Sale Notice

BY REGISTERD POST WITH A.D./SPEED POST WITH A.D.

Date: 27/10/2026

Ref. No. 5th E-auction Sale Notice_258752_Oct.26

1. **TUSHAR CHANDRAKANT PATEL (BORROWER)**

2. **AMITA PATEL (CO BORROWER)**
   BOTH AT: - 50 NATHDWAR RESIDENCY BH MANAN, PARK WAGHODIA DABHOI, RING ROAD, VADODARA-390019

3. **M/S SHREE RANG AGENCY (CO BORROWER)**
   AT: - WADIDIL DEPOT, OPP WADI SHAK MARKET, NR CHOWKANDI CHAR RASTA BESIDE MAHADEV TEMPLE, VADODARA – 390001

Reference: a. Your Loan Agreement Number **413CSL03024015 , 413LAP16260686 & 413LAPEE044955** in respect of the secured **ALL THAT PIECE AND PARCEL OF THE NON-AGRICULTURAL PROPERTY DESCRIBED AS IMMOVABLE PROPERTY BEARING PLOT NO. 50 ADMEASURING 269.44 SQ.MTR AND 51.76 SQ.MTR PROPORTIONATE TOTAL AREA OF 321.20 SQ. MTR IN NATHDWARA RESIDENCY SITUATED IN LAND BEARING REVENUE SURVEY NO 394/1, C.S.NO.1424 IN MOJE VILLAGE DANTESHWAR, SUB DISTRICT, DISTRICT VADODARA, EAST : 7.5 METER ROAD, WEST : COMMON PLOT OF SHIVAM SOCIETY, NORTH : PLOT NO 51, SOUTH : SHOP NO 1** immovable properties (secured asset)

b. Statutory Demand Notice dated **23rd Jan 2023** issued under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act).

c. Possession Notice dated **11th Apr 2023** in respect of possession of secured asset.

d. Physical Possession taken on dated **21st Jan 2024** in respect of possession of secured asset.

e. Auction conducted on **30th Jan 26** as per Sale Notice dated **05th Jan 26**.

Subject: **15 days FINAL NOTICE for Sale of secured/mortgaged immovable property is being given to you in compliance of Rule 9 sub-rule 1 of Security Interest (Enforcement) Rules, 2002 (SARFAESI Rules) and under the SARFAESI Act.**

Dear Sir/Madam,

Bajaj Finance Ltd.

BAJAJ FINANCE LTD.

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Branch Office: Weikfield IT Park, D-Block, 5th Floor, Viman Darshan Society, Nagar Road, Pune - 411014, Maharashtra
Registered Office: 4th Floor, Bajaj Finserv House, Off Pune-Ahmednagar Road, Viman Nagar, Pune – 411014
Corporate Office Extn.: 3rd Floor, Panchshil Tech Park, Viman Nagar, Pune – 411 014
Tel.: +91 20 7157 6403 | **Fax:** +91 20 7157 6364
Corporate ID No.: L65910MH1987PLC042961 | **Email ID:** investor.service@bajajfinserv.in

With reference to the captioned subject matter, the under signed, being an Authorized Officer of the Secured Creditor namely 'Bajaj Finance Limited' (BFL), under the provisions of the SARFAESI Act and in exercise of various powers conferred under Section 13 of the SARFAESI Act read with Rule 3 of the SARFAESI Rules issued the aforesaid statutory demand notice under Section 13 (2) of the SARFAESI Act calling upon you to repay the outstanding amount more particularly mentioned in the said statutory demand notice together with further interest thereon within 60 days from the date of the said notice.

The undersigned also refers to the aforesaid possession notice issued to you regarding taking possession of the Secured asset and the publication of the said possession notice were published in two leading newspapers for the purpose of realization of the secured asset/debt in exercise of the power conferred on BFL (secured creditor) under the provision of the SARFAESI Act and the Rules framed there under. I, the undersigned on **21st Jan 2024**, have taken physical possession of the aforesaid secured/ asset in exercise of powers conferred on me vide order under SARFAESI ACT.

We state that despite receipt of the said statutory demand notice and the said possession notice and/or service of the same by way of publication thereof in two leading newspapers as well as by pasting a copy thereof on the secured/mortgaged immovable property, you have failed and neglected to pay the outstanding amount towards discharge of your liability in full and/or to comply with the requisitions contained in the said notices.

I the undersigned being Authorized Officer of the Secured Creditor have obtained the valuation of the secured asset from an approved valuer and have also fixed the reserve price of the said secured asset. Please take notice that I will be taking further steps for sale/ disposal of the secured asset on **25/11/26** through e-Auction.

Description of the Secured/Mortgaged Immovable Property	Reserve Price (Rs.)
ALL THAT PIECE AND PARCEL OF THE NON-AGRICULTURAL PROPERTY DESCRIBED AS IMMOVABLE PROPERTY BEARING PLOT NO. 50 ADMEASURING 269.44 SQ.MTR AND 51.76 SQ.MTR PROPORTIONATE TOTAL AREA OF 321.20 SQ. MTR IN NATHDWARA RESIDENCY SITUATED IN LAND BEARING REVENUE SURVEY NO 394/1, C.S.NO.1424 IN MOJE VILLAGE DANTESHWAR, SUB DISTRICT, DISTRICT VADODARA, EAST : 7.5 METER ROAD, WEST : COMMON PLOT OF SHIVAM SOCIETY, NORTH : PLOT NO 51, SOUTH : SHOP NO 1	**Reserve Price: Rs. 82,10,000/-** (Rupees Eighty-Two Lakh Ten Thousand Only) **EMD: 10% of Reserve Price. Rs. 8,21,000/-** (Rupees Eight Lakh Twenty-One Thousand Only) **BID Increment: - Rs. 50,000/-** (Rupees Fifty Thousand Only)

You are hereby called upon to pay the outstanding dues together with all costs, charges and expenses incurred by the undersigned or any incidental expenses incurred thereto while taking possession of the property and to get the aforesaid property released from the undersigned within 15 days from the date

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of this notice failing which the aforesaid secured asset shall be sold by the undersigned between **3:00 pm to 5:00 pm on 25/11/26**.

Please take notice that if you fail or neglect to pay the total outstanding dues within aforesaid statutory period of 15 days from the date of notice hereof, the undersigned will have no alternatives but to proceed to sell the aforesaid secured/mortgaged immovable property for realizing the outstanding dues of **Rs. 1,59,40,333.3/- (Rupees One Crore Fifty-Nine Lakh Forty Thousand Three Hundred Thirty Three and Thirty Paise Only) as on 23/10/26** payable in respect of aforesaid loan facility.

Please also note that the detailed terms and conditions of the sale notice will be published in two leading daily newspapers and website of BFL https://bankauctions.in and https://www.bajajfinserv.in/sarfaesi-auction-notices

Please note: You are having moveable's inside the secured asset (as per inventory); you are directed to remove the same within seven (7) days from service of this notice else BFL will proceed further to dispose off the said inventory on 'as is where is basis' as per the latest valuation which would be at your cost and consequences.

This notice is issued to you without prejudice to other rights & remedies available to Bajaj Finance Limited

Yours Sincerely,

Bajaj Finance Ltd.

For Bajaj Finance Limited
(Authorized Officer)

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