

Bank of Baroda
4th Floor, Bank of Baroda Tower, Near Law Garden, Ellisbridge, Ahmedabad-380006, Phone: 079 26473154
Email: amahm@bankofbaroda.bank.in

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

Whereas, the undersigned being the Authorized Officer of the Bank of Baroda under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 30.04.2022 under section 13(2) of the said act calling upon the M/s Ainaj Industries through its Proprietor Mr Sureshkumar Dayaram Thakkar to repay the outstanding amount mentioned in the notice being Rs. 22,31,46,417.80 (Rupees Twenty Two Crore Thirty One Lacs Forty Six Thousand Four Hundred Seventeen and Paise Eighty only) (Interest upto 31.03.2022) within 60 days from the date of receipt of the said notice.

The Borrowers / Guarantors having failed to repay the amount, Notice is hereby given to the Borrower and public in general, that the undersigned has taken **Physical Possession** of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with Rule 8 of the said Rules on this 25th day of March of the year 2026.

The Borrower/Guarantor/Mortgagor/Partner in particular, and the public in general are hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of the Bank of Baroda for an amount of Rs. 22,31,46,417.80 (Rupees Twenty Two Crore Thirty One Lacs Forty Six Thousand Four Hundred Seventeen and Paise Eighty only) as on 31-03-2022 with further interest thereon as mentioned in the notice till the date of payment and incidental expenses, costs, charge incurred / to be incurred.

"The Borrower's attention is invited to provision 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 that piece and parcel of Factory Land and Building located at R.S. No. 546, Near Pajapati Hostel/Akbar Residency, On Radhanpur-Bhadra Highway, Radhanpur, Dist. Patan, Gujarat - 385340 Land area - 16390 Sq. Mtrs. (19602 Sq. Yards). (Built up area 11573.93 Sq. Mtrs. - as per Mortgage Deed). In the name of M/s Ainaj Industries. Boundaries are as under: On the North: R.S.No. 545 & 560, On the South: R.S.No. 541, 547 & 548, On the East: R.S.No. 558, On the West: Road, Date: 25.03.2026
Place: Radhanpur

Sd/- Authorized Officer
Bank of Baroda.

Amendment in the public notice for the title

In the public notice for the title clear published on 15/03/2026, the following was omitted to have been mentioned that "the original registration receipt for the Reg. Sale Deed No. 5761 dated 10/07/1987 and the original power of attorney used in the Reg. Sale Deed No. 25734 dated 11/10/1999 were inadvertently misplaced and lost." Which needs to be considered.

Office: 1/62A, Gf., Kharva Street, Nr. Sarang Gym. Opp. Bahumali Building, Tirupati Plaza Rd., Nanpura, Surat-395001. Mo. 9265240770

Amit D. Tiwari (Advocate)

JAY AMBE SUPERMARKETS LIMITED
CIN: L74999GJ2020PLC118385

Regd. Office: A 001, Shubh Vivid, Por Kudasan, Village- Kudasan, Gandhinagar, Gujarat, India, 382421 | Ph. No.: +91 6358027675
Website: www.citysquaremart.com | Email Id: cs@citysquaremart.com

NOTICE OF POSTAL BALLOT

Notice is hereby given to the Members of Jay Ambe Supermarkets Limited ("Company"), pursuant to applicable provisions of the Companies Act, 2013 and SEBI Listing Regulations, that approval of Members is sought through Postal Ballot by remote e-Voting for the following Ordinary Resolutions:

Sr.No.	Brief particulars of the resolution	Type of Resolution
1.	Appointment of Statutory Auditor to fill Casual Vacancy	Ordinary Resolutions

Pursuant to applicable MCA circulars, the company has completed dispatch of the Postal Ballot Notice, by electronic means on March 27, 2026 to those Members whose names appeared in the Register of Members / List of Beneficial Owners and whose e-mail ids are registered with the Company/MUFG Intime India Private Limited (formerly known as Link Intime India Private Limited) ("RTA"). Depositories as on Friday, March 20, 2026 ("Cut-off date"). The same is also available on the website of the Company at www.citysquaremart.com, BSE Limited i.e. www.bseindia.com, and on the website of the NSDL (www.evoting.nsdl.com).

In accordance with the provisions of the circulars, Members can vote only through the e-Voting process. The voting rights of the Members shall be reckoned on the basis of the equity shares of the Company held by them as on the cut-off date. Any person who is not a shareholder of the Company, as on cut-off date shall treat this Postal Ballot Notice for information purposes only.

The Company has engaged in service of the NSDL for the purpose of providing e-Voting facility to all its members.

The e-Voting facility will be available during the following period:

Commencement of e-voting	9:00 a.m. (IST) on Monday, March 30, 2026
End of e-voting	5:00 p.m. (IST) on Tuesday, April 28, 2026

The e-Voting facility will be disabled by NSDL immediately after 5:00 P.M. IST on April 28, 2026 and will be disabled thereafter.

Members who have not updated their email addresses are requested to register the same in the respect of shares held by them in electronic form with the Depository through their Depository participant and in respect of shares held in physical form by writing to Company's Registrar and share Transfer Agent MUFG Intime India Private Limited (formerly known as Link Intime India Private Limited) ("RTA") either by email at mt.helpdesk@linkintime.co.in or by post, C 101, 247 Park, L.B.S. Marg, Vikhroli West, Mumbai-400083, Maharashtra.

The communication of the assent (FOR) or dissent (AGAINST) of the Members would take place only through the remote e-Voting system of NSDL.

The Board of Directors of the Company has appointed Ms. Deepthi Grover (Membership No. F7654), Proprietor of M/s. Deepthi & Associates, Practising Company Secretaries, as the Scrutinizer to scrutinize the postal ballot process through remote e-Voting in fair and transparent manner. The Scrutinizer have consented to act as Scrutinizer for this postal ballot.

Upon completion of the scrutiny of the votes cast, the Scrutinizer will submit her report to the Chairman of the Company or to any other person so authorized within two working days from the conclusion of the remote e-Voting period for the postal ballot. The results of the voting conducted by Postal Ballot through remote e-Voting along with the Scrutinizer's Report ("Results") will be made available on the website of the Company at www.citysquaremart.com and on the website of NSDL at www.evoting.nsdl.com and intimated to BSE Limited.

("BSE", where the Ordinary (equity) Shares of the Company are listed, within two working days from the conclusion of the remote e-Voting period for the postal ballot.

In case of any queries/grievances pertaining to remote e-Voting, you may refer the Frequently Asked Questions ("FAQs") for Shareholders and e-Voting user manual for Shareholders available at the 'Download' section of www.evoting.nsdl.com or call on no.: 022 - 4886 7000 or contact Ms. Pallavi Mhatre, AVP-NSDL at their designated e-mail addresses: evoting@nsdl.com. The Postal Address of NSDL is 3rd Floor, Naman Chamber, Plot C-32, G-Block, Bandra Kurla Complex, Bandra East, Mumbai, Maharashtra - 400 051.

For Jay Ambe Supermarkets Limited
Sd/-
Jignesh Amratbhai Patel
Managing Director
DIN: 08049321

Date: March 29, 2026
Place : Gandhinagar

Union Bank of India

Palod Branch : Ground Floor, Nr. Ambika Steel Fabrication, Nr. N.H. 8, Kim Station Road, Dist. Surat, 394111.

POSSESSION NOTICE

SCHEDULE 6, (Rule - 8(1)) (For Immovable Property)

Whereas, the undersigned being the Authorized Officer of the Union Bank of India, Palod Branch, Surat under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (Act) 2002 (3 of 2002) and in exercise of powers conferred under section 13(2) read with rule 8 & 9 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 03/11/2025 under section 13 (2) of the said act calling upon the Mrs. Heenaben Rohitbhai Jain (Borrower) and Mr. Satisukumar Uttambhai Patel (Guarantor) to repay the amount mentioned in the notice being Rs. 9,44,825.79 (Rupees Nine Lakh Forty-Four Thousand Eight Hundred Twenty-Five and Paise Seventy-Nine Only) With Interest within 60 days from the date of receipt of the said notice.

The borrowers/mortgagor/guarantors having failed to repay the amount, Notice is hereby given to the borrowers and guarantors and public in general that the undersigned has taken **Physical 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 & 9 of the said rules on this 26th day of March of the year 2026.

The borrowers/mortgagor/guarantors 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 Union Bank of India, Palod Branch, Surat for an amount of Rs. 9,44,825.79 (Rupees Nine Lakh Forty-Four Thousand Eight Hundred Twenty-Five and Paise Seventy-Nine Only) as on 31.10.2025 with further interest thereon plus other Charges.

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

DESCRIPTION OF IMMOVABLE PROPERTY

All That part and parcel of the property bearing plot no. 91 adm 54.06 sq. mts. Along with undivided proportionate share adm 14 72 sq. mts. in the COP and Common Road of the housing estate known as **DIVINE RESIDENCY** with all appurtenances pertaining thereto standing on land bearing block No. 751, survey no. 735/1 laying, being and situated at village: hathuran, sub-District: mangrol, District: Surat.

Sd/-
Authorized Officer
Union Bank of India

Date : 26.03.2026
Place : Surat

Bank of Baroda
Wadi Plot Branch : Porbandar, Gujarat - 360 575

POSSESSION NOTICE (For Immovable Property Only)

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 and in exercise of powers conferred under section 13(12) Read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice Dated 17.11.2025 calling upon the Borrower 1. Mr. Devshibhai Bhogesara (Borrower) and Mrs. Shantiben Devshibhai Bhogesara (Co-Borrower) to repay the amount mentioned in the notice being Rs. 14,28,465.18/- (Rupees Fourteen Lakh Twenty Eight Thousand Four Hundred Sixty Five and Eighteen Paise Only) as on 17.11.2025 (Including Interest up to 17.11.2025) together with further interest thereon at the contractual rate plus costs, charges and expenses till date of payment 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 power conferred on him under Sub-Section (4) of the Section 13 of the Act Read with Rule 8 of the Security Interest Enforcement Rules, 2002 on this 24th day of March of the year 2026.

The Borrower/ Guarantors/ Mortgagors 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. 14,28,465.18/- (Rupees Fourteen Lakh Twenty Eight Thousand Four Hundred Sixty Five and Eighteen Paise Only) as on 17.11.2025 (Including Interest up to 17.11.2025) and further interest thereon at the contractual rate plus costs, charges and expenses till the date of payment.

The Borrower's attention is invited to provision 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

Residential Property situated at Bokhira under Porbandar Taluka and Porbandar District, bearing Bokhira Revenue Survey No. 782, 783, 784/1, Acr. 8-29-Guntha, converted into Non Agriculture for Residential Purpose, known as K.K. Nagar paiki Plot No. 25 paiki Sq. Yds. 61-92 i.e. 51.80 Sq. Mtr., its City Survey No. N.A. 784/1/25 with existing Bounded as under : North : Property of Plot No. 26, South : Property of Plot No. 25 paiki, East : Feet 20.00 Wide Road, West : Property of Plot No. 28

Date : 24.03.2026, Place : Porbandar Sd/- Authorised Officer Bank of Baroda

Bank of India
Katagam Branch: Nr. Laxmi Diamond, B/s. Smruti Society, Fulpada Road, Central Bank of India Katagam Po Katagam Surat

POSSESSION NOTICE

(RULE 8 (1)) SARFAESI Rule (For immovable/Movable property)

Whereas, the Authorized officer of the Central Bank of India, Katagam Branch under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, and in exercise of powers conferred under Section 13 (2) and 13 (12) read with the Rule 3 of the Security Interest (Enforcement) Rules 2002 issued a demand notice dated 20/01/2026 calling upon the borrower M/s J P CREATION, Prop- Mr. Jayantibhai Parsottambhai Ginoys and Mr. Batukbhai Ramjibhai Ginoys (Guarantor) to repay the amount mentioned in the notice being Rs. 9,11,808/- (Rupees Nine Lakh Eleven Thousand Eight Hundred and Eight Only) (which represents the principal plus interest due as on the 20/01/2026), plus interest and other charges from 20/01/2026 to till date within 60 days from the date of receipt of the said notice.

The Borrower having failed to pay the entire dues of the bank, notice is hereby given to the borrower, the Guarantor 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 Security Interest (Enforcement) Rule 2002 on this 25th day of March 2026.

The borrower and the Guarantor in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to charge of Central Bank of India, for the amount of Rs. 9,11,808/- (Rupees Nine Lakh Eleven Thousand Eight Hundred and Eight Only) (which represents the principal plus interest due on the 20/01/2026), plus interest and other charges from 20/01/2026.

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

DESCRIPTION OF THE IMMOVABLE PROPERTY

All that piece and parcel of the immovable property bearing Plot no 15 admeasuring 15*35 sq ft i.e., 48.79 sq mtrs & common area admeasuring 16.09 sq mtrs in Yogi Dhara, situated on land bearing R.S. no. 253, Block no 281, TP Scheme no. 68 (Puna), FP no 80 of Village: Puna Taluka: Surat City, District: Surat.

Bounded by : North : Gala No. 16 South : Gala No. 14
East : Gala No. 18 West : Road

MOVABLE PROPERTY

TWO SET EMBROIDERY MACHINE HAVING MODEL NO-623 400*850*1200 OF M/S JUPITER ENTERPRISE SURAT

Sd/-
Authorized Officer,
Central Bank of India

Date : 25.03.2026
Place : Surat

TATA CAPITAL LIMITED
Registered Office: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai 400013.

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)
(As per Rule 8(1) of the Security Interest Enforcement Rules, 2002)

Whereas, the undersigned being the Authorized Officer of the Tata Capital Ltd., (hereinafter referred to as "TCL - Transferee") through Tata Capital Financial Services Ltd. (hereinafter referred to as "TCFSL - Transferee") vide Orders dated 24th November 2023 passed by National Company Law Tribunal, Mumbai vide scheme of arrangement agreed between Tata Capital Financial Services Limited ("TCFSL") as Transferee and Tata Capital Limited ("TCL") as Transferee under the provisions of Sections 230 to 232 of the Companies Act, 2013 ("said Scheme") having our registered office at 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai 400 013, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(2) read with rule 8 & 9 of the Security Interest (Enforcement) Rules, 2002, issued a Demand Notice as mentioned below calling upon the Borrowers to repay the amount mentioned in the notice within 60 days from the date of the said notice.

The borrowers, having failed to repay the amount, notice is hereby given to the borrowers, in particular 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 section 13(4) of the said Act read with rule 9 of the said Rules.

The borrower, in particular, and the public in general, are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Tata Capital Limited, for an amount referred to below along with interest thereon and penal interest, charges, costs etc. from date of demand notice.

S. No.	Loan A/c. No.	Name of Obligor(s)/Legal Heir(s)/ Legal Representative(s)	Amount & Date of Demand Notice	Date of Possession
1.	21789759	1. Ganeshbhai R. Bhesdadiya (Borrower) 2. Urmilaben G. Bhesdadiya (Co Borrower) 3. Balaji Industries (Co Borrower) Through its Proprietor Ganeshbhai R. Bhesdadiya having addresses at Add: Sub Plot 13/B-1/p, Umiya krupa, Uday Nagar - I Street No. 10/ B, Near Shivam Hospital, Mavadi Main Road, Opp. Saurashtra Gramin Bank, Rajkot 360004 Also Add: Plot No. 13, BH Backbone Shopping Centre, Amar nagar-2, Street No. 6/1, Rajkot 360004	Rs. 33,69,502/- (Rupees Thirty Three Lakh Sixty Nine Thousand Five Hundred and Two Only) in Loan Account No. 21789759 as on 11-11-2025 Date of Demand Notice: 11th November 2025	24th March 2026

Description of Property: Constructed Resident Property land admeasuring 62.55 sq. mtrs. of Sub plot no. 13-B-1 Of plot no. 13-B, revenue survey no. 26 paiky, T.P.S. no. 8, F.P. no. 9-1 paiky, O.P. no. 9, Built up Ground floor 74-90 and First Floor 23-12 Total Built up area 98-02 of Village Mavdi, District Rajkot. Boundaries as Follows: East: There is a road, the measurement on that side is 111 feet. West: The land is in plot 13-A, that side the wall is independent, the measurement on that side is 111 feet. North: Plate No. 13-B-2 is located in the building above, it the wall on the side is a square, the measurement on that side is 60 feet. South: This sub-plot has a building on it, the wall on that side is solid, the height on that side is 60 feet.

Date : 29.03.2026
Place : Rajkot, Gujarat.

Sd/-
Authorized Officer
Tata Capital Limited

BANK OF INDIA
AHMEDABAD ZONAL OFFICE: RECOVERY DEPARTMENT
6TH FLOOR, BANK OF INDIA BUILDING, BHADRA, AHMEDABAD. PHONE: 079-66122528, 66122530

STAR MEGA E-AUCTION FOR SALE OF PROPERTIES

DATE AND TIME OF E-AUCTION : 28.04.2026, 11:00 AM TO 06.00 PM WITH AUTO EXTENSION CLAUSE INCASE OF BID IN LAST 10 MINUTES BEFORE CLOSING

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 8(6) & 6(2), 9(1) 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/ies) mortgaged/hypothecated/pledged/charged to the bank of India. The constructive / physical possession of which has been taken by the Authorized Officer of Bank of India (Secured Creditor), will be sold on "As is where is", "As is what is" and "Whatever there is" basis on 28.04.2026

DESCRIPTION OF THE MOVABLE / IMMOVABLE PROPERTIES WITH NOT KNOWN ENCUMBRANCES IF ANY

Sr. No.	Description of the Property	Rs.	Rs.
1	M/s. Aquasoft Beverages, Partner: Mr. Nimeshkumar Jayantibhai Patel, Partner: Mrs. Neshmaben Nimeshkumar Patel, Guarantor: Mr. Atulbhai Jayantibhai Patel, Guarantor: Mr. Jayantibhai Ambalal Patel, To repay the amount mentioned in the notices being Rs. 94,14,848/- and further interest & expenses thereon. Authorized Officer : Mrs. Shailja Sahu Ahmedabad Recovery Branch, Ahmedabad, Mob. : 8877166669	Rs. 97,00,000/-	Rs. 9,70,000/-
2	M/s. Sara Guest House (Guarantor & Mortgagor - Partnership Firm) - Mrs. Sairabi Abbas Shaikh (Partner-1) & Mr. Abbas Gaffar Shaikh (Partner - 2) To repay the amount mentioned in the notices being Rs. 1,38,41,304.13/- and further interest & expenses thereon. Authorized Officer : Mrs. Shailja Sahu Ahmedabad Recovery Branch, Ahmedabad, Mob. 8877166669	Rs. 73,00,000/-	Rs. 7,30,000/-
3	Mr. Dattu Thakorlal Rami, Mrs. Manisha Dattu Rami To repay the amount mentioned in the notices being Rs. 74,82,351.00/- and further interest & expenses thereon. Authorized Officer : Mrs. Shailja Sahu Ahmedabad Recovery Branch, Ahmedabad, Mob. : 8877166669	Rs. 45,00,000/-	Rs. 4,50,000/-
4	M/s J D Textile Proprietor - Mr. Jagdishbhai Dunganbhai Leuva, Mr. Jagdishbhai Dunganbhai Leuva (Proprietor) To repay the amount mentioned in the notices being Rs. 1,12,00,631.67/- and further interest & expenses thereon. Authorized Officer : Mrs. Shailja Sahu Ahmedabad Recovery Branch, Ahmedabad, Mob. : 8877166669	Rs. 28,00,000/-	Rs. 2,80,000/-
5	M/s. Redvia Pharmaceuticals, Mr. Ashish Hasmukhbhai Patel (Partner of M/s. Redvia Pharmaceuticals), Mr. Ashish Balchandra Dave (Partner of M/s. Redvia Pharmaceuticals), Mrs. Ila Hasmukhbhai Patel (Guarantor of M/s. Redvia Pharmaceuticals) To repay the amount mentioned in the notices being Rs. 53,43,172.00/- and further interest & expenses thereon. Authorized Officer : Mrs. Shailja Sahu Ahmedabad Recovery Branch, Ahmedabad, Mob. : 8877166669	Rs. 12,00,000/-	Rs. 1,20,000/-

Inspection Date & Time for Above Mention Properties For Sr. No. 1, 2 & 4 : Dt. 15.04.2026 and Sr. No. 3 & 5 : Dt. 16.04.2026 during 12.00 Noon to 05.00 PM.

TERMS & CONDITIONS :- (1) The e-auction is conducted by PSB Alliance through the website: <https://banknet.com/> (2) To participate in the auction, bidders must register themselves on the website by provide accurate and complete information including their name, address, contact details and other required documents. (3) Bidders must have a valid pan and aadhar card. (4) After successful registration/bidder must deposit the earnest money deposit (EMD) as specified for each property, the EMD will be refunded to unsuccessful bidders after the auction. (5) Bidders can place bids on the property during the specified auction period. (6) The highest bidder at the end of the auction period will be the successful bidder and a communication to this effect will be issued through electronic mode which shall be subject to the approval by the authorised officer of the bank. the successful bidder shall deposit 25% of the sale price on the same day or not later than next working day (including the emd already paid), balance amount of the sale price has to be deposited within 15 days from the date of confirmation of sale, failing which the bank shall forfeit the amount already paid/deposited by the purchaser (including EMD) in default of payment property may be offered to the second highest offer/bidder or resold and defaulting purchaser shall not have any claim whatsoever. any statutory and other dues payable and due on the property/ies shall be borne by the buyer. (7) In case sale is not confirmed or set aside on any ground whatsoever, the bidder shall bear all the incidental expenses, if any to the sale and purchaser/bidder shall not be entitled to claim any compensation or damages whatsoever. (8) The interested parties/intending bidder may contact for further details to the authorised officer, bank of india. (9) The decision of the bank/authorized officer regarding sale of property shall be final, binding and unquestionable. the bank reserves its right to cancel/postpone the sale without assigning any reasons. (10) On payment of entire sale price and completion of sale formalities a sale certificate (as per format prescribed in the SARFAESI rule) will be issued to the successful purchaser/bidder. the successful purchasers shall bear all existing/Previous/future taxes and Charges, stamp duty, registration fee, incidental expenses etc. for getting the sale certificate registration. (11) This notice is also a notice to the above borrowers/mortgagors/guarantors under rule 8(6) / 6(2) / 9(1) of the security interest (enforcement) rules-2002. (12) The bidders may participate in e-auction for bidding from their place of choice. internet connectivity shall have to be ensured by bidder himself, bank/service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc. (13) The intending bidders should make discreet inquiries as regards any claim, charge and encumbrances on the property any authority besides the banks charges and should satisfy themselves about the title, extent, quality and quantity of the property before submitting their bid. (14) If the borrower pays the amount due to the banks in full before the date of sale, auction liable to be stopped/canceled/withdrawn. (15) The sale shall be subject to the conditions prescribed in the security interest (enforcement) rules-2002 and the guidelines of the banks in pursuance of the instructions of govt. of india in this regard. (16) Priority will be given to offer of composite lot and bid for plant and machinery will be considered for sale only if no bid is received for land and building. (17) The bid price shall be above the reserve price and bidder shall improve their future offer in multiple of Rs. 10,000/-. (18) If the final bid amount of any lot exceeds Rs. 50 lakh, the auction buyer, while making final payment to bank, has to deduct 1% of the sale price of the immovable properties as TDS as per section 194 IA of income tax act & remit it to income tax department in the name of bank of india pan no. AAACB0472C & should mandatorily submit challan / taxpayers counterfoil & form 26qb to bank. the buyer shall also bear all other applicable statutory taxes, dues, registration charges, stamp duty, property tax, society charges & all other similar charges etc. (19) In case of any discrepancy between the english version & vernacular language version, the english version will be preferred. (20) Bidders are advised to exercise caution while submitting the online bids on the day of e-auction. In any case, once the bid has been submitted the bidder(s) is/are bound to amount submitted and no request/communication will be entertained. (21) As per the registration (Gujarat Amendment) act, 2018, the sale certificate shall be registered in lieu of sale deed. (22) Property Inspection will be available for only those properties which are in Physical Possession with the bank.

STATUTORY 15/30 DAYS SALE NOTICE UNDER THE SARFAESI ACT - 2002

The borrower / guarantors are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned / sold and balance dues, if any, will be recovered with interest and cost.

Date : 28.03.2026, Place : Ahmedabad

Sd/- Authorised Officer, Bank of India

