

**FINANCIAL EXPRESS**

**Modasa (Main)Branch, Gajanand Complex,**  
Deep Vistar, Shamla Road, Modasa,  
Arvalli - 383315 Ph: - (02774) 246319  
Email -modasa@bankofbaroda.com

**SALE NOTICE FOR SALE OF  
IMMOVABLE PROPERTIES**

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

**E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 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 possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis for recovery of dues in below mentioned accounts. The details of Borrower's/Mortgagor/Guarantor's/Secured Assets/Dues/Reserve Price/E-Auction date & Time, EMD and Bid Increase Amount are mentioned below-

Sr. No.	Name & address of Borrower's/Guarantor's/Mortgagor's	Give short description of the property with known encumbrances, if any	Total Dues.	1. Reserve Price 2. Earnest Money Deposit (EMD) 3. Bid Increase Amount
1	M/s. The Quality Shop Prop. Farukhbhai Yunusbhai Damri Mr. Farukhbhai Yunusbhai Damri Shop 18-21, Plot No. 1, Palki Eastern Side, Majroh Tintoi, Taluka Modasa, Dist Arvalli, Gujarat - 383250 562-2, YakubhbhaiVadivali Fali A & Post-Tintoi, Tal Modasa, Dist Arvalli Gujarat-383250	All that piece and parcel of immovable property being Commercial shop No. 18, admeasuring 131.23 Sq. Mtrs. Commercial Shop No. 19 admeasuring 131.23 Sq. Mtrs. Commercial Shop No. 20 admeasuring 131.23 Sq. mtrs. Commercial Shop No. 21 admeasuring 131.23 Sq.mtrs. All Situated at plot No. 1, Palki (Eastern Side) of N.A. Land of R.S. No. 982 (Old R.S. No.538),MajrohTintoi under Modasa Taluka, District Aravalli, belongs to FarukhbhaiYunusbhai Damri Boundaries, E - 7.50 Mtr Road, W - 7 Shop No. 17, N - 7.50 Mtr Road, S - Road Widening	Notice to borrower & Legal Heirs for Rs.40,89,377/- as per demand dated 23.12.2024 less recovery thereafter if any	1- Rs. 33,12,000/- 2- Rs. 3,31,200/- 3- Rs. 10000/-
2	Mrs. Sabinaben Javedhusen Pahochiya Factory Office: Plot No 127 & 128, GIDC Ganeshnagar, Modasa-383315 Registered Office: 3. Anjuman Society, Dugarwada Road Modasa, Gujarat-383315 Mr. Gulamabhali Ahemedbhali Pahochiya 28, Transport Nagar Society, Dugarwada Road, Modasa, Aravalli, Gujarat-383315	All that piece and parcel of immovable property being shop no S/1 on 2nd Floor of R. S. 357 palki Total admeasuring 18.35 sq. mtrs situated at Faizan Complex, Modasa- Dhanusa Road, At+TA: Modasa, Dist Arvalli- 383315 belonging to Gulamabhali Ahemedbhali Pahochiya. Boundaries of the Plot East: 5 ft. Wide Passage, West: Shop No. S-28, North: Shop No. S-2, South: Open Space	Notice to borrower & Legal Heirs for Rs.21,41,871.32/- as per demand dated 13.03.2024 less recovery thereafter if any	1- Rs. 9,08,325.00/- 2- Rs. 90,832/- 3- Rs. 10000/-

**Date & Time of E-Auction : 05.12.2025, 02:00 PM to 06:00 PM****Status of Possession : Symbolic****Property Inspection Date & Time : 24-11-2025 to 28-11-2025, 11:00 AM to 02:00 PM**

As the Properties/property are in symbolic possession E-Auction Sale Notice is subject to following conditions :-  
(I) Property is in Symbolic Possession and Bidder is purchasing the property in symbolic possession at his own risk & responsibility.  
(II) Bank will hand over the possession of property symbolically only and Successful Auction bidder/purchaser will not claim physical possession from the Bank.  
(III) Bank will not be responsible or duty bound for handing over of physical possession.  
(IV) Successful Auction Purchaser will not be entitled to claim any interest, in any case of return of money.  
(V) Successful Auction Purchaser has to submit the Declaration Cum Undertaking confirming the above terms & condition immediately after e-Auction.  
(VI) Subsequent to sale if successful bidder fails to submit Declaration Cum Undertaking, the bid EMD amount will be forfeited.  
For detailed terms and conditions of sale, please refer/visit to the website link <https://www.bankofbaroda.in/e-auction> and online auction portal <https://baaneknet.com>. Also, prospective bidders may contact the Authorised officer on Mobile 8808460504

Authorised Officer,  
Bank of Baroda

Date: 03.11.2025

Place: Modasa



Administrative Office : A-16, Babubhai Rathi Chowk,  
M.I.D.C. Subhashchandra Bose Marg, Satpur, Nashik - 422007.  
• Phone No : 0253-2308200 to 2308206 • Fax No. 0253-2353581

**ACTION SALE NOTICE UNDER SARFAESI ACT - 2002**

Authorized officer of **The Nasik Merchant's Co. Op. Bank Ltd., Nashik (Multi - State Scheduled Bank)** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (54 of 2002) and in exercise of power confirmed under the said Act issued Demand Notice, calling upon following Borrowers / Guarantors to repay the amount mentioned in the notice with the notice interest. The amount mentioned in the notice have not been repaid to the Bank. Therefore notice to public is hereby given to the effect that the immovable property described herein below will be sold by the Authorised officer by public auction on the date, Place and time mentioned in the notice on "AS IS WHERE IS AND WHAT IS BASIS" persons or organization interested in buying the said immovable properties may contact the Authorised officer or **The Nasik Merchant's Co. Op. Bank Ltd., Nashik (Multi State Scheduled Bank)** for bidders documents which contain all other relevant details.

1. **ACCOUNT NAME : M/S. OM SAI BUILDMAT**

Name of the Borrowers / Guarantors and Consenting Party: M/s. Om Sai Buildmat, Prop. Lakhani Jayeshkumar Ranabhai (Deceased), Legal Heirs: (i). Smt. Lakhani Hiral Jayesh, (ii). Master. Lakhani Tirth Jayesh (Minor Guardian Smt. Lakhani Hiral Jayesh), (iii). Mrs. Lakhani Kanchanbhai Ranabhai Guarantors / Consenting Party :- (1). Mr. Italyan Anilbhai Becharbhai, (2). Mr. Katodiya Nilesbhaji Vallabhbai, (3). Mr. Dhameilya Prakashbhai Natwarbhai, (4). Mr. Bhungaliya Hiteshbhai Ramjbhai, (5). Mr. Bhungaliya Ashokumar Ramjbhai, (6). Mr. Bhungaliya Satish Ramjbhai, (7). Mr. Gangani Chetanbhai Nanajbhai, (8). Mr. Katodiya Vallabhbhai Mayjbhai, (9). Mr. Katodiya Bhavanbhai Mayjbhai

\* Demand Notice : 21.09.2022 \* Amount (Rs.) Due for Loan Recovery : Rs. 6,79,63,576.19 (Rupees Six Crore Seventy Nine Lakhs sixty Three Thousand Five Hundred Seventy Six and Nineteen Paise only) + further Interest thereon from DL 01/09/2022 + charges etc.

**DESCRIPTION OF THE IMMOVABLE PROPERTIES**

**Property No. 1** :- All the Peace and parcel of property of Open Residential Plot bearing Private Plot No. 47 i.e. as per Sanctioned plan, Plot No. F-47 having total area 58.00 Sq.mtr. i.e. 69.37 Sq. yard, (which is registered in the computer record as KJP) correction has been made separate 7/12, has been allotted to S. No. 390/ paiki 47 and share in the land of common facilities and road area admeasuring 22.50 Sq. mtr. has been organise residential plots in the name of "GREEN PARK" on the non-agriculture land bearing Block No.390, S. No. 398, having area of 15935 Sq.mtr, laying and being at Mauje Kamrej Village, of Kamrej, Tal- of Surat Dist- the said property and all the inner and outer rights, for usage and occupation belonging to the said property.  
**• Reserve Price : Rs. 34,65,000/- • Earnest Money Deposit : Rs. 3,46,500/- • Incremental Amount : Rs. 10,000/-**  
**Property No. 2** :- All the Peace and parcel of property of Open Residential Plot bearing Private Plot No. 7, i.e. as per Sanctioned plan plot No. C-7 having total area 75.00 Sq.mtr. i.e. 89.70 Sq.yard (which is registered in the computer record as KJP) correction has been made separate 7/12, has been allotted to S. No. 390/ paiki 7) and share in the land of common facilities and road area admeasuring 22.50 Sq. mtr. has been organise residential plots in the name of "GREEN PARK" on the non-agriculture land bearing Block No.390, S. No.398, having area of 15935 Sq.mtr. laying and being at Mauje Kamrej Village, of Kamrej, Tal- of Surat Dist-the said property and all the inner and outer rights, for usage and occupation belonging to the said property.  
**• Reserve Price : Rs. 44,56,000/- • Earnest Money Deposit : Rs. 4,45,600/- • Incremental Amount : Rs. 10,000/-**

Name of the Borrower / Guarantor and Mortgagor	Demand Notice Date & O/S. Am. Balance+Interest	Description of the Immovable Properties	Reserve Price Rs. / EMD Rs. / Bid Increments Am. Rs.
<b>2. M/s. Shivkrupa Trading (Partnership Firm), Partners :- (1). Mr. Mayurbhai Ranabhai Lakhani, (2). Mr. Ashokumar Ramjbhai Bhungaliya, Guarantor &amp; Consenting Parties :- (1). Mr. Jayeshkumar Ranabhai Lakhani (Deceased) Legal Heirs : (i). Smt. Hirajay Lakhani, (ii). Master. Tirth Jayesh Lakhani (Minor Guardian Smt. Hirajay Lakhani), (iii). Mrs. Kanchanbhai Ranabhai Lakhani, (2). Mr. Hiteshbhai Ramjbhai Bhungaliya</b>	<b>Demand Notice 15.03.2023 Outstanding amount balance Rs. 80,60,629/- + further interest thereon from 01.03.2023 + charges etc.</b>	All that piece and parcel of constructed property situated, lying and being at R.S. No. / Block No. 375/3, T.P. No. 12, Final Plot No. 158, Non - agricultural property situated at Village - Adajan, Dist. Surat, bearing Shop No. 202 on the Second Floor the building know as "Green Elina", adm. super built-up area 756.00 Sq. feet, built area 434.22 sq. feet i.e. 40.34 sq. mtr, Carpet area 415.78 sq.feet. i.e.38.63 sq.mtr, Along with all easementary rights. <b>Bounded by - East : Adjacent Final Plot No. 158, West : Adjacent 24 mtr. Road, South : Adjacent Plot No.148, North : Adjacent Plot No.161.</b>	<b>Rs. 33,75,000/- Rs. 3,37,500/- Rs. 10,000/-</b>
<b>3. M/s. Yug Yarn Pvt. Ltd. Director:- (1). Mr. Manav Bharathbhai Jethabhai &amp; (2). Mr. Dhanani Kantibhai Amambhai Guarantor &amp; Consenting Parties :- (1). Dhanani Shantiben Kantibhai, (2). Dobariya Kantibhai Muljibhai, (3). Findoriya Dineshbhai Govindbhai</b>	<b>Demand Notice 16.09.2020 Outstanding amount balance Rs. 5,96,37,061/- + ADVNAC Rs. 95,21,925/- further interest thereon from 01.09.2020 + charges etc.</b>	(1). All That Piece and Parcel of the Properties bearing plot No. 28A on the bearing block No. 792 situated at Mauje Village Kursad, Sub District Taluka Olpad, Dist. Surat, Total plot area admeasuring 620 Sq. mtrs. and for the Industrial purpose Ground and First Floor, RCC constructed area 554-36 Sq.mtrs. (5964.91 Sq.fts) and (2). Machinery available in the Factory Shed and Premises.	<b>Property Rs. 11,18,000/- Rs. 11,18,000/- Rs. 25,000/- Machinery Rs. 24,13,000/- Rs. 2,41,300/- Rs. 10,000/-</b>

**IMPORTANT DATES**

- Date of Inspection site : 14.11.2025 (Friday) between 1.00 PM to 3.00 PM
- Auction Date & Time : 25.11.2025 (Tuesday) at 12.00 Noon to 3.00 PM
- Last date of Submitting EMD : 24.11.2025 (Monday) up to 4.00 PM
- Place for obtaining and Submitting EMD : The Nasik Merchant's Co. Op. Ltd., Nashik (Multi State Scheduled Bank)  
Shree Jay Maruti Complex, Ground Floor, Nr. Gujarat Samachar Press, Udhana Darwaja, Ring Road, Surat - 395002. (Phone No. 0261 - 2631670)
- Place of Auction : above mentioned for Auction Date & Time at The Nasik Merchant's Co. Op. Ltd., Nashik (Multi State Scheduled Bank)  
Shree Jay Maruti Complex, Ground Floor, Nr. Gujarat Samachar Press, Udhana Darwaja, Ring Road, Surat - 395002. (Phone No. 0261 - 2631670)

**TERMS AND CONDITIONS :-**

1. Interested parties may send / submit their property wise separate offer for purchasing the said properties in sealed cover super scribed as "Offer for purchases property of M/s. .... along with 10% of offer price as earnest money which is refundable if offer is not successful.
2. The Authorized officer reserves all the rights to reject the Auction and / or adjourn / or postpone the date and time of Auction or Sale Confirmation without giving any reason.
3. That the Bank has obtained Physical Possession.
4. The highest Bidder will have to pay 1% T.D.S. above the payment of Rs. 50.00 Lacs (as per app.)
5. Mortgagor / Borrower / Co - Borrower may bring prospective bidders and may also remain present at the time of Auction.
6. Please note that the Demand Draft / Pay order be accepted as EMD amount. Before the Last Date & Time of submission of the Bid Documents vix (i). Copy of PAN, (ii) Proof of Identification / Address Proof (KYC) viz. Self attested copy of Voter ID Card / Driving License / Passport / Ratior Card etc.
7. The successful offer shall pay initial deposit being 25% (10% earnest money and 15% additional amount) of the offer amount immediately on the being confirmed in his favour and the balance amount within 15 days from date of auction. If the successful bidder fails to pay the balance 75% of the bid amount within 15 days from date of auction the deposited amount (EMD and 15% of Offer amount) will be forfeited without any prior information and the property will be kept for sale again.
8. Legal Charges for Transfer, Conveyance, Stamp duty, Registration charges with Registrar, Municipal Taxes, Building Maintenance, Electricity Charges, Water charges and any other charges applicable if any shall be borne by purchaser and the should complete all transfer formalities applicable to transfer of property. In every case the decision of the Authorized Officer is final.
9. The Property will be sold in "As is where is" condition including all encumbrances if any (There are no encumbrances to the knowledge of the Bank)
10. The intending bidders can inspect the property between above mentioned date & Time. For further details / queries contact : Authorised Officer, The Nasik Merchant's Co. Op. Bank Ltd. Nashik (Multi - State Scheduled Bank), Ajit Rokade (Authorised Officer) (M) : 9850009666, Nitin Gangunde, (M) : 942356101 or Udhna Branch, Phone No. 0261 - 2631670 OR Zenith Recovery Agency : Sanjay Nayak (M) : 9824277792.

**STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT - 2002**

The Borrower / Guarantors are hereby noticed to pay the sums mentioned as above before the date of Auction, failing which the property will be auctioned and balance if any will be recovered with interest and cost from them by legal avenue.

Authorised Officer  
The Nasik Merchants' Co-Op. Bank Ltd., Nashik (Multi-State Scheduled Bank)**POSSESSION NOTICE  
(for immovable property)**

Whereas,

The undersigned being the Authorized Officer of **SAMMAAN CAPITAL LIMITED (CIN:L65922DL2005PLC136029)** (formerly known as INDIABULLS HOUSING FINANCE LIMITED) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated 24.02.2023 calling upon the Borrower(s) **MUKESHBHAI V DHAMECHA ALIAS DHAMECHA MUKESHBHAI V ALIAS MUKESHBHAI VITALBHAI DHAMECHA (CO-BORROWER, SON AS WELL AS LEGAL HEIR OF LATE VITALBHAI CHAKUBHAI DHAMECHA) PROPRIETOR M/S. PRIYANK TRADERS, MAHESHBHAI V DHAMECHA ALIAS DHAMECHA MUKESHBHAI V (CO-BORROWER, SON AS WELL AS LEGAL HEIR OF LATE VITALBHAI CHAKUBHAI DHAMECHA) PROPRIETOR M/S. SHRIRAM TRADERS, DINESHBHAI VITALBHAI DHAMECHA ALIAS DINESHBHAI DHAMECHA (CO-BORROWER, SON AS WELL AS LEGAL HEIR OF LATE VITALBHAI CHAKUBHAI DHAMECHA) M/S. SUNRISE TRADERS, KAILASHBHAI MUKESHBHAI DHAMECHA ALIAS DAMESHA KAILASHBHAI and BHAVNABEN DINESHBHAI DHAMECHA** to repay the amount mentioned in the Notice being Rs. 1,74,14,175.18 (Rupees One Crore Seventy Four Lakhs Fourteen Thousand One Hundred Seventy Five and Paise Eighteen Only) against Loan Account No. **HLAPRAJ00140514** on as 20.02.2023 and interest thereon within 60 days from the date of receipt of the said Notice.

The Borrower(s) having failed to repay the amount, Notice is hereby given to the Borrower(s) 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 Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 02.11.2025.

The Borrower(s) 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 **SAMMAAN CAPITAL LIMITED** (formerly known as INDIABULLS HOUSING FINANCE LIMITED) for an amount of Rs. 1,74,14,175.18 (Rupees One Crore Seventy Four Lakhs Fourteen Thousand One Hundred Seventy Five and Paise Eighteen Only) as on 20.02.2023 and interest thereon.

The Borrowers' attention is invited to provisions of Sub-Section 8 of Section 13 of the Act in respect of time available to redeem the Secured Assets.

**DESCRIPTION OF THE IMMOVABLE PROPERTY**

ALL THE RIGHT, TITLE AND INTEREST, OF PROPERTY BEING PLOT NO. 37 "A", IN SHREE UCHHRANGNAR CO. OPERATIVE HOUSING SOCIETY LIMITED, THE SCHEME KNOWN AS "MASTER COLONY", CONSTRUCTED THEREON ADMEASURING 113 SQ. YARDS, I.E. 95.16 SQ. MTRS, FINAL PLOT NO. 1, SITUATED SORATHIYA WADI, STREET NO.2/12, NR. 80 FT. ROAD, IN THE DISTRICT OF RAJKOT, AND REGISTRATION SUB-DISTRICT RAJKOT.

**BOUNDARIES OF THE PROPERTY:**