


S. No	Name of Borrowers/ Co-Borrowers/ Guarantors	Description of Mortgaged Property	Date of Demand Notice	Total O/s as on date of Demand Notice (in INR)	Date of possession
73.	Jadav Rahul Dharanishibhai, Makwana Jalaben Dhanjibhai	Row House-Plot No-2.R.S.No.345/2p/1,Plot no.02 paikee West paikee First part from East Side,Bhambhan Road, Botad,Botad,Gujarat-364710. Bounded By : North by - Plot No.01, South by - Road, East by - Remaining land Of this plot, West by - Remaining land Of this plot.	03-01-2025	11,14,189	12-03-2025
74.	Suthar Jayeshkumar Becharbhai, Suthar Bhagvatiben Jayeshkumar	House-Plot No 36/Paiki,Wadhwan R.S.No.2129/Paiki, Plot No.36/Paiki, unit No.3, "Sutradhar Nagar", Nr.Kesariya Balam Residency, Mulchand Road, At,Wadhwan, Tal.Wadhwan, Dist.Surendranagar,Surendranagar,Gujarat-363030. Bounded By : North by - Plot No. 37, South by - Plot No. 36/ Paiki Unit No. 2, East by - Plot No. 33, West by - 6.00mt Wide Road.	03-01-2025	9,52,705	12-03-2025
75.	Gautam Sonu Kumar, Susheela,	Plot No-83, Balaji Park, R.S.No-142, No-364, Beside Shree Govardhan Residency, Kareli - Mota Road, Mota, Bardoli, Surat,Gujarat,394345 Bounded by North-Plot No: 82, South-Plot No: 84, East-Block No: 366, West-Society Internal Road.	03-01-2025	9,67,718	12-03-2025
76.	Shishangiya Harsh Bharatbhai, Shishangiya Vanitaben Bharatbhai	Flat No-202,Building No-C2,Antillia Dreams, Opp. Star Galaxy, Nr. Kosad Water treatment Plant, Chhaparabhata Road, Varyav,Surat,Gujarat,394107 Bounded by North-Flat No.C/1-203, South-Flat No-C/2-201, East-Passage,Staircase and Flat No.C/2-203, West-Open Space.	03-01-2025	21,70,000	12-03-2025
77.	Bhakti Shaileshbhai Matravadia, Harsh Shreshhbhai Matravadia	Flat-401,Shreeji Complex,Flat No.401, 3rd Floor, "Shreeji Complex(As per site Shreeji Apartment)", C.S.Ward No.1, C.S.No.276 P, Raghuvirpara, Street No.2, Off. Para Bazaar Main Road, Off.Garediya Kuva Road, Rajkot-360001, Rajkot,Gujarat-360001. Bounded By : North by - Road, South by - Flat No.402, East by - Other's Property, West by - Road.	03-01-2025	9,79,784	12-03-2025
78.	Nandkishor Sahni, Pushpa Devi	Flat No-303, UMA VIHAR PALACE , 3rd Floor, A - Building, R.S.No-25, Block No-31, Plot No. 164 To 170, Umavihar Bungalows, Nr. Dastan Railway Fatak, Dastan - Kareli Road, Dastan,surat,Gujarat,394310 Bounded by East-Society Road, West-Block No.32 of Land, North-Society Road, South-C.O.P the land and Plot No.171.	03-01-2025	4,86,191	12-03-2025
The BORROWERS/ GUARANTORS and the PUBLIC in GENERAL are hereby cautioned not to deal with the above referred Properties/Secured Assets or any part thereof and any dealing with the said Properties/Secured Assets shall be subject to charge of HOME FIRST FINANCE COMPANY INDIA LIMITED for the amount mentioned hereinabove against Properties/Secured Assets which is payable with the further interest thereon until payment in full..					
The borrower's attention is invited to the provisions of subsection (8) of Section 13 of the Act, in respect of time available to redeem the secured asset.					
Place:- Gujarat Date: 17-03-2025			Authorised Officer, Home First Finance Company India Limited		



Asset Recovery Branch, Ahmedabad,  
1st Floor, Rangoli Complex, Opp.V S Hospital,  
Ashram Road, Ellisbridge, Ahmedabad-380006

### CORRIGENDUM

This is with reference to the E-Auction Sale Notice published in the Financial Express newspaper on 12.03.2025, that is scheduled on 27.03.2025, it is clarified that in Property No. 26, Auction of Mr. Harishbhai Nagindas Thakkar, Kindly Read As Possession Type of Symbolic Possession, Property No. 25 & 26, Kindly Read As details of encumbrances : Other Bank charge exist. All other details of E-Auction will remain same.

Authorised Officer, Union Bank of India



### IDFC FIRST Bank Limited

CIN: L65110TN2014PLC097792  
Registered Office: KRM Towers, 8th Floor, Harrington Road, Chetpet, Chennai - 600031. TEL: +91 44 4564 4000 | FAX: +91 44 4564 4022.  
Authorized Officer – Satyendra Maurya, Contact Number – 8306001848  
Authorized Officer – Pooja Goyal, Contact Number – 9913465019


**Property For Sale under Provisions of Sarfaesi Act, 2002 by Private Treaty**  
Whereas the Authorised Officer of IDFC FIRST Bank Ltd has taken the Possession u/s 13(4) of the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (The SARFAESI Act, 2002) of the property being All That Piece And Parcel Of Property Bearing Plot No. 714 (As Per K.J.P. New Block No. 31/74), Admeasuring 40.15 Sq. Mtrs., Along With 21.75 Sq. K.J.P. Undivided Share In The Land Of Road & Cop, In "Green Park Part-3", Situate At Revenue Survey No. 38, 39 & 40, Old Block No. 29, Re-Survey New Block No. 31 Of Moje Village Haldharu, Taluka: Kamrej, District: Surat, Gujarat-394310, And Bounded As:-East: Plot No. 705 & West: Soc. Road, North: Plot No. 713 & South: Plot No. 715 ("the Secured Asset") with respect to Loan Account No. 41722131 of Prashant Santosh Abnave & Sulaoachana Santosh Aabnave (Borrowers), The Authorised Officer has received an expression of interest from a prospective purchaser towards purchase of the above mentioned Secured Asset under the SARFAESI Act. Now, the Authorised Officer is hereby giving the Notice to Sale of the aforesaid property by Private Treaty in terms of rule 8 and 9 of the Security Interest (Enforcement) Rules 2002. The Sale will be on "AS IS WHERE IS BASIS AND AS IS WHAT IS BASIS".

Mortgaged Property Address	All that piece and parcel of property bearing Plot No. 714 (As Per K.J.P. New Block No. 31/74), Admeasuring 40.15 Sq. Mtrs., Along With 21.75 Sq. Mtrs. Undivided Share In The Land of Road & Cop, In "Green Park Part-3", Situate At Revenue Survey No. 38, 39 & 40, Old Block No. 29, Re-Survey New Block No. 31 of Moje Village Haldharu, Taluka: Kamrej, District: Surat, Gujarat-394310, And Bounded As:-East: Plot No. 705 & West: Soc. Road, North: Plot No. 713 & South: Plot No. 715
Reserve Price	Rs. 400000.00/- (Rupees Four Lakhs Only)
Auction date of Private Treaty	04-April-2025

The Borrower and Co Borrower are hereby notified to pay the sum as mentioned in the demand notice i.e. Rs. 942828.76/- (Rupees Nine Lakhs Forty Two Thousand Eight Hundred Twenty Eight and Paise Seventy Six Only) along with interest and ancillary expenses before 04-April-2025, failing which the property will be sold by Private Treaty.

Sd/-  
Date: 17.03.2025  
Place: Surat

Authorised Officer  
IDFC FIRST Bank Limited



### Canara Bank

### Madhapar Branch

### DEMAND NOTICE [SECTION 13(2)] TO BORROWER/GUARANTOR/MORTGAGOR

Ref : RORAJKOT/MADHAPAR/17122/SANTOSHVAGHARI Date : 12.03.2025

To  
Mr. Vaghari Santosh (Borrower) - C/o Bakulbhai  
Address 1: 2556, Some Nagar, Milhi Rohar, Gandhidham, Kachchh, Gujarat-370240  
Address 2: Plot No. 33, R.S. No. 531/1, Vill. Varsamed, Anjar, Kutch, Gujarat-370110  
Dear Sir / Ma'm,

Sub: Notice issued under Section 13(2) of the Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002.

That Mr. Vaghari Santosh has availed the following loans/credit facilities from our Madhapar Branch from time to time:

Sr. No.	Loan No.	Loan Amount	Total Liability with interest as on 15.02.2025	Rate of Interest
1	160002038020	Rs. 13,00,000	Rs. 13,29,188.57 Principal: Rs. 13,00,000.00, Interest: Rs. 29,188.57 with interest & other charges thereon from 16.02.2025	8.30 % + 2 % (penalty interest) = 10.30 %

The above said loan/credit facilities are duly secured by way of mortgage of the assets more specifically described in the schedule hereunder, by virtue of the relevant documents executed by you in our favour. Since you had failed to discharge your liabilities as per the terms and conditions stipulated, the Bank has classified the debt as NPA on 11.03.2025 Hence, we hereby issue this notice to you under Section 13(2) of the subject Act calling upon you to discharge the entire liability as Rs. 13,29,188.57 (Rupees Thirteen Lakh Twenty Nine Thousand One Hundred Eighty Eight and Paise Fifty Seven Only) as on 15.02.2025, plus further interest and incidental expenses and costs, if any within sixty days from the date of the notice, failing which we shall exercise all or any of the rights under Section 13(4) of the subject Act. Further, you are hereby restrained from dealing with any of the secured assets mentioned in the schedule in any manner whatsoever, without our prior consent. This is without prejudice to any other rights available to us under the subject Act and/or any other law in force. Your 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. The demand notice had also been issued to you by Registered Post Ack due to your last known address available in the Branch record.

### SCHEDULE

The specific details of the assets Mortgaged are enumerated hereunder:

Mortgaged / Hypothecation Assets	Movable & Immovable Property	Name of the Holder
Mortgaged	EMT of Residential House at Plot No. 33, Revenue Survey No. 531/1 at Village Varsamed, Taluka Anjar, Dist. Kachchh, Gujarat - 370 110. Admeasuring 63.63 Sq. Mtr. The Plot is Bounded by : East : By Plot No. 63, West : By 12.20 Mtr wide road, North : By Plot No. 32, South : By Plot No. 34	Mr. Santosh Bakulbhai Vaghari

Date : 17.03.2025, Place : Madhapar Authorised Officer, Canara Bank



### Protium Finance Limited

(Formerly known as Growth Source Financial Technologies Ltd.)  
Registered Office: Nirfon Knowledge Park (NKP) B-2, Seventh Floor, Pahadi Village, Off. The Western Express Highway, Cama Industrial estate, Goregaon (E), Mumbai, Maharashtra- 400063

### SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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 / Co-Borrower /Mortgagor (s) that the below described immovable properties mortgaged to the Secured Creditor, the Physical possession of which has been taken by the Authorised Officer of Protium Finance Ltd. the same shall be referred herein after as Protium Finance Ltd. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis through E-Auction. It is hereby informed to General public that we are going to conduct public E-Auction through website <http://bankauctions.in/>

1.Account Number 2.Name of borrower, co-borrower, 3. Mortgagors	4. Date of Demand Notice 5. Amount as per Demand Notice Us 13(2) 6. Date of Physical Possession 7. amount as on (Date)	8. Descriptions of the property/Properties	9.Reserve Price 10.Earned Money Deposit 11. Bid Increment Amount (In Rs.)	12. E-Auction Date and Time 13. EMD Submission Last Date 14. Inspection Date
1. GS048EEL630220 2.(a) MEHULBHAI RAMJIBHAI DHANANI (b) JYOTIBEN RAMJIBHAI DHANANI All having address at 13, SF, GODAWARI SOC, OPP PALLADIUM MALL, YOGI CHO, SURAT, GUJARAT - 395010 Also, at: PLOT No 432, SHYAM LAKE CITY, KAMREJ, SURAT - 354185, GUJARAT Also, at: PL 117, FF, Gajanan Park Society, V1, Near Mahalaxmi Society, Yogy Chowk, Surat - 395006	4.Date: 15th Jun 2024 5.Rs. 2037148.08/- (Rupees Twenty Lakh Thirty-Seven Thousand Nine Hundred Forty-Eight and Eight Paise) as on Jun 13,2024 with further interest @ 18% from Jun 13,2024 until payment in full amount along with other charges as demanded in our notice, within the statutory period of 60 days from the date of this notice. 6. 25th Dec 2024 7. Rs. 2343040.99 -/- (Twenty-Three Lakh Forty-Three Thousand Forty and Nine Nine Paise only) as on date 15th Mar 2025	a. <b>Moveable Properties:</b> Charge created on all the existing and future receivable / current assets / moveable assets / movable fixed assets (interim receivable of You No. 1152 b. <b>Immovable Properties:</b> All that right, title and interest of property bearing Plot No. 432 admeasuring about 48.00 sq yards, as per K.J.P. Block No. 196/432 (New Block No. 5414) admeasuring about 40.15 sq. mtrs with construction of ground floor along with undivided share in land, road and COP admeasuring about 22.23 sq. mtrs. of "Shyam Lake City" situated at land bearing Block No. 196 admeasuring 01-16-54 Sq. mtrs. and block no. 220 admeasuring 01-89-08 sq mtrs after consolidation New block No. 196 total admeasuring 03-05-62 sq. mtrs at village Valanga, sub district - Kamrej, District - Surat, bounded as under: North: Society Internal Road, South: Plot No. 423, East: Plot No. 431, West: Plot no. 433	9. Rs. 24,00,000/- (Twenty-Four Lakh Only) 10. Rs. 2,40,000/- (Two Lakh Forty Thousand Only) 11. (Bid Incremental Value: Rs. 5,000/-)	12. 16-APR-25 at 11:00 am to 2:00 PM (with unlimited extension of 5 min each) 13. 15-APR-25 up to 5:00 PM. 14. 4-APR-25 BETWEEN 11:00 AM TO 5:00 PM

1. All interested participants / bidders are requested to visit the website <https://bankauctions.in> & <https://protium.co.in/> For details, help, procedure and online training on e-auction, prospective bidders may Contact Mr. Nilesh D Pawar Contact number: 8142000725/ 8142000066 email id: nilesh@bankauctions.in / info@bankauctions.in  
\*For further details on terms and conditions please visit <https://bankauctions.in> & <https://protium.co.in/> to take part in e-auction.  
THIS IS ALSO A STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6)/ Rule 9 (1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Date: 17.03.2025, Place: SURAT, Gujrat

For Protium Finance Limited, (Authorized Officer)



### Protium Finance Limited

(Formerly known as Growth Source Financial Technologies Ltd.)  
Registered Office: Nirfon Knowledge Park (NKP) B-2, Seventh Floor, Pahadi Village, Off. The Western Express Highway, Cama Industrial estate, Goregaon (E), Mumbai, Maharashtra- 400063

### SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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 / Co-Borrower /Mortgagor (s) that the below described immovable properties mortgaged to the Secured Creditor, the Constructive possession of which has been taken by the Authorised Officer of Protium Finance Ltd. the same shall be referred herein after as Protium Finance Ltd. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis through E-Auction. It is hereby informed to General public that we are going to conduct public E-Auction through website <http://bankauctions.in/>

1.Account Number 2.Name of borrower, co-borrower, 3. Mortgagors	4. Date of Demand Notice 5. Amount as per Demand Notice Us 13(2) 6. Date of Symbolic Possession 7. amount as on (Date)	8. Descriptions of the property/Properties	9.Reserve Price 10.Earned Money Deposit 11. Bid Increment Amount (In Rs.)	12. E-Auction Date and Time 13. EMD Submission Last Date 14. Inspection Date
1. GS047EEL525668, 2.(a) Arif General Store Through it's Proprietor Mr. Mohammad Arif Mohammad Yusuf Momin, (b) Mr. Mohammad Arif Mohammad Yusuf Momin, (c) Mrs. Saimabau Mohammad Arif Momin All having address at: 2695 T No 01151707680001 R. Sodagar ni Pole, Kalapur, Ahmd, Landmark- Nuzari Bazarhadi and Kalapur Tower, Gujarat, Also, at: Shop No.2, Ground Floor, Zanzab Avenue, City Survey No.2725 & 2742 paks of Moje, Sodagar ni Pole, Gali No.3, Kalapur Ward No.2, Ahmedabad -01 Gujarat Also, at: Shop No. S-4, Ground Floor, Farhat Flat, City Survey No.3544 & 3549 paks of Page 2 of 14 Cn Misc. Appl. No: 6462/2023 Moje, Sodagar ni Pole, Gali No.3, Kalapur Ward No.1, Ahmd-01, Gujarat Also, At: 1 E F F 3545 Farhat Manzil Owners Asso Sodagar ni Pole Gali No. 3, Kalapur Ahmedabad 380001	4.Date: 13th Sep 2024 5.Rs. 2943930.81/- (Rupees Twenty-Nine Lakh Forty-Three Thousand Nine Hundred Thirty and Eighty-One Paise Only) as on Sep 10,2024 with further interest @ 18% from Sep 10,2024 until payment in full amount along with other charges as demanded in our notice, within the statutory period of 60 days from the date of this notice. 6.18th Jan 2025 7. Rs. 3187942.24 -/- (Thirty-One Lakh Eighty-Seven Thousand Nine Hundred Forty-Two and Two Four Paise only) as on date 15th Mar 2025	PROPERTY No: 1: (1) All that piece and parcel of immovable property bearing Shop No-S-4, Ground Floor, "Farhat Flat", City Survey No:3544 & 3549 paks of Moje, Sodagar ni Pole, Gali No.3, Kalapur Ward No.1, Taluka: City in the Registration of Ahmedabad and Sub District of Ahmd.-01, Guj. Which is bounded as under: East: Wall and fat parking, West: Chunawala Mohala Road, North: Wall and passage, South: S.No. 3543 & 3550 PROPERTY No: 2: (1) All that piece and parcel of immovable property bearing Shop No.2, Ground Floor, admeasuring 81 Sq.Ft. i.e. 9 Sq.Yd. i.e. 8 Sq.Mtr. on the scheme known as "Zanzab Avenue", situated at: City Survey No.2725 & 2742 paks of Moje, Sodagar ni Pole, Gali No.3, Kalapur Ward No.2, Taluka: City in the Registration of Ahmedabad and Sub District of Ahmd.-01, Guj. Which is bounded as under: East: Road, West: Other Property, North: Lift, South: Stairs	9. Rs. 25,00,000/- (Twenty-Five Lakh Only) 10. Rs. 2,50,000/- (Two Lakh Fifty Thousand Only) 11. (Bid Incremental Value: Rs. 5,000/-)	12. 16-APR-25 at 11:00 am to 2:00 PM (with unlimited extension of 5 min each) 13. 15-APR-25 up to 5:00 PM. 14. 4-APR-25 BETWEEN 11:00 AM TO 5:00 PM

1. All interested participants / bidders are requested to visit the website <https://bankauctions.in> & <https://protium.co.in/> For details, help, procedure and online training on e-auction, prospective bidders may Contact Mr. Nilesh D Pawar Contact number: 8142000725/ 8142000066 email id: nilesh@bankauctions.in / info@bankauctions.in  
\*For further details on terms and conditions please visit <https://bankauctions.in> & <https://protium.co.in/> to take part in e-auction.  
THIS IS ALSO A STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6)/ Rule 9 (1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Date: 17.03.2025, Place: Ahmedabad, Gujrat

For Protium Finance Limited, (Authorized Officer)



### RBL BANK LIMITED

Registered Office: 1st Lane, Shahupuri, Kolhapur-416001.  
Corporate Office: One World Centre, Tower 2B, 20th Floor, 841 Senapati Bapat Marg, Lower Parel (West), Mumbai 400 013

### E-AUCTION SALE NOTICE (UNDER SARFAESI ACT, 2002)

**E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSET CHARGED TO THE BANK UNDER THE Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI ACT") READ WITH PROVISIO TO RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("Rules")**

Notice is hereby given to the public in general and in particular to the Borrower, Guarantor(s) and/or Mortgagor(s) that the below described immovable property i.e. Flat Property mortgaged/charged ("Property") to RBL Bank Ltd. ("Secured Creditor/Bank"), the physical possession of which has been taken by the Authorised Officer of the Bank under section 13(4) of the SARFAESI Act read with the Rules, as detailed hereunder, will be sold on "As is where is", "As is what is" and "Whatever there is" and "Without Recourse Basis" on 28th March 2025, for recovery of the Bank's outstanding dues plus interest as detailed hereunder under Rules 8 and 9 of the Rules by inviting bids as per below e-auction schedule:

**Brief Description of Parties, Outstanding dues and Property**

Name of the Borrower, Guarantor(s) and Mortgagor(s)	Details of Properties	Amount as per Demand Notice Date of Demand & Possession Notice under SARFAESI Act	Inspection Date and Time	Reserve Price EMD Bid Increase Amount	Date/ Time of E-Auction	Last Date for Receipt of Bids along with documents
1. Khedut Agro Engineering Private Limited ("Borrower and/or Hypothecator") 2. Mr. Dinesh Jamnadas Khanpara (Guarantor and Mortgagor) 3. Mr. Ranchhodhbhai Laxmidas Khanpara (Guarantor) 4. Khedut Agro Engineering, a registered Partnership Firm through its partners Mr. Dinesh Jamnadas Khanpara and Mr. Ranchhodhbhai Laxmidas Khanpara (Corporate Guarantor and Mortgagor)	<b>Flat Property:</b> All that piece and parcels of immovable property being Flat No. 402, having built up area admeasuring 85-00 sq. mt. on 4th Floor of the building named "Shantiniketan Apartment", constructed on land admeasuring 510-00 sq. mts. of Plot No. 63 of Survey No. 73 and 75 of village Nana Mava which is more identified as F.P. No. 190 of T.P. Scheme No.3 of Village Nana Mava of Rajkot Taluka of Rajkot District owned by Dinesh Jamnadas Khanpara and bounded as follows: On or towards East: "MAN" Bungalow (Plot No. 64), On or towards South: R.S.No. 70, On or towards West: Flat No. 401 & Stair, On or towards North: 30 ft. Road, Together with fittings and fixtures annexed thereto/building structure standing thereon	<b>For Cash Credit facility:</b> All of you in your capacity as Borrower and/or Guarantors/Mortgagors are jointly and severally liable to pay <b>Rs. 8,92,40,414.42/- (Rupees Eight Crores Ninety Two Lakhs Forty Thousand Four Hundred Fourteen and paise Forty Two Only); and For GECL I and GECL II facility: Khedut Agro Engineering Private Limited in your capacity as Borrower and Mr. Dinesh Jamnadas Khanpara and Khedut Agro Engineering, a registered Partnership Firm in your capacity as Mortgagor are jointly and severally liable to pay Rs. 2,36,49,903.54/- (Rupees Two Crore Thirty-Six Lakhs Forty-Nine Thousand Nine Hundred Three and Paise Fifty-Four Only)</b> along with further interest thereon from 16th Sep. 2022, plus penal and other interest and amounts as per the loan and security documents, till payment thereof.	<b>Flat Property: 25th March 2025 from 2.00 p.m. to 4.00 p.m.</b>	<b>Flat Property: Reserve Price: INR 0.45 Cr</b> <b>Flat Property: EMD: INR 4,50,000/-</b> <b>Flat Property: Bid Increase Amount: INR 50,000/-</b>	<b>Flat Property: Date of e-auction: 04th April 2025 from 11 a.m. to 12 Noon</b>	<b>On or before 03rd April 2025 by 4.00 p.m.</b>

**Having addresses at:** Plot No. 6, Survey No.191, Shantiniketan Society Road Near Orke Farm , 8 - B, N. H. Veraval (S, Hapar), Kotda Sangani, Gujarat, 360004; 402, Shantiniketan Apartments, Behind Prasang Hall, 150 Feet Ring Road, Rajkot 360001 GJ; Silver Heights, BL No. 302, Jasal Park, Behind Crystal Mall, Kalawad Road, Rajkot, GJ-360005. 403, Sahaj Apartments, Zanzarda Road, Junagadh 362001 Gujarat  
**info@khedutagro.com and dinesh\_patel63@yahoo.com**  
**info@khedutagro.com**  
**account@khedutagro.com**  
**dinesh@khedutagro.com**  
**export@khedutagro.com**  
**finance@khedutagro.com**

**Demand Notice dated** 22nd September 2022.  
**Possession Notice dated** 09th June, 2024 in respect of Flat Property; and  
**Sale Notice dated** 11th February, 2025 under rule 8(6) of the Rules;

Interested bidders may note that to the best of knowledge and information of the Authorized Officer, there are no encumbrances on the Property other than the charge of the Bank and the intending buyer is required to carry out its independent due diligence. Litigations pending in respect of the Property are detailed in the Tender Documents and terms and conditions of e-auction available on the website mentioned below. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of Property put on auction and claims/ rights/ dues/ effecting the Flat Property, prior to submitting their bid.

**Terms and Conditions:**

- The E-Auction Sale will be online through e-auction portal. The interested bidders are advised to go through the detailed in the Tender Documents and the terms and conditions of e-auction available on the website of <https://www.bankeauctions.com> and <https://www.rblbank.com/pdf-pages/news> before submitting their bids and taking part in e-auction.
- It shall be the responsibility of the bidders to inspect and satisfy themselves about the Property and specification before submitting the bid.
- The interested bidders shall state the description of the property in their bid and accordingly submit their EMD details and documents through Web Portal: <https://www.bankeauctions.com> through Login ID & Password. The user ID & Password can be obtained free of cost by registering name with <https://www.bankeauctions.com> which is mandatory for bidding in e-auction. The EMD shall be payable through NEFT/ RTGS in the following Account of RBL BANK Ltd:- Auction Proceeds Collection GL, Account No 2599109900130047 (IFSC Code RATN0000990), before 4.00 PM on or before 03rd April 2025.
- Interested bidders may avail support/ online training on E-Auction from M/s. C1 India Pvt Ltd (Contact No: 7291981124/25/26. Contact Person Mr. Bhavik Pandya Mob No: 08866682937, e-mail-id: maharashtra@c1india.com and for any query in relation to Properties, they may contact Mr. Akbar Panjwani, Authorised Officer (Mob.No. 9322606673 email: akbar.panjwani@rblbank.com and or Mr. Anil Dalmia, Authorised Officer (Mob. No. 9819226840) email: anil.dalmia@rblbank.com during working hours. (Mon-Fri from 10 AM to 5 PM).
- The Authorised Officer of the Bank reserves the right to accept or reject any or all bids, if not found acceptable or to postpone/cancel the e-auction at any time without assigning any reason whatsoever and his decision in this regard shall be final and binding.
- The Borrower, Mortgagors and Guarantors have failed to comply with the demand in the Sale Notice dated 11.02.2025 issued by the Bank and redeem the Property. In view thereof, the Properties shall be sold by way of e-auction.

Date : 17th March 2025  
Place: Rajkot, Gujarat

Sd/  
Authorised Officer  
RBL Bank Ltd.