

DESCRIPTION OF THE IMMOVABLE PROPERTY

All that pieces and parcel of the land bearing **Plot No. 31** (Block No. 558/31, having Adm About 60.67 Sq. Mtrs. After K.J.P.) of The Society known as Hem Kuni Row House lying and ing at Block No. 558 of Old Revenue Survey No. 612/1, Block No. 558, Revenue Survey No. 612/2, 613/1, 613/2, 613/3, Block No. 559, Total Adm, About 9870 Sq Mtrs, situated at Village : Kamrej, Sub District Kamrej, Dist. Surat out of Total Land, The Plot having Adm. About 60.67 Sq. Mtrs. i.e. 72.57 Sq. Yards along with proportionate undivided share in land and Road Adm. About 21.79 Sq. Mtrs. i.e. Total Adm. About 82.46 Sq Mtrs. Property in the name of Mr. Kapdiva Hiralbhai Mansukhbhai. Bounded by :- East : Road of Society, West Plot No. 26, North : Plot No. 32, South : Plot No. 30. Sd/-Authorised Officer, Bank of Baroda Date : 09.01.2023, Place : Surat

वैंक ऑफ़ बड़ीदा ZONAL STRESS ASSET RECOVERY BRANCH 4th Floor, Suraj Plaza-III, Sayajigunj, Vado **Ph** : 0265 - 2360022 / 2360033 Bank of Baroda Email : armsgz@bankofbaroda.com A House (D /201 **POSSESSION NOTICE** [See Rule 8(1)]

(For Immovable Property) Whereas.

The undersigned being the Authorised Officer of Bank of Baroda under the Securitisation and Reconstruction of Financial Asset 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 14.08.2018 [Also published in the news papers] calling upon the borrower M/s. Delmer Opdel Technology Pvt. Ltd. [Directors: Shri Viral Nalinbhai Parikh, Smt. Mamta Viral Parikh] and Guarantors / Mortgagors : Smt. Mamta Viral Parikh, Shri Viral Nalinbhai Parikh, Shri Ritesh Virendrabhai Patel and Corporate Guarantor / Mortgagor M/s. Delmer Products Limited [Directors : Shri Viral Nalinbhai Parikh and Smt. Mamta Viral Parikh] to repay the amount mentioned in the notices aggregating Rs. 1,49,50,960.76 (Rupees One Crore Forty Nine Lac Fifty Thousand Nine Hundred Sixty and Paisa Seventy Six) with further interest ereon as mentioned in the notice, till the date of payment and incidental expenses, costs, charges incurred / to be incurred less recovery 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 is in **PHYSICAL possession** of the property described herein below in exercise of powers conferred on him under Sub Section (4) of Section 13 of Act read with Rule 8 of the Security Interest Enforcement) Rules, 2002 and in compliance of Hon'ble D.M. Vadodara order dated 11.02.2020 under section 14 of the said Act, on this the **11th day of January of the** year 2023.

The Borrower / Guarantors in particular and the public in general is hereby cautioned not to deal with the property and any dealings with property will be subject to the charge of the Bank of Baroda for an amount of Rs. 1.49.50.960.76 (Runees One Crore Forty Nine Lac Fifty Thousand Nine Hundred Sixty and Paisa Seventy Six) with further interest thereon as mentioned in the notice, till the date of paym and incidental expenses, costs, charges incurred / to be incurred less recovery.

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

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Property: 1: All that piece and parcel of property owned by Shri Viral N. Parikh being Shop No 3 Ground Floor in Tower A, admeasuring 25.42 Sq. Mt in the complex named "Samrajya" forming the part of Samrajya Co Operative Housing Society Limited, Village Saiyed Vasna Sim bearing R.S. No 302 Paiki being Final Plot No 119 of T P Scheme No 15 in the Registration District and Sub District Vadodara and bounded as: On or towards East by : Samrajya Complex, On or towards West by : Main Road, On or towards North by : Shop No 2 of Complex, On or towards South by: Shop No 4 of Complex. [This property is also mortgaged in the credit facilities granted to M/s Delmar Products Ltd].

Property: 2: All that piece and parcel of property owned by Shri Ritesh V. Patel being Shop No 4 Ground Floor in Tower A, admeasuring 25.42 Sq. Mt in the complex named "Samrajya" forming the part of Samrajya Co Operative Housing Society Limited, Village Saiyed Vasna Sim bearing R.S. No 302 Paiki being Final Plot No 119 of T P Scheme No 15 in the Registration District and Sub District Vadodara and bounded as: On or towards East by: Samrajya Complex, On or towards West by : Main Road, On or towards North by: Shop No 3 of Complex, On or towards South by: Shop No 5 of Complex.

[This property is also mortgaged in the credit facilities granted Products Ltd1 Date : 11.01.2023 Sd/- Au

Place : Vadodara

"Samavasaran" Building constructed on the land bearing City survey Nondh Umra) F.P. No. 256 Part Vibhag - B situated at Athwalines of Ward Athwa, La	
No. 2 to 7 in podium Block of "Samavasaran" Building).	Bangalow , aloa, banati (i toporty boaring brop
All right title and interest in second floor towards northern portion i.e. back s	ide admeasuring 1232.00 Sq.Fts. Equivalent to
114.50 Sq.Mtrs. Together with undivided proportionate share in underneat	h land admeasuring 118.50 Sq.Mtrs. of Kamal
Building constructed on the land bearing City Survey Nondh Nos.1308/A	-1/1 admeasuring 464.3204 Sq.Mtrs of Ward
No.1 situated at Nanpura Near Athwagate Surat. (Property bearing Second	I Floor Northern Portion i.e. back side of Kamal
Building belonging to Dilipkumar Tarachand Shah And Hardik Dilipkumar Sha	ah.
All right title and interest in second floor towards Southern portion admeas	uring 1618.00 Sq.Fts. together with undivided
proportionate share in underneath land Of Kamal Building constructed on th	e land bearing City Survey Nondh Nos.1308/A-
1/1 admeasuring 464.3204 Sq.Mtrs of Ward No.1 situated at Nanpura Near	Athwagate Surat.
(Property bearing Second Floor Southern Portion of Kamal Building belon partners Dilipkumar Tarachand Shah, Bharatiben Dilipkumar Shah, Hardik E	
te : 11.01.2023	Authorised Officer,
ice : Surat	State Bank of India.

13.10 Sq. Mtrs.

12.67 Sq.

IDFC FIRST Bank Limited with IDFC Bank Limited

rstwhile Capital First Limited and ama CIN : L65110TN2014PLC097792

651.00 Sq. fts.

630.00 Sq. fts

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Registered Office: KRM Towers, 8th Floor, Harrington Road, Chetpet, Chennai - 600031. Tel: +91 44 4564 4000 | Fax : +91 44 4564 4022



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APPENDIX IV [Rule 8(1)] **POSSESSION NOTICE (For immovable property)**

Vhereas the undersigned being the authorized officer of IDFC First Bank Limited (erstwhile Capital First Limited and amalgamated with IDFC Bank Limited) 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) of the said Act read with [rule 3] of the Security Interest (Enforcement Rules, 2002 issued a demand notices calling upon the Borrower/ Co-borrowers and Guarantors to repay the amount mentioned in the lemand notice appended below within 60 days from the date of receipt of the said notice together with further interest and other charges rom the date of demand notice till payment/realization.

he Borrower/ Co-Borrowers/ Guarantors having failed to repay the amount, notice is hereby given to the Borrower/ Co-Borrowers Guarantors and public in general that the undersigned has taken possession of the property described herein below in exercise o owers conferred on him/her under sub-section (4) of Section 13 of the Act read with rule 8 of the Security Interest (Enforcement) Rules 002 on this notice.

Loan	Borrower/s/	Description of	Demand Notice		Date and	
Account Number	Co-borrower/s & Guarantors Name	Description of The Mortgaged Properties	Date	Outstanding Amount (Rs.)	Type of Possession Taken	
26692453	1. Akshay Sonrat, 2. Jyotiben Sonrat	All That Part And Parcel Of A Residential Flat No. D-204 Built-Up, Area 32-67 Sq.Mtrs. On Second Floor, Area Known As J K Green City, Building Known As Ashirvad Green City Wing-D, Situated On Land Adm. 2767-96 Sq.Mtrs. Of Plot No. 62 To 67, Balasar Revenue Survey No. 69 Paiki 2 Paiki 1, Tal: Lodhika Of District Rajkot And Bounded As: North : Flat No. D-205, South : Flat No. D- 201, East : Lift, Passage & Flat No. D-203, West : Open Sky & 7-50 Mt. Road	19-06-2021	Rs. 6,59,800.90/-	12-01-2023 Physical Possession	
26692623	1. Ashok Babulal Baraiya, 2. Manguben Babubhai Baraiya	Al That Piece And Parcel Of Constructed Residential Property Admeasuring 51.30 Sq.Mts., Situated At "Alpha City", Block No. 80, Lodhika, Balasar, Revenue Survey No. 59, Paiki I/Paiki I, New Revenue Survey No. 182, Plot No. 1 To 157, Paiki Plot No. 16 To 26, Sub Plot No. 16 To 26/80, Near Sarkaliya Farm, Kalawad Road, Opp. Khirasara Palace, Rajkot, Gujarat – 360001, And Bounded As : East : Block No. 79, West : Block No. 81, North : 9 Mtr. Wide Road, South : Block No.91		Rs. 11,50,281.72/-	12-01-2023 Physical Possession	

with IDFC Bank Limited) for an amount mentioned in the demand notice together with further interest and other charges from the date of nand notice till payment/realization

	Sd/-
d to M/s Delmar	Authorised Officer
	IDFC First Bank Limited
	e : 12-01-2023 (erstwhile Capital First Limited and
Bank of Baroda Plac	ce : Rajkot. amalgamated with IDFC Bank Limited)

The Borrower/Guarantor/Mortgagor in particular and the public in general is hereby cautioned not to deal with the property any dealings with the property expenses thereon until full payment.

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Sr. No.	Name of Borrowers / Guarantors / Mortgagors	Demand Notice Date & Outstanding Rs.
1	Mr. Nayan Babulal Panchal, M/s. V. M. Grinding Center and Mrs. Rinky Mukesh Panchal (A/c. 0281300500028)	Date: 02.08.2022 Rs. 25,29,461.24

Description of the Property: All that piece and parcel of immovable property situated at Mouje: Nikol, Taluka: Ahmedabad in the Registration Sub District and District of Ahmedabad- Gujarat bearing Flat No. K/303 on 3rd Floor of block No. K having built up area of 69.16 sq.mtrs and 35.50 sq.mtrs. Undivided ownership right in the land known as "Prantha Exotics" constructed on N.A Land bearing survey No.357/2, TPS No.101 final plot No.37 Owned by Mr. Navan Babulal Panchal and Mrs. Rinky Mukesh Panchal. Bounded by: North: FP 38, South: FP 33, East: Survey No. 391, FP 24/01, West: TP Road FP 36

Sr. No.	Name of Borrowers / Guarantors / Mortgagors	Demand Notice Date & Outstanding Rs.
2	M/s. Saikripa Textile (Proprietorship Firm) and Prop. Mr. Harishbhai Narayandas Murjani (Mortgagor) (A/c. No. 0281250000329)	Date: 25.05.2022 Rs. 7,93,532.60

Description of the Property: All that piece and parcel of Immovable Property being Shop No. D - 551 (unit No.D - 551 as per plan approved by AMC) admeasuring 113 sq. feet i.e 10.49 sq. mtrs on the 5th floor in the scheme known as "Hubtown Bus Terminal (Ahmedabad) Pvt Ltd " situated lving and being final blot No.41 + 42B + 43 given for revenue survey / Block No.6 + 8,9.10 which is comprised in T.P scheme No.2 (Kankaria) situated at mouje Rajpur- Hirpur, Taluka : Maninagar in the registration District Ahmedabad and sub district Ahmedabad - 7 (Odhav). Owned by Mr. Hárish Naraindas Murjani Bounded by: North: Office No. 550, South: Office No. 552, East: Office No. 528, West: Office No. 510.

Sr. No.	Name of Borrowers / Guarantors / Mortgagors	Demand Notice Date & Outstanding Rs.
3	Mr. Manharlal Dharambhai Makwana (Borrower & Mortgagor) and Mr. Manoj Manharlal Makwana (Co-Borrower and Mortgagor) A/c. No. 519400NC00010717 (Housing Loan)	Date: 06.06.2022 Rs. 16,15,675.00

Description of the Property: All that part and parcel of the property of Mr. Manharlal Dharambhai Makwana & Mr. Manoj Manharlal Makwana consisting of Property Being Flat No. F/04 on Ground Floor admeasuring 495 Sq. Feet. (Carpet Area) i.e. 46 Sq. Mtrs. in a Scheme Known as "Satej Homes" alongwith, undivided proportionate share admeasuring 25.52 Sq. Mtrs. in the N.A. land situate, lying and being at Mouje: Vatva, Taluka: Ahmedabad City (EAST) (1 Revenue Survey No. 1428/1 admeasuring 15479 Sq. Mtrs. and (2) Revenue Survey No. 1428/2 admeasuring 1012 Sq.Mtrs. which comprised in T.P. Scheme No. 128 given Final Plot No. 345/2 paiki Sub-Plot No. 1 admeasuring 7912.16 Sq.Mtrs. in the Registration District - Ahmedabad and Sub-District-Ahmedabad-11 (Aslali) Bounded by: North: Open Space, South: Open Space, East: Shed and Block No. E, West: Flat No. F/3.

Sr. No.	Name of Borrowers / Guarantors / Mortgagors	Demand Notice Date & Outstanding Rs.
4	Mr. Manharlal Dharambhai Makwana (Borrower & Mortgagor) and Mr. Anand Ganpatbhai Solanki (Guarantor) (A/c. No. 519400NC00009669)	Date: 06.06.2022 Rs. 23,09,592.00

Description of the Property: All that part and parcel of the property of Mr. Manharlal Dharambhai Makwana consisting of Property Being Row-House No. B/10 Plot area admeasuring 501 Sq.Feet i.e. 46.33 Sq.Mtrs. and Construction area admeasuring 924 Sq. Feet i.e. 85.83 Sq. Mtrs. Scheme Known as "Siddhant Row - House" bearing Survey No. 63/1, T.P. Scheme No. 128 and Final Plot No. 14/1 admeasuring 1336 Sq. Mtrs. situated and lying at Village/Mouje: Vatva, Taluka: City, Dstrict: Ahmedabad and Registration Sub-District Ahmedabad-11 (Aslali). Bounded by: North: 7.5 Mtr. Internal Road. South: Final Plot No. 14/2, East: Row-House No. B/09, West: Row-House No. B1/11.

Sr. No.	Name of Borrowers / Guarantors / Mortgagors	Demand Notice Date & Outstanding Rs.
5	Mr. Mayur Prabhudas Gadani & Mrs. Mitaben Mayur Gadani (Borrower/Mortgagor) and M/s. Yogi Beverages	Date: 06.07.2022 Rs. 26,82,138.31

Description of the Property: All that piece and parcel of the immovable property being Block No. A-1, Flat No. A1/501 on 5th Floor, Super Built-up area adm. 122.00 Sq. Yards i.e. 102 Sq. Mtrs. in the Scheme Known as Ashapuri Residency and undivided proportionate share alongwith common amenities adm. 36.85 Sr. Mtrs. land bearing Survey No. 1157 T.P. Scheme No. 128 (Vatva-Aslali) and Final Plot No. 220 and 221, Total area adm. 6252.00 Sq. Mtrs. situated and lying at Mouje/Village: Vatva, Taluka-City East, Dist. Ahmedabad and Old Registration Sub Dist. Ahmedabad-5 (Narol) & New Registration Sub Dist. Ahmedabad-11 (Aslali) Owned by: Mr. Mayur Prabhudas Gadani & Mrs. Mitaben Mayur Kumar Gadani. Bounded by: North: Flat No. A-1/402 and Open Terrace, South: Society Road, East: Flat No. A-1/504, West: Flat No. A-2/504

Date: 11.01.2023, Place: Ahmedabad

Sd/- Authorised Officer, Punjab National Bank