

PUBLIC AUCTION

TJSB Sahakari Bank Ltd. has initiated recovery action against the following defaulted borrowers through the Authorized Officer of the Bank, appointed under, the Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the rules made there under has issued Demand Notice on 24/08/2018 under section 13(2) of the said Act, to M/s. VP & Sons. (A proprietary concern through its Proprietor Mr. Devani Ajaykumar Vinodchandra) – (Borrower & Mortgagor), Mr. Vithlani Ashish Nitinkumar – (Guarantor & Mortgagor), Mr. Devani Bhavikkumar Vinodchandra – (Guarantor & Mortgagor), Mrs. Devani Pragnyaben Bhavikkumar – (Guarantor & Mortgagor) & Mrs. Devani Madhuben Vinodchandra – (Guarantor & Mortgagor).

The Borrower & Mortgagor have not repaid the amount of Rs.1,76,52,361.19 (One Crore Seventy-Six Lakh Fifty-Two Thousand Three Hundred Sixty-One and Paise Nineteen Only) as on 31/07/2018 with further interest from 01/08/2018 mentioned in the said Demand Notice within stipulated period; hence the Authorized Officer has taken the Physical Possession of the immovable property on 13/02/2019, mentioned herein below u/s 13(4) of the said Act. I, the undersigned as the Authorized Officer of TJSB Sahakari Bank Ltd., have decided to sell the below mentioned property on "AS IS WHERE IS BASIS" without movable assets by inviting Tenders as laid down in prescribed laws.

Name of the Borrower(s)/Mortgagor(s)/ Guarantor(s) & Outstanding Amount.	Description of Immovable Property																
<p>1. M/s. VP & Sons. (A proprietary concern through its proprietor) Mr. Devani Ajaykumar Vinodchandra ... (Borrower & Mortgagor)</p> <p>2. Mr. Vithlani Ashish Nitinkumar ... (Guarantor & Mortgagor)</p> <p>3. Mr. Devani Bhavikkumar Vinodchandra ... (Guarantor & Mortgagor)</p> <p>4. Mrs. Devani Pragnyaben Bhavikkumar ... (Guarantor & Mortgagor)</p> <p>5. Mrs. Devani Madhuben Vinodchandra ... (Guarantor & Mortgagor) (Gujarat Recovery Dept.) Loan Account : 162301500000010, Outstanding Dues as on 31-03-2026 of Rs.3,95,86,593.57/- (Plus further interest and cost thereon from 01.04.2026)</p>	<p>1. A Commercial Property of known as "Rajani Mill Compound" Non Agri Land, Plots paiki Plot No. 34, Land Admeasuring area 162-58-10 Sq. Mtrs. = 209-7-3 Sq. Yards, building thereon known as "Krishna Flats" Paiki Ground Floor, Shop No. 1, Built Up Area 10-83-36 Sq. Mtrs. In Keshod Tal: Keshod, Dist. Junagadh; stand in the name of (i) Mr. Devani Bhavikkumar Vinodchandra, and (ii) Mrs. Devani Pragnyaben Bhavikkumar.</p> <p>2. Residential Property of, known as "Rajani Mill Compound" Non Agri Land, Plots paiki Plot No. 34, Land Admeasuring area 162-58-10 Sq. Mtrs. = 209-7-3 Sq. Yards, building thereon Known as "Krishna Flats" paiki Second Floor, Flat No. 202, Built up Area 69-45 Sq. Mtrs. In Keshod, Tal: Keshod, Dist. Junagadh stand in the name of (i) Mr. Devani Bhavikkumar Vinodchandra and (ii) Mrs. Devani Madhuben Vinodchandra</p> <p>3. Residential Property of, Known as "Ambawadi Plot" Non Agri Land, Plots paiki Plot No. 158, Land Admeasuring area 185-80-67 Sq. Mtrs. = 500-00 Sq. Gaj. Building thereon known as "Raghunandan Flats" Paiki 3rd Floor, Flat No. 302, built up Area 61-995 Sq. Mtrs. In Keshod, Tal: Keshod, Dist. Junagadh stand in the name of (i) Mr. Devani Bhavikkumar Vinodchandra and (ii) Mrs. Devani Pragnyaben Bhavikkumar.</p>																
Place of Auction: TJSB Sahakari Bank Ltd. Shop No. 4, 5 & 6, Business Bay, Royal Park, Street No. 6, Kalawad Road, Rajkot - 360 005.	<table border="1"> <thead> <tr> <th>Sr.No.</th> <th>Particulars</th> <th>Reserve Price</th> <th>EMD Amount</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Shop No. 1</td> <td>Rs. 6,90,000.00</td> <td>Rs.69,000.00</td> </tr> <tr> <td>2</td> <td>Flat No. 202</td> <td>Rs. 11,06,000.00</td> <td>Rs.1,10,600.00</td> </tr> <tr> <td>3</td> <td>Flat No. 302</td> <td>Rs. 11,83,000.00</td> <td>Rs.1,18,300.00</td> </tr> </tbody> </table>	Sr.No.	Particulars	Reserve Price	EMD Amount	1	Shop No. 1	Rs. 6,90,000.00	Rs.69,000.00	2	Flat No. 202	Rs. 11,06,000.00	Rs.1,10,600.00	3	Flat No. 302	Rs. 11,83,000.00	Rs.1,18,300.00
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1	Shop No. 1	Rs. 6,90,000.00	Rs.69,000.00														
2	Flat No. 202	Rs. 11,06,000.00	Rs.1,10,600.00														
3	Flat No. 302	Rs. 11,83,000.00	Rs.1,18,300.00														
Date and time of Inspection of property	27.04.2026 between 10:00 AM To 12:30 PM																
Date and Time of Auction	04.05.2026 at 03:00 PM, 03:30 PM & 04:00 PM Respectively																

Terms & conditions:-

- The offers to be submitted in a sealed envelope super scribed, "Offer for purchase of Immovable property i.e "Shop No.1, Krishna Flats or "Flat No.202, Krishna Flats" or Flat No. 302, Raghunandan Flats, and bring/send the said offer sealed cover envelope separately at the above-mentioned venue on or before 02.04.2026 before 05:00 P.M. by the prospective bidder & EMD amount to be transfer by NEFT/RTGS to Account No. 001995200000004, Name of Gujarat Regional office, IFSC Code TJSB0000001 on or before 02.04.2026 before 05:00 P.M.
- Offers so received by the undersigned will be opened and considered on 04.05.2026 at the abovementioned venue at 03:00 PM, 03:30 PM & 04:00 PM Respectively.
- The undersigned reserves his right to accept or reject any offer and/modified to cancel and/or postpone the Auction.
- The Undersigned hereby informs to the Borrower/ Mortgagor/s, and/or legal heirs, Legal representative(s) (whether known or unknown), executor(s), administrator(s), successor(s) and assign(s) of the respective borrower(s)/ Mortgagor(s) (since deceased) or absconding, as the case may be, to pay entire dues within 15 days from the date of the notice; otherwise Authorized officer shall proceed to sell the secured asset mentioned herein above in accordance with the Rule 8(5) of Security Interest (Enforcement) Rules, 2002.
- All or any such person(s) having any share, right, title, benefit, interest, claim, or demand in respect of the said property or to any part thereof by way of sale, allotment, exchange, mortgage, let, sub-let, lease, lien, charge, maintenance, license, gift, inheritance, share, possession, easement, trust, bequest possession, assignment or encumbrance of whatsoever nature or otherwise are requested to intimate to the undersigned in writing at the address mentioned below of any such claim accompanied with all necessary and supporting documents within 07 days from the date of publication hereof, failing which transaction shall be completed without reference to such claim, and any such person shall be deemed to have waived of his rights and the same shall not be binding on TJSB Sahakari Bank Ltd.
- Tender forms along with the terms and conditions sheet will be separately available with office of Authorized Officer at the cost of Rs. 100/- Plus Rs. 18/- GST Total Rs. 118/- (Contact No.9904212397/9820261554).
- The Auction will be finalized by the bank only. The bank does not authorize any other person or agency for the said auction.

This Publication is also 15 days' notice to the Borrower/Mortgagor/Guarantors of the above said loan accounts

Date : 13/04/2026
Place : Ahmedabad



Sd/-
AUTHORISED OFFICER
Under SARFAESI Act, 2002
For & on behalf of TJSB Sahakari Bank Ltd.