बैंक ऑफ़ बड़ौदा
Bank of Baroda

Regional Stressed Assets Recovery Branch,
Surya Complex, First Floor, Opp. The Golden Times,
Swastik Cross Road, C G Road, Navrangpura, Ahmedabad
(Gujarat)-380009 Ph. +91-7486013985
Email: sarahm@bankofbaroda.co.in

SALE NOTICE FOR SALE OF MOVABLE AND IMMOVABLE PROPERTIES

"APPENDIX- IV-A [See proviso to Rule 6 (2) & 8 (6)]

E-Auction Sale Notice for Sale of Movable &Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6 (2) & 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described movable and immovable properties mortgaged/charged/hypothecated to the Secured Creditor, **Physical / Constructive / Symbolic Possession (As mentioned against each property separately)** of which has been taken by the Authorized Officer of **Bank of Baroda**, Secured Creditor, will be sold on **"As is where is", "As is what is", and "Whatever there is" "without recourse basis" on date 04.06.2026 (For Sr. 1 to 7) & Date 22.06.2026 (For Sr. 8 to 12) mentioned against each property** for recovery of below mentioned account/s. The details of Borrower/s/Guarantor/s/Secured Asset/s Dues/Reserve Price/e-Auction Date & Time, EMD and Bid Increase Amount are mentioned below :

Sr / Lot No.	Name & address of Borrower/s / Guarantor/ s/ Mortgagor (s)	Detailed description of the Movable & immovable property with known encumbrances, if any	Total dues (as per Demand Notice)	1. Reserve Price 2. Earnest Money Deposit (EMD) 3. Bid Increase Amount
1	**M/s Jay Creation [Proprietor : Mrs. Harshaben Chandrabhan Bherwani] and Guarantor Mr. Chandrabhan Manoharlal Bherwani**	**Lot No. (1):** All that piece and parcel of immovable property bearing comprising of 2nd floor of "Mangrani Complex" (Muni. Tenament No. 0115-23-0818-0001-P) admeasuring about C.S. No. 4007 & 4008 paiki 53.06 Sq. Mtrs., carpet area on 2nd Floor situated on Property of C.S. No. 4007 & 4008 of Ward Kalupur-1 of Ahmedabad in the name of **Mrs. Harshaben Chandrabhan Bherwani** which is bounded as under : East : Common Stair, West : Open Chowk, North : Road, South : Road **(Physical Possession)**	**Rs. 78,30,243.57/- (Rupees Seventy Eight Lakhs Thirty Thousand Two Hundred Forty Three and Fifty Seven Paisa Only) + Unapplied interest and other charges & less recovery thereafter, if any.**	**Reserve Price: Rs. 12,40,000/-** (Rupees Twelve Lakhs Forty Thousand Only) **EMD: Rs. 1,24,000/-** (Rupees One Lakhs Twenty Four Thousand Only) **Bid Increase Amount: Rs. 10,000/-** (Rupees Ten Thousand Only)
2	**M/s Raj Sunmica Center Proprietor-Mr. Mahesh Kumar Ratanlal Jodhwani** Kaveri Complex, Navapara, Bhavnagar (Gujarat) PIN-384001 **AND M/s Raj Picture House (Proprietor-Mr. Rohit Maheshbhai Jodhwani)** Shop No. 3, Kaveri Complex, Navapara, Bhavnagar (Gujarat) PIN-384001 **Guarantors (In A/c Raj Picture House): 1. Mr. Rohit Maheshbhai Jodhwani 2. Mrs. Nandaben Maheshbhai Jodhwani 3. Mrs. Nilamben Maheshbhai Jodhwani 4. Mr. Mahesh Kumar Ratanlal Jodhwani**	**Lot No. (2):** **(1.)** All that piece and parcel of Commercial Godown No. 11-A, Ground Floor, Kesharinandan Complex, Opposite Bhidbhanjan Mahadev Temple, Galaxy Cinema Road, Navapara, Bhavnagar – 364001 City Survey No. 55, ward no. 7, Shet No. 133 admeasuring about 151.80 Sq. mtrs. Area mouje Bhavnagar belongs to **Mr. Maheshkumar Ratanlal Jodhwani (Mortgaged in A/c M/s Raj Sunmica Center) (Physical Possession)** AND **(2.)** All that piece and parcel of Commercial Godown No. 11-B, Ground Floor, Kesharinandan Complex, Opposite Bhidbhanjan Mahadev Temple, Galaxy Cinema Road, Navapara, Bhavnagar – 364001 City Survey No. 55, ward no. 7, Shet No. 133 admeasuring about 151.80 Sq. mtrs. Area mouje Bhavnagar belongs to **Mr. Maheshkumar Ratanlal Jodhwani (Mortgaged in A/c M/s Raj Picture House) (Physical Possession)**	**M/s Raj Sunmica Center Rs. 1,80,33,336/- (Rupees One Crore Eighty Lakhs Thirty Three Thousand Three Hundred Thirty Six Only) + Unapplied interest and other charges & less recovery thereafter, if any.** **M/s Raj Picture House Rs. 3,72,98,259/- (Rupees Three Crore Seventy Two Lakhs Ninety Eight Thousand Two Hundred Fifty Nine Rupees Only) + Unapplied interest and other charges & less recovery thereafter, if any.**	**Reserve Price : Rs. Rs.1,00,80,000/-** (Rupees One Crore Eighty Thousand Only) **EMD : Rs. 10,08,000/-** (Rupees Ten Lakhs Eight Thousand Only) **Bid Increase Amount: Rs. 25,000/-** (Rupees Twenty Five Thousand Only)
3	**M/s AMI Engineering and Founders Proprietor Mr. Vishnubhai Patel Guarantor: Mr. Pradipbhai Vishnubhai Patel**	**Lot No.(3):** Machinery related to High Pressure Die casting Machine, Horizontal Cold Chamber High Pressure die Casting Machine with Locking force of 180.0002 tonnes along with furnace, electrical and all standard accessories, Maruti make fully automatic Microprocessor controlled plastic Injection Moulding Machine 130 TON 300 Gram Servo Injection Moulding machine with Auxiliaries, Powder Coating Oven, Cayclon and Blower 3 H.P., Oven Full Trolley, 75 HP Compressor Carbon Filler and related components hypothecated against credit facilities granted to M/s AMI Engineering and Founders. **Note: 1. Please refer Bank's website for detailed information related to this plant and machinery 2. Plant & Machinery is kept in Bank's Godown. (Physical Possession)**	**Rs. 76,16,631.61 (Rupees Seventy Six Lakhs Sixteen Thousand Six Hundred Thirty One and Sixty One Paise Only) + Unapplied Interest and other Charges & less recovery thereafter if any**	**Reserve Price : Rs. 16,00,000/-** (Rupees Sixteen Lakhs Only) **EMD : Rs. 1,60,000/-** (Rupees One Lakhs Sixty Thousand Only) **Bid Increase Amount: Rs. 10,000/-** (Rupees Ten Thousand Only)
4	**Mr. Harsh Satish Shah and Mrs. Hinal Pratikbhai Fadia Residing at Flat No. A-1004, Prakruti Appartment, Jain Nagar, Near Parimal Under Bridge, Paldi, Ahmedabad (Gujarat)**	**Lot No. (4):** All that piece and parcel of Non-Agriculture Land bearing Flat No. 9M-502 admeasuring 108 Sq. Yards i.e. 90.30 Sq. Mtrs. constructed property on admeasuring 10521 ares in the scheme of "Aagam 99 residency commercial Co. Op. Service Society Phase II" which is known as "Aagam 99 Residency Phase II" lying and being on Revenue Survey No. 1017/C situated, lying and being at Mouje:Sachana, Taluka-Viramgam, Dist. Sub District Ahmedabad in the name of Mr. Harsh Satish Shah and Mrs. Hinal Pratikbhai Fadia and bounded as follows: East: Flat No. 9M-501, West: Road and Open Land, North: Flat No. 9M-503, South: Road **(Physical Possession)**	**Rs. 30,51,494.96 (Rupees Thirty Lakhs Fifty One Thousand Four Hundred Ninety Four and Ninety Six Paise Only) + Unapplied Interest and other Charges & less recovery thereafter if any**	**Reserve Price : Rs. 4,13,000/-** (Rupees Four Lakhs Thirteen Thousand Only) **EMD : Rs. 41,300/-** (Rupees Forty One Thousand Three Hundred Only) **Bid Increase Amount: Rs. 10,000/-** (Rupees Ten Thousand Only)
5		**Lot No. (5):** All that piece and parcel of Non-Agriculture Land bearing Flat No. 9M-503 admeasuring 108 Sq. Yards i.e. 90.30 Sq. Mtrs. constructed property on admeasuring 10521 ares in the scheme of "Aagam 99 residency commercial Co. Op. Service Society Phase II" which is known as "Aagam 99 Residency Phase II" lying and being on Revenue Survey No. 1017/C situated, lying and being at Mouje:Sachana, Taluka-Viramgam, Dist. Sub District Ahmedabad in the name of Mr. Harsh Satish Shah and Mrs. Hinal Pratikbhai Fadia and bounded as follows: East: Flat No. 9M-504, West: Road and Open Land, North: Road and Block 9/L, South: Flat No. 9M-502 **(Physical Possession)**		**Reserve Price : Rs. 4,13,000/-** (Rupees Four Lakhs Thirteen Thousand Only) **EMD : Rs. 41,300/-** (Rupees Forty One Thousand Three Hundred Only) **Bid Increase Amount: Rs. 10,000/-** (Rupees Ten Thousand Only)
6	**M/s Surfactant Products Pvt Ltd Registered Address:** 0/1002,Chandanbala Appt. Nr.Mahalaxmi Char Rasta Paldi Ahmedabad - 380007, Gujarat **Directors/Guarantors: 1. Mr. Siddartha Mahendra Shah 2. Mr. Ayush Siddhartha Shah 3. Mrs. Anisha Siddhartha Shah**	**Lot No. (6):**All that piece and parcel of immovable property of Unit/Bunglows Nos. 299 and 300 admeasuring 480 Sq. Yards land (401.34 Sq. Meters) and 145 Sq. Yards Super Built Up Area (121.24 Sq. Mtrs.) in the scheme known as "Sanskar Villa" developed and constructed on all that piece and parcel of freehold non agriculture use land situated lying and being on Survey No. 156 paiki, Mouje Village: Panchasar, Taluka: Shankeshwar, Sub-District: Shankheshwar, District-Patan (Gujarat) in the name of Mr. Siddhartha Mahender Shah **(Physical Possession)**	**Rs. 92,14,344.11 (Rupees Ninety Two Lakhs Fourteen Thousand Three Hundred Forty Four and Eleven Paisa Only) + Unapplied Interest and other Charges & less recovery thereafter if any.**	**Reserve Price : Rs. 17,60,000/-** (Rupees Seventeen Lakhs Sixty Thousand Only) **EMD : Rs. 1,76,000/-** (Rupees One Lakhs Seventy Six Thousand Only) **Bid Increase Amount: Rs. 10,000/-** (Rupees Ten Thousand Only)
7	**M/s Ideal Systems Limited through its Director Mr. Ketan Nalinkant Shah and Guarantors: Mrs. Hemal Ketan Shah, Mrs. Mona Sandip Shah, Mr. Ketan Nalinkant Shah, Mr. Jimit Ketan Shah, Mr. Sandip Rajnikant Shah & M/s Asya Infosoft Limited**	**Lot No. (7): (A.)** All that immovable property bearing Unit No. 'A' admeasuring about 2065 Sq. Ft. situated on 4th Floor of the "Nidhi Complex" of Nidhi Owners Association standing/constructed on land bearing F.P. No. 258/2 of T.P. Scheme No. 3 (varied) of Mouje: Sheikhpur-Khanpur Taluka : City within the registration Sub - District : Ahmedabad-3 (Memnagar) and District : Ahmedabad standing in the name of **M/s Ideal Systems Ltd.** which is bounded as under : East : Open Space and thereafter Unit No. A, West : Common Passage and stair, North : Open Space & thereafter 'Anand Chamber' building, South : Common Passage, Staircase and thereafter Unit No. C **(Physical Possession)** **Lot No. (7): (B.)** All that immovable property bearing Unit No. 'B' admeasuring about 590 Sq. Ft. situated on 4th Floor of the "Nidhi Complex" of Nidhi Owners Association standing/constructed on land bearing F.P. No. 258/2 of T.P. Scheme No. 3 (varied) of Mouje: Sheikhpur-Khanpur Taluka : City within the registration Sub - District : Ahmedabad-3 (Memnagar) and District : Ahmedabad standing in the name of **Mrs. Mona Sandip Shah** which is bounded as under : East : Unit No., West : Open Space and thereafter 'Akruti building', North : Open Space & thereafter 'Anand Chamber' building South : Passage. **(Physical Possession)** **Lot No. (7): (C.)** All that immovable property bearing Unit No. 'C' admeasuring about 608 Sq. Ft. situated on 4th Floor of the "Nidhi Complex" of Nidhi Owners Association standing/constructed on land bearing F.P. No. 258/2 of T.P. Scheme No. 3 (varied) of Mouje: Sheikhpur-Khanpur Taluka : City within the registration Sub - District : Ahmedabad-3 (Memnagar) and District : Ahmedabad standing in the name of **Mrs. Hemal Ketan Shah** which is bounded as under: East : Open Space and thereafter Unit No. A, West : Open Space and thereafter 'Akruti building', North : Common Passage, Staircase and thereafter Unit No. B, South : Open Space and thereafter 'Ajit Medical Centre' Building **(Physical Possession)**	**Rs. 3,58,60,005.15/- (Rupees Three Crore Fifty Eight Lakhs Sixty Thousand Five and Fifteen Paisa Only) + Unapplied Interest and other charges & less recovery thereafter, if any.**	**Reserve Price : Rs. 1,24,65,000/-** (Rupees One Crore Twenty Four Lakhs Sixty Five Thousand Only) **EMD : Rs. 12,46,500/-** (Rupees Twelve Lakhs Forty Six Thousand Five Hundred Only) **Bid Increase Amount: Rs. 30,000/-** (Rupees Thirty Thousand Only) **Unit A: Rs. 79,20,000/- Unit B: Rs. 22,50,000/- Unit C: Rs. 22,95,000/- TOTAL: Rs. 1,24,65,000/-**
8	**Mr. VipulKumar Rameshchandra Mistry (Borrower) and Mrs. Bina Bimalbhai Mistry (Guarantor)**	**Lot No. (8):** Flat No. A/406, on forth floor admeasuring 75 sq yards i.e. 62.71 sq. mtrs or thereabout (Super built up) 75 sq. yards i.e. 62.71 sq. mtrs or thereabout (Super built Up) in Block A together with undivided share in the land of the common plot and road land provided in the entire land of the scheme known as "Ratnatrayi", constructed upon land bearing Gamtal open land/ Property No.1169 admeasuring 1333 sq. yards i.e. 1114.54 sq. mtrs situated at mouje Godhavi, Taluka Sanand, District Ahmedabad, belonging to **Mr. Vipulkumar Rameshchandra Mistry**, which is bounded as under : Common Boundaries : On or towards East : Staircase, On or towards West : Block-B, On or towards North: Marginal Space, On or towards South : Passage **(Physical Possession)**	**Rs. 8,27,037.76/- (Rupees Eight Lakhs Twenty Seven Thousand Thirty Seven and Paise Seventy Six Only)+ Unapplied Interest and other Charges & less recovery thereafter if any.**	**Reserve Price : Rs. 8,80,000/-** (Rupees Eight Lakhs Eighty Thousand Only) **EMD : Rs. 88,000/-** (Rupees Eighty Eight Thousand Only) **Bid Increase Amount: Rs. 10,000/-** (Rupees Ten Thousand Only)
9	**M/s Shree Dhanlaxmi Chemicals [Proprietor Mr. Shubhash Ghelani]** Office Address: SF-8, Manek Avenue, Near AMTS Bus Stop, Memnagar, Ahmedabad (Gujarat) PIN-380019	**Lot No. (9):** All that piece and parcel of Immovable Property bearing NA Plot bearing Plot No.24, Block-I, Survey No.228 and 229, Area about 450 Sq. Mtrs. Village: Chudva, Taluka: Gandhidham, District: Kutch in the name of **M/s Shree Dhanlaxmi Chemicals through its proprietor Mr. Subhash Jayantilal Ghelani** bounded as under: East : By Plot No. 17, West : By Internal Road, North : By Plot No. 23, South : By Remaining Land Plot No. 24 **(Symbolic Possession)**	**Rs. 1,66,53,482.46/- (Rupees One Crore Sixty Six Lakh Fifty Three Thousand Four Hundred Eighty Two and Four Six Paisa Only) + Unapplied Interest and other Charges & less recovery thereafter if any.**	**Reserve Price : Rs. 38,10,000/-** (Rupees Thirty Eight Lakhs Ten Thousand Only) **EMD : Rs. 3,81,000/-** (Rupees Three Lakhs Eighty One Thousand Only) **Bid Increase Amount: Rs. 10,000/-** (Rupees Ten Thousand Only)
10	**Shri. Abdulrazak Isabhai Modan deceased Now represented by his legal heirs Smt. Mariyamben Abdulrazak Modan & Mr. Mohammad Fazalrehman Abdulrazakbhai Modan, Ms. Munirabanu Abdulrazak Modan, & Ms. Kaushalbanu Abdulrazak Modan & Mr. Mohammadjuber Abdulrazak Modan & Mortgagor / Guarantor Smt. Siddikaben Salimbhai Modan and Smt. Mariyamben Abdulrazak Modan**	**Lot No. (10):** All that All that piece and parcel of Immovable Property bearing entire undivided proportionate share in the property situated at Arshi Commercial Complex, Ground Floor, Shop No 9, Opp. Farukh Cinema, Dhandhuka, Ta Dhandhuka, Dist. Ahmedabad. City Survey No. 2515/11, Word No. 1, Sit No. 84+85+89+90, Area Admeasuring 22-57-00 (Sq. Mts.) and Dhandhuka Nagar palika Property No. 11523 belonging to Smt. Siddikaben Salimbhai Modan, Residing at Chokha Modan Vada, Dhandhuka, Ta. Dhandhuka, Dist Ahmedabad and **Smt. Mariyamben Abdulrazak Modan, Residing at Kureshi Vada, Dhandhuka,** Ta. Dhandhuka, Dist. Ahmedabad, bounded as under : East : By Internal Road of Arshi Complex, West : By Naveli, North : By Shop No. 10, South : By Shop No. 8 **(Symbolic Possession)**	**Rs. 4,97,073/- (Rupees Four Lacs Ninety Seven Thousand Seventy Three Only)+ Unapplied Interest and other Charges & less recovery thereafter if any.**	**Reserve Price : Rs. 3,57,000/-** (Rupees Three Lakhs Fifty Seven Thousand Only) **EMD : Rs. 35,700/-** (Rupees Thirty Five Thousand Seven Hundred Only) **Bid Increase Amount: Rs. 10,000/-** (Rupees Ten Thousand Only)
11	**Mr. Sahil Sanjaykumar Barot (Borrower) and Mrs. Parulben Sanjaykumar Barot for themselves and also being legal heirs of Late Mr. Sanjaykumar Balvantray Barot (Co-Borrower)**	**Lot No. (11):** All that piece and parcel of Immovable property Gram Panchayat Milkat No:920,924 & 925 Property Sr.No:1396,1102 & 1103 in the Gamtal of village Veda, Ta Mansa, Dist Gandhinagar, GUJARAT. East : Road of Street, West: Road of Village, North: House of Vijaybhai D Barot, South : Road of Street. **(Symbolic Possession)**	**Rs.70,51,192.71 (Rupees Seventy Lakhs Fifty One Thousand One Hundred Ninety Two and Seventy One Paise)+ Unapplied Interest and other Charges & less recovery thereafter if any.**	**Reserve Price : Rs. 35,18,000/-** (Rupees Thirty Five Lakhs Eighteen Thousand Only) **EMD : Rs. 3,51,800/-** (Rupees Three Lakhs Fifty One Thousand Eight Hundred Only) **Bid Increase Amount: Rs. 10,000/-** (Rupees Ten Thousand Only)
12	**Mr. Sureshbhai Govindbhai Patni (Borrower) and Mrs. Manjulaben Sureshbhai Patni (Co-Borrower) and Mr. Jasubhai Chandubhai Chauhan (Guarantor)**	**Lot No. (12):** All that piece and parcel of Immovable property Flat No. A/0/1, Ground Floor in Block A admeasuring about 65 Sq. Yards i.e. 54.35 Sq. Mtrs. super built up constructed property and also with the rights of the undivided share of the land in the scheme known as "Abhilasha Apartments" lying and being on Old Survey No. 460 Paiki T.P. Scheme No. 12, Final Plot No. 208 Paiki 208/B's N.A. land situate, lying and being at Mouje Village Asarwa, Taluka City in the Registration District Ahmedabad and Sub District Ahmedabad-6 (Naroda) , which is bounded as under : Common Boundaries : East : Marginal Space, West: Flat No. A/0/2, North: Internal Road, South : T P road **(Symbolic Possession)**	**Rs.42,61,202.40/- (Rupees Forty Two Lakhs Sixty One Thousand Two Hundred Two and Forty Paisa Only) + Unapplied Interest and other Charges & less recovery thereafter if any.**	**Reserve Price : Rs. 20,00,000/-** (Rupees Twenty Lakhs Only) **EMD : Rs. 2,00,000/-** (Rupees Two Lakhs Only) **Bid Increase Amount: Rs. 10,000/-** (Rupees Ten Thousand Only)

For Sr. 1 to 7 Auction Date : 04.06.2026 & For Sr. 8 to 12 Auction Date : 22.06.2026
Auction Time : 02:00 PM to 06:00 PM (Unlimited extension of 10 minutes) Property inspection 25.05.2026 & 26.05.2026 (BY TAKING PRIOR APPOINTMENT) From 11:00 AM to 04:00 PM

Note: For Lot No. (2.) There are two Sale Deeds for Unit No. 11A and 11B, hence two Conveyance Deeds will be executed in favour of successful H1 Bidder / Buyer. For Lot No. (7.): There are three Sale Deeds for Unit No. A, B and C, hence three Conveyance Deeds will be executed in favour of successful H1 Bidder/Buyer

For Lot No. 9 to 12 Only (Other terms & conditions for properties on Symbolic Possession) :

a. **Property is in Symbolic Possession and Bidder is purchasing the property in symbolic possession at his/own risk & responsibility.**
b. **Bank will hand over the possession of property symbolically only and Successful Auction bidder/purchaser will not claim physical possession from the Bank.**
c. **Bank will not be responsible or duty bound for handing over of physical possession.**
d. **Successful Auction Purchaser will not be entitled to claim any interest, in any case of return of money.**
e. **Successful Auction Purchaser has to submit the Declaration Cum Undertaking confirming the above terms &condition immediately after e-Auction.**
f. **Subsequent to sale if successful bidder fails to submit Declaration Cum Undertaking, the bid EMD amount will be forfeited**
g. **The intending purchaser has to produce an Undertaking duly Stamped and Notarised as per Bank Format(in case of Sale on the basis of Symbolic Possession)**

For detailed terms and conditions of sale, please refer to the link provided in **https://www.bankofbaroda.bank.in/e-auction** and Online auction portal **Baanknet.com. Prospective bidders may contact Mr. A K Chaudhary, Chief Manager on Mobile No.: 7486013985 or Mr. Vivek Kulhari, Sr. Manager, Mob. No. 8209433411 or Mr. Brijesh Shah, Manager on Mobile No.: 9824027991. (GST/TDS as per Government Rules applicable shall be payable by purchaser on sale of Movable/ Immovable Assets.)**

For detailed terms and conditions Scan here:

AS PER SARFAESI Act, STATUTORY - 15 (For Lot No. 1 to 7) & 30 (For Lot No. 8 to 12)- DAYS SALE NOTICE TO THE BORROWER /GUARANTOR/ MORTGAGOR

The above mentioned borrower /s is/ are hereby noticed to pay the sum as mentioned in section 13(2) Notice in full before the date of auction, failing which property will be auctioned / sold and balance dues if any will be recovered with Interest and cost from borrowers/ guarantors /mortgagor.

Date : 09.05.2026
Place : Ahmedabad

Authorised Officer, Bank of Baroda

SBI

STATE BANK OF INDIA

Stressed Assets Recovery Branch (SARB) (18735) : 1st Floor, SBI Gymkhana Road Branch, Jawahar Road, Nr. Trikon Baug, Rajkot - 360 001, Ph. : 0281-2991380. E-mail: sbi.18735@sbi.co.in

Publication of Notice u/s 13(2) of SARFAESI Act 2002 when the same is returned undelivered

Notice is hereby given that the following Borrowers, Co-Borrowers and Guarantors have defaulted in the repayment of principal and interest of the loans facility obtained by them from the Bank and the loans have been classified as Non-Performing Assets (NPA). The notices were issued to them under Section 13(2) of Securitization and Re-construction of Financial Assets and Enforcement of Security Interest Act 2002 on their last known addresses, but they have been returned unserved and as such they are hereby informed by way of this public notice.

Sr. No.	Name of Borrower/ Guarantor	Details of Property/ Address of Secured Assets to be Enforced	Date of Notice	Date of NPA	Amount Outstanding (As on the date of notice)
1	**Mr. Harpal Nanakram Sahitya and Mrs. Jyoti Harpal Sahitya**	All that piece and parcel of land admeasuring 382.00 sq. mtrs. with construction admeasuring 316.32 sq. mtrs., comprised in leasehold Plot No. 126/A situated at Krishnanagar, B/h. Gandhi Smruti, Hariyala Plot, Bhavnagar bearing city survey Ward No. 6, Sheet No. 173, Survey No. 782 paiki, Bhavnagar in the Name of Harpal Nanakram Sahitya	**24.03.2026**	**29.07.2025**	**Rs.1,43,69,557.00** (Rupees One Crore Forty Three Lakh Sixty Nine Thousand Five Hundred Fifty Seven Only) as on 24.03.2026
2	**1. M/s Keshav Metal Industries 2. Mr. Harpal Nanakram Sahitya 3. Mrs. Jyoti Harpal Sahitya 4. Mr. Rohit Kamalkumar Sahitya 5. Mrs. Poonam Kamalkumar Sahitya**	(1) All Current Assets including Stocks, Stocks in Trade, Receivables, Consumable Stores and Spares, Plant, Machineries and entire current assets hypothecated to the Bank. (2) All that piece and parcel of land admeasuring 382.00 sq. mtrs. with construction admeasuring 316.32 sq. mtrs., comprised in leasehold Plot No. 126/A situated at Krishnanagar, B/h. Gandhi Smruti, Hariyala Plot, Bhavnagar bearing city survey Ward No. 6, Sheet No. 173, Survey No. 782 paiki, Bhavnagar in the Name of Harpal Nanakram Sahitya	**24.03.2026**	**15.06.2025**	**Rs.3,24,48,659.19** (Rupees Three Crore Twenty Four Lakh Forty Eight Thousand Six Hundred Fifty Nine and Nineteen Paisa Only) as on 24.03.2026

The steps are being taken for substituted service of notice. The above Borrower(s) and /or their Guarantor(s) (whenever applicable)are hereby called upon to make payment of outstanding amount within 60 days from the date of publication of this notice, failing which further steps will be taken after expiry of 60 days from the date of this notice under sub-section (4) of Section 13 of Securitization and Reconstruction of Financial Assets and Enforcement of Security interest Act, 2002.
The Borrowers 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.

Date : 09.05.2026, Place : Rajkot **Authorised Officer, State Bank of India, SARB, Rajkot (18735)**

ICICI Bank

Branch Office: ICICI Bank Limited, Jayhind Annex, Opp. Sharda Baug, Near Dharam Cinema, Rajkot- 360001

PUBLIC NOTICE - TENDER CUM E AUCTION FOR SALE OF SECURED ASSET

[See proviso to rule 8(6)]

Notice for sale of immovable asset(s)

E-Auction Sale Notice for the sale of immovable asset(s) 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. This notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of ICICI Bank Limited will be sold on 'As is where is', 'As is what is' and 'Whatever there is' as per the brief particulars given hereunder;

Sr. No.	Name of the Borrower/ Co-Borrower/ Guarantor/Guarantors / Loan Account No.	Details of the Secured Asset/ Assets with known encumbrances, if any	Outstanding Amount	Reserve Price / Earnest Money Deposit	Date and Time of Property Inspection	Date & Time of E-Auction
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1.	Thummar Nitaben (Borrower) / Thummar Harsh (Co-Borrower) Loan A/c No. LBJAM00005273016	Sub Plot No. 104/13, Plot No. 104 (Before Amalgamation Plot No. 104 to 109), Aditya Park, Near Raj Park, Landmark Reliance Petrol Pump, Revenue Survey No. 54, City Survey Ward No. 11, Sheet No. 192/199 and City Survey No. 2147/104/13, Village: Vibhapar, Guarat, Jamnagar-361001. Admeasuring Constructed area 46.54 Sq. Mtrs.-Free Hold Property	Rs. 12,47,489/- (as on April 29, 2026)	Rs. 12,50,000/- / Rs. 1,25,000/-	June 02, 2026 From 11:00 AM to 12:00 Noon	June 18, 2026 From 11:00 AM Onwards
2.	Bhavya Kiritbhai Jani (Borrower) / Kiritbhai Girijashankar Jani, Bhartiben Kiritbhai Jani (Co-Borrower) Loan A/c No. LBRAJ00005193809 / LBRAJ00006065274 / LBRAJ00005193810	Flat No. 404, 4th Floor, Oscar Enclave Tower F, Opposite Rail Nagar Water Tank, Revenue Survey No. 598 Paiki 3, T. P. Scheme No. 23, Open Plot No. 15, Final Plot No. 15/1, 15/3, Plot No. 1, City Survey Ward No. 18, City Survey No. 38/D/1/1, Near Shital Park Rail Nagar, Rajkot, Gujarat-360001. Admeasuring Builtup area 50.33 Sq. Mtr.-Free Hold Property	Rs. 14,38,804/- (as on April 29, 2026)	Rs. 14,50,000/- / Rs. 1,45,000/-	June 02, 2026 From 12:00 Noon to 01:00 PM	June 18, 2026 From 11:15 AM Onwards
3.	Mandaliya Chandresh Pravinbhai (Borrower) / Pritiben Chandreshbhai Mandaliya(Co-Borrower) Loan A/c No. TBRAJ00006481974/ TBRAJ00006481963/ LBRAJ00006485055/ LBRAJ00006485032	Flat No. 402, 4th Floor, Vraj Vallabh-2, City Survey Ward No. 6/1 and City Survey No. 1994 And 2007/P, Manhar Plot, Street No. 15/11, Rajkot, Gujarat-360002. Admeasuring Builtup area 31.94 Sq. Mtrs.-Free Hold Property	Rs. 18,87,401/- (as on April 29, 2026)	Rs. 14,20,000/- / Rs. 1,42,000/-	June 02, 2026 From 01:00 PM to 02:00 PM	June 18, 2026 From 11:30 AM Onwards
4.	Madanlal Mali(Borrower) / Lila Devi (Guarantors) Loan A/c No. LBJAM00005514154	Sub Plot No. 196/27, Plot No. 196 (Before Amalgamation Plot No. 196 To 209), Dwarkesh Society-3, Revenue Survey No. 1506/ Paikee 2/ Paikee 1, Jamnagar. Admeasuring Constructed area 27.30 Sq. Mtrs.-Free Hold Property	Rs. 11,53,997/- (as on April 29, 2026)	Rs. 12,00,000/- / Rs. 1,20,000/-	June 02, 2026 From 02:00 PM to 03:00 PM	June 18, 2026 From 11:45 AM Onwards
5.	Vyas Balvant Kanaiyalal (Borrower)/Vyas Kanaiyalal Narbherambhai (Co-Borrower) Loan A/c No. TBRAJ00006230585	Flat No. C-301, 3rd Floor, Tower-C, Gulmohar Towers, Satellite Chowk, Revenue Survey No. 56 Paiki 2, 56 Paiki 3, 56 Paiki 5, 56 Paiki 6, T. P. Scheme No. 17, Final Plot No 21/1/3, 21/1/3, 21/1/4, 21/1/6, Plot No. 45, 58, 59, 60, City Survey Ward No. 13/2, Sheet No. 545, Morbi Bypass Road, Khorana, Rajkot, Gujarat-360003. Admeasuring Carpet area 45.85 Sq. Mtr.-Free Hold Property	Rs. 19,23,016/- (as on April 29, 2026)	Rs. 24,10,000/- / Rs. 2,41,000/-	June 02, 2026 From 03:00 PM to 04:00 PM	June 18, 2026 From 12:00 Noon Onwards
6.	Chandavaniya Manishaben Bharatbhai (Borrower) / Chandavaniya Bharatbhai Naranbhai(Co-Borrower) Loan A/c No. LBRAJ00005239146	Flat No. 102, 1st Floor, Crystal Flats, Madhav Park, Near Marvel Hospital, Revenue Survey No. 12/1 Paiki 4, Plot No. 5 & 6, 40 ft Road, Mavdi, Rajkot 360004. Admeasuring Builtup area 50.935 Sq. Mtr.-Free Hold Property	Rs. 17,26,622/- (as on April 29, 2026)	Rs. 21,10,000/- / Rs. 2,11,000/-	June 02, 2026 From 04:00 PM to 05:00 PM	June 18, 2026 From 12:15 PM Onwards
7.	Undhad Kishan Ghusabhai (Borrower) / Undhad Manjulaben Ghusabhai (Co-Borrower) Loan A/c No. TBRAJ00006617707/ TBRAJ00006617717/ LBRAJ00006633457	Sub Plot No. 50 to 59/6, Kabirdham Park, Opposite Velnath Para, Near Ahir Chowk, Revenue Survey No. 26 Paiki, T. P. Scheme No. 18 Final Plot No. 10, Plot No. 50 to 59 City Survey Ward No. 13/2, City Survey No. 3713/50/6, Morbi Road, Rajkot, Gujarat-360003. Admeasuring Constructed area 64.66 Sq. Mtr.-Free Hold Property	Rs. 18,02,319/- (as on April 29, 2026)	Rs. 28,00,000/- / Rs. 2,80,000/-	June 03, 2026 From 11:00 AM to 12:00 Noon	June 18, 2026 From 12:30 PM Onwards
8.	Narayan Minerals Represented by its Proprietor Keval Rameshbhai Surani (Borrower) / Keval Rameshbhai Surani (Guarantors) A/c No. 362405501027	Shop No. 01, 02 & 03, Ground Floor, Royal Industrial Estate, Survey No. 411/Paiki 2 (New Survey No. 588 Paiki), Moje Village Nava Sadulka, Taluka & Sub Registration District Morbi, Registration District Morbi. Admeasuring Area 12.40 Sq. Mtr. for Shop No. 1, 17.39 Sq. Mtr. for Shop No. 2 and Admeasuring Area 18.58 Square Meter for Shop No. 3.-Free Hold Property	Rs. 26,58,707/- (as on April 23, 2026)	Rs. 13,70,000/- / Rs. 1,37,000/-	June 03, 2026 From 01:00 PM to 02:00 PM	June 18, 2026 From 01:00 PM Onwards
		Shop No. 05, Second Floor, City Point Complex, Plot No. 01, Survey No. 76, Mouje Village Mahendranagar, Taluka & Sub Registration District Morbi, Registration District Morbi. Admeasuring area 20.06 Sq. Mtr.-Free Hold Property		Rs. 9,00,000/- / Rs. 90,000/-	June 03, 2026 From 02:00 PM to 03:00 PM	June 18, 2026 From 01:15 PM Onwards
9.	Laxmi Corporation Represented by its Propreitor Dhruvkumar Rameshbhai Fefar alias Dhruv Ramesh Fefar (Borrower) / Dhruvkumar Rameshbhai Fefar alias Dhruv Rameshbhai Fefar, Jaydeep Rameshbhai Fefar (Guarantors) A/c No. 249805501037	Plot No. 08P (Southern Side) & Plot No 09P (Northern Side), Amit Park, Revenue Survey No. 997, Mouje Village Vajepar, Taluka & Sub-Registration District Morbi and Registration District Morbi, Gujarat. Admesuring Plot area 33.65 Sq. Mtr. for Plot No. 8P and 33.54 Sq. Mtr. Plot No. 9P.-Free Hold Property	Rs. 56,46,362/- (as on April 23, 2026)	Rs. 67,00,000/- / Rs. 6,70,000/-	June 03, 2026 From 03:00 PM to 04:00 PM	June 18, 2026 From 01:30 PM Onwards

The online auction will take place on the website of the E-Auction agency **M/s. ValueTrust Capital Services Private Limited. (URL Link- https://BidDeal.in)**. The recipients of this Notice are given a last chance to pay the total dues with further interest till **June 17, 2026** before **04:30 PM** failing which, the Secured Asset/ Assets will be sold as per schedule.
The Prospective Bidder(s) must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer Column E) at I**CICI Bank Limited, Jayhind Annex, Opp. Sharda Baug, Near Dharam Cinema, Rajkot- 360001** or before **June 17, 2026** before **04:30 PM** and thereafter they need to submit their offer through the above mentioned website only on or before **June 17, 2026** before **05:00 PM** along with scan image of Bank acknowledged DD towards proof of payment of EMD. Kind