest thereon from 30.11.2023 at the contractual rate with monthly rests plus penal interest with costs, charges and expenses till payment 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 dated 01.03.2024 served on the Borrower (copy enclosed). B. We further wish to inform you that in regard to the personal guarantee 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. 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 of the Notice dated **01.03.2024**, served on the Borrower (copy enclosed) by way of sale, lease or otherwise (other than in the ordinary course of business), without obtaining our prior written consent. We may add that non-compliance with the above provision contained in section 13(13) of the said Act, is an offence punishable under section 29 of the Act.

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 of Baroda 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

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 - 01-03-2024 Place - Navsari	Yours Faithfully, (Shivendra Kumar Gunjan) Chief Manager & Authorised Officer, Bank of Baroda.
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SOCIETY, RASHI CIRCLE, KATARGAM, CITY SURAT - 395004.

WHEREAS the above named applicant has filed the above referred application in this Tribunal

1. WHEREAS the service of Summons/Notice could not be effected in the ordinary manner and whereas the application for substituted service has been allowed by this Tribunal.

2. Defendant are hereby directed to show cause as to why the Original Application Should not be allowed.

3. You are directed to appear before this Tribunal in person or through an Advocate on 24/04/2024 at 10.30 am. and file the written statement / Reply with a copy thereof furnished to the applicant upon receipt of the notice.

4. Take notice that in case of default, the Application shall be heard and decided in your absence.

GIVEN UNDER MY HAND AND SEAL OF THE TRIBUNAL ON THIS 28/02/2024

PREPARED	CHECKED BY REG	REGISTRAR	
BY M.			



APPENDIX -IV [Rule 8(1)] POSSESSION NOTICE (for immovable property) The undersigned being the Authorized Officer of the Bank of Baroda under the Securitization and Reconstruction of Financial Assets and Enforcement of Security nterest Act, 2002 and in exercise of Powers conferred under Section 13(12) read with (Rule-8) the Security Interest (Enforcement) Rules, 2002, issued a Demand Notice Dated 06-01-2023 calling upon the Borrowers/Guarantor/ Mortgagor M/s Reva General Store Prop. Mr. Satish Naginbhai Gandhi to repay the amount entioned in the notice being Rs. 20,33,668.67 (Rupees Twenty Lakh Thirty-Three Thousand Six Hundred Sixty-Eight and Paisa Sixty-Seven Only) as on 06-01-2023 and unapplied interest and other charges thereon within 60 days from the date of notice/date of receipt of the said notice.

The Borrowers/Guarantor/Mortgagor having failed to repay the amount, notice is hereby given to the Borrowers/Guarantor/Mortgagor and the 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 this 10th Day of March of the year 2024.

The Borrowers/Guarantor/Mortgagor 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. 24,29,153.25 (Rupees Twenty-Four Lakh Twenty-Nine Thousand One Hundred Fifty-Three and Paisa Twenty-Five Only) inclusive of unapplied interest upto 07-03-2024 and other charges thereon.

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

DESCRIPTION OF IMMOVABLE PROPERTY

I) All that part & parcel of the mortgaged Land property being lying and situated at on Gamtal land bearing House No. 201 situated at Village Mouje- Garudeshwar, Faluka- Garudeshwar Dist. Narmada owned and possessed by Mr. Satish Naginbhai Gandhi. Bounded: East: Open Land of Datt Mandir, West: R.C.C. Road, North: Shop of Natubhai Manubhai Valand, South: Shop of Rajeshbhai Chandubhai

(2) All that part & parcel of the mortgaged shop situated at 159. Main Bazar, Viil & Post Garudeshwar, Taluka- Garudeshwar Dist. Narmada. (Hypothecation of stocks-Mobile accessories and cosmetic items)

Date: 10.03.2024	Authorised Officer
Place: Vadodara	Bank of Baroda