



2nd Floor, The Baroda Crossway, Opp Police Bhavan, Dandia Bazar Akota crossroad, Vadodara 390001, M - 973788991

POSSESSION NOTICE

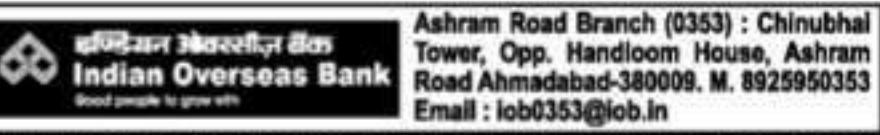
Whereas, (FOR IMMovable PROPERTY) The undersigned being the Authorised Officer of the HDFC Bank Ltd., under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(2) read with rule 9 of the Security Interest (Enforcement) Rules, 2002, issued a Demand Notice dated 08.07.2025 calling upon the borrowers (1) Snehs LifeCare Pharma Through Its Proprietor Aswad Pandurang Kulkarni (2) Aswad Pandurang Kulkarni, & (3) Sneha Aswad Kulkarni to repay the amount mentioned in the notice being Rs. 24,01,085.41 (Rupees Twenty Four Lakh One Thousand Eighty Five and Forty One paisa Only) as on 08.07.2025 within 60 days from the date of receipt on this notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken **Symbolic 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 Rule on this 11th day of November, 2025.

The borrowers, 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 the charge of the **HDFC Bank Ltd.**, for an amount of Rs. 36,05,037.33 Rupees Thirty Six Lakh Five Thousand Thirty Seven and Thirty Three paisa Only as on 11.11.2025 in loan account no 50200066192473 and interest & other charges thereon.

Description of the Immovable Property

All that piece and parcel of property bearing Plot No D-35 admeasuring 120.88 sq. meters along with undivided land of 41.22 sq. meters in internal road & common plot and construction of 30.03 sq. meters in Shree Sudama Society (Suchi) in Kamanager Society, Situated at Survey No. 327/1 admeasuring 8092 sq. meters of Village Bapod, in the Registration District & Sub District Vaddoda and bounded as under: East: Society Road, West: Islamic Study's Wall, North: Plot No D-54, South: Islamic Study Centre Date : 11.11.2025, Place : Vadodara Sd/- Authorised Officer, **HDFC BANK LTD.**



Asram Road Branch (0353) : Chinubhai Tower, Opp. Handloom House, Asram Road Ahmedabad-380009. M. 8925950353 Email : lob6353@iob.in

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTY

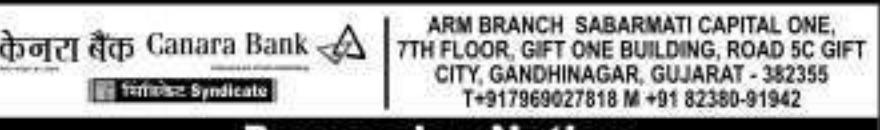
Sale of immovable properties mortgaged to Bank under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No. 54 of 2002) whereas, the Authorised Officer of **Indian Overseas Bank** has taken **POSSESSION** of the following properties pursuant to the notice issued under Section 13(2) of the Security Interest (Enforcement) Rules 2002 in the following loan account with right to sell the same on **'AS IS WHERE IS BASIS'** and **'AS IS WHAT IS BASIS'** for realization of Bank's dues plus interest & costs as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act proposes to realize the Bank's dues by sale of the said properties. The sale will be done by the undersigned through e auction platform provided at the Web Portal (<https://baanknet.com>).

Name and Address of the Borrower : Danish Nareshbhai Makawana (Borrower), 2254/214, Bln. Gordhanpuri Society, Old Wada, Asram Road, Ahmedabad - 380013. **Date of NPA :** 18.08.2025. **Date of Demand Notice :** 19.08.2025. **Due Claim in Demand Notice :** 16.67.964.40 with up-to-date interest and other legal charges. **Date of Possession Notice :** 03.11.2025. **Due Claim in Possession Notice :** Rs. 17,11,008.22 (Rupees Seventeen Lakhs Eleven Thousand Eighty Two Rupees and Twenty-Two paisa only) as on 03.11.2025 payable together with further interest at contractual rates and rests along with costs, charges etc. **Outstanding as on 15.11.2025 :** Rs. 17,15,798.22 (Rupees Seventeen lakhs fifteen thousand seven hundred ninety eight and twenty two paisa only).

Other Dues : Not Known [Local Self Government (Property Tax, Water Sewerage, Electricity Bills etc.)] • **Type of Possession :** Symbolic.

DESCRIPTION OF IMMOVABLE PROPERTY

Property Details	Reserve Price	EMD
All that part and parcel of the property admeasuring 33.31 sq. mtrs. consisting of Flat No. 1001, 10th Floor, Anant Sky Block G, Bln. Kamdhenu Society, Near Pink City, Near Ghanshyam Nagar. In Survey No. 375 City or Town Survey No. 3 (Ranip), Taluka : Sabarmati within the Registration Sub-district Ahmedabad-2 (Vadodara) and District : Ahmedabad. Bounded by : North : Staircase and Unit Number G-1008; South : Unit Number G-1002; East : Society Internal Road; West : Passage and Unit Number G-1004.	Rs. 22,90,000/- (Rs. Twenty Two Lakhs Ninety Thousand only) + Multiplier of 25,000/- (Bid Increase Amount)	Rs. 22,90,000/- (Rs. Two Lakhs Twenty Nine Thousand only)
DATE & TIME OF E-AUCTION : 22.12.2025 between 11:00 AM to 1:00 PM		
PROPERTY INSPECTION DATE & TIME : 01.12.2025 between 2:00 PM to 5:00 PM		
Known Encumbrance, if any: Nil as Bank's Knowledge		
Bank's dues have priority over the Statutory dues		
For terms and conditions Please visit : https://www.iob.in/e-Auctions.aspx; https://www.publishers.gov.in; https://baanknet.com (web portal of e-auction of service provider).		
Date: 15.11.2025 Place : Ahmedabad Sd/- Auth. Officer, Indian Overseas Bank		



ARM BRANCH SABARMATI CAPITAL ONE, 7TH FLOOR, GIFT ONE BUILDING, ROAD SC GIFT CITY, GHANDHINAGAR, GUJARAT - 382355 T-91796927818 M-+91 82380 91942

Possession Notice

Whereas: The undersigned being the Authorised Officer of the **Canara Bank** under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act 54 of 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 27.09.2024, calling upon the borrower M/S BALA TREPURA AGRO INDUSTRIES LIMITED (Borrower), MR. DIPAKKUMAR KANTILAL PATEL (DIRECTOR/ MORTGAGOR/ GUARANTOR) & MR. PATEL DIP DIPAKKUMAR (DIRECTOR/ GUARANTOR), MRS. MANISHABEN PATEL W/O DIPAK KUMAR (DIRECTOR/ GUARANTOR) & MRS. PATEL AMITABEN DINESHKUMAR (MORTGAGOR/ GUARANTOR) to repay the amount mentioned in the notice, being Rs. 8,85,54,669.94 (Rupees Eight Crore Fifty-Eight Lakh Fifty-Four Thousand Six Hundred Sixty-Nine and Paise Ninety-Four Only) + further Interest and charges from 28/09/2024 in OCC account and as on 27/09/2024 amounts to Rs. 72,96,527.00 (Rupees Seventy-Two Lakh Ninety-Six Thousand Five Hundred Twenty-Seven Only) + further Interest and charges from 28/09/2024 in term loan account within 60 days from the date of receipt of the said notice.

The borrower and guarantors having failed to repay the amount, notice is hereby given to the borrower, guarantors and the public in general, that the undersigned has taken **Symbolic 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 & 9 of the Security Interest Enforcement Rules, 2002, on this **13 day of November of the year 2025**.

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 **Canara Bank** for an amount of Rs. 8,85,54,669.94 (Rupees Eight Crore Fifty-Eight Lakh Fifty-Four Thousand Six Hundred Sixty-Nine and Paise Ninety-Four Only) + further Interest and charges from 28/09/2024 in OCC account and as on 27/09/2024 amounts to Rs. 72,96,527.00 (Rupees Seventy-Two Lakh Ninety-Six Thousand Five Hundred Twenty-Seven Only) + further Interest and charges from 28/09/2024 in term loan account.

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.

SL Description of Immovable Asset

Name of Title Holder

1 The Immovable - Residential Property Flat No. B-103, Block-B adm 161 Sq. Mtrs. & Undivided Share of land adm 85.27 Sq. Mtrs. on 1st Floor (as per approved Plan Ground Floor) in the Scheme known as "Samarth Residency" Constructed on Non-Agricultural land adm 4200 Sq. Mtrs. of Final Plot No.35/5 (land adm 5251 Sq. Mtrs. of Hissa No. 5 of Survey No. 391 T. P Scheme No. 42 (Sola-Thaltej) Sitaute, lying and being at Mouje-Sola, Taluka-Ghataliya, District-Ahmedabad (Gujarat)owned and possessed by Patel Dipakumar Kantilal vide Reg. No. 292 dated 17/01/2013.

Boundaries are as under: On or towards the East: Flat No. B-102 + Lift. On or towards the West: 60' Wide Road+ Parking Margin On or towards the North: Flat No B-104. On or towards the South: Society Internal Road

CERSAI Security Interest ID : 4000702434608

SL Description of Movable Asset

Name of Title Holder

2 The Immovable - Residential Property Flat No. B-104, Block-B Constructed adm 68.43 Sq. Mtrs. on Ground Floor (as per Scheme First Floor) in the Scheme known as "Suhani Residency" Constructed on Non-Agricultural land bearing Survey No. 134 adm 3743 Sq. Mtrs. Draft T. P Scheme No.42 (Sola-Thaltej-Hebatpur) Final Plot No.17 adm 224 Sq. Mtrs. Sitaute, lying and being at Mouje- Thaltej, Taluka-Ghataliya, District-Ahmedabad (Bopal)owned and possessed by Amitaben Dineshkumar Patel vide Reg. No.4345 dated 08/07/2014.

Boundaries are as under: On or towards the East: Block-C On or towards the West: Flat No. B-101 On or towards the North: Flat No. B-103 On or towards the South: Flat No. A-103

CERSAI Security Interest ID : 400070243717

3 The Immovable Industrial Property of Non-agricultural Land bearing Survey/Block No. 595 (Old Survey No. 223/2) having land area admeasuring 9302 Sq. Meters. Out of Total admeasuring 17,807 Sq. Meters together with Construction on Shed and Room (Ordi) admeasuring 100 Sq. Meters of Sitaute, being and lying at Mouje - Dhadhai, Taluka - Bava, Sub District - Bava, District - Ahmedabad is owned and possessed by Dipakumar Kantilal Patel. **Boundaries are as under:** - On or towards the East: Rest of Part of Said Survey Number paiki. On or towards the West: By Nelya Way (Common Road) On or towards the North: Land of Old Block/Survey No. 227 On or towards the South: Land of Old Block/Survey No. 223/5

CERSAI Security Interest ID : 400070243466

SL Description of Movable Asset

Name of Title Holder

1 NA

2 NA

3 Hypothecation of machinery, stocks & book debts kept at factory premises situated at SURVEY NO 223/2 AGRO INDUSTRIES PAKEE, OPP MIRAMBARA RICE MILL, ADRODA ROAD, DILAWAD GUJARAT 382220 or any other place of the borrower.

CERSAI Security Interest ID : 40007024368268

Stocks and book debts: 400069885214

SL Description of Movable Asset

Name of Title Holder

1 NA

2 NA

3 M/S BALA TREPURA AGRO INDUSTRIES LIMITED, Through it's Directors MR. DIPAKKUMAR KANTILAL PATEL MR. PATEL DIP DIPAK KUMAR MRS. MANISHABEN PATEL

SL Description of Movable Asset

Name of Title Holder

1 NA

2 NA

3 M/S BALA TREPURA AGRO INDUSTRIES LIMITED, Through it's Directors MR. DIPAKKUMAR KANTILAL PATEL MR. PATEL DIP DIPAK KUMAR MRS. MANISHABEN PATEL

SL Description of Movable Asset

Name of Title Holder

1 NA

2 NA

3 M/S BALA TREPURA AGRO INDUSTRIES LIMITED, Through it's Directors MR. DIPAKKUMAR KANTILAL PATEL MR. PATEL DIP DIPAK KUMAR MRS. MANISHABEN PATEL

SL Description of Movable Asset

Name of Title Holder

1 NA

2 NA

3 M/S BALA TREPURA AGRO INDUSTRIES LIMITED, Through it's Directors MR. DIPAKKUMAR KANTILAL PATEL MR. PATEL DIP DIPAK KUMAR MRS. MANISHABEN PATEL

SL Description of Movable Asset

Name of Title Holder

1 NA

2 NA

3 M/S BALA TREPURA AGRO INDUSTRIES LIMITED, Through it's Directors MR. DIPAKKUMAR KANTILAL PATEL MR. PATEL DIP DIPAK KUMAR MRS. MANISHABEN PATEL

SL Description of Movable Asset

Name of Title Holder

1 NA

2 NA

3 M/S BALA TREPURA AGRO INDUSTRIES LIMITED, Through it's Directors MR. DIPAKKUMAR KANTILAL PATEL MR. PATEL DIP DIPAK KUMAR MRS. MANISHABEN PATEL

SL Description of Movable Asset

Name of Title Holder

1 NA

2 NA

3 M/S BALA TREPURA AGRO INDUSTRIES LIMITED, Through it's Directors MR. DIPAKKUMAR KANTILAL PATEL MR. PATEL DIP DIPAK KUMAR MRS. MANISHABEN PATEL

SL Description of Movable Asset

Name of Title Holder

1 NA

2 NA

3 M/S BALA TREPURA AGRO INDUSTRIES LIMITED, Through it's Directors MR. DIPAKKUMAR KANTILAL PATEL MR. PATEL DIP DIPAK KUMAR MRS. MANISHABEN PATEL

SL Description of Movable Asset

Name of Title Holder

1 NA

2 NA

3 M/S BALA TREPURA AGRO INDUSTRIES LIMITED, Through it's Directors MR. DIPAKKUMAR KANTILAL PATEL MR. PATEL DIP DIPAK KUMAR MRS. MANISHABEN PATEL

SL Description

