



Reference No. ARB/NJ/2026-27/59

Date: 18.05.2026

To,

M/s. Aquasoft Beverages Partner: Mr. Nimeshkumar Jayantibhai Patel Partner: Mrs. Neshmaben Nimeshkumar Patel F.P. No. 4/2, Sub Plot No. B Paiki, T. P. No. 4, Besides Rameswar Apartment, Near Chikhodra Over Bridge, Near Ganesh Crossing, Off. Chikhodra Road, Anand 388001, Gujarat.	Mr. Nimeshkumar Jayantibhai Patel (Partner of M/s. Aquasoft Beverages) Mahadev Sheri, Pandoli, Petlad, District – Anand, Gujarat Pin 388160.
Mr. Atulbhai Jayantibhai Patel (Guarantor of M/s. Aquasoft Beverages) Mahadev Sheri, Pandoli, Petlad, District – Anand, Gujarat Pin 388160.	Ms. Neshmaben Nimeshkumar Patel (Partner of M/s. Aquasoft Beverages) Mahadev Sheri, Pandoli, Petlad, District – Anand, Gujarat Pin 388160.
	Mr. Jayantibhai Ambalal Patel (Guarantor of M/s. Aquasoft Beverages) Mahadev Sheri, Pandoli, Petlad, District – Anand, Gujarat Pin 388160

APPENDIX IV-A & II-A

SEE PROVISION TO Rule 8(6), Rule 9(1) and Rule 6(2) SALE NOTICE FOR IMMOVABLE & MOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable & Movable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6), Rule 6(2) and Rule 9(1) 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 Immovable & Movable Property/ies mortgaged/ Hypothecated/ charged to the Secured Creditor, the **Physical Possession** of Property (as details mention bellow in this notice) has been taken by the **Authorized Officer** of **Bank of India**, Secured Creditor, will be sold on “As is Where Is”, “As is What is”, and “Whatever there is” basis on **25.06.2026** for recovery of dues aggregating Rs. **94,14,848 (Rupees Ninety Four Lakh Fourteen Thousand Eight Hundred Forty Eight)** + legal expenses with further interest thereon as mentioned in the notice, and incidental expenses, costs, charges incurred / to be incurred till date of payment (less repayment made after date of demand notice dated **16.10.2014**) due to the Secured Creditor from **M/S. Aquasoft Beverages**.

(Amount in Lakh)

Sr No.	Description of the Charged Securities	Reserve Price Rs.	EMD Rs.
1	Mortgaged Property-I: All the pieces and parcels of land situated at C. S. no. 4/2, T. P. S. No. 4 Final plot No. 4/2 paiki admeasuring 220.00 Sq. Mt. in the name of Mr. Nimeshkumar Jayantibhai Patel at Anand within the limits of Anand, Anand District in the State of Gujarat within the jurisdiction of Sub-Registrar Anand together with the	97.00	9.70



Telephone No.: 079-25396524 (D), 25380162 (Br.);
E-Mail: AhmdARB.Ahmedabad@bankofindia.bank.in



Sr No	Description of the Charged Securities	Reserve Price Rs.	EMD Rs.
	Building, Sheds, Standing thereon. (In Bank's Physical possession) Boundaries as per MOE: North West: Final Plot No. 4/2 Paiki part of Mrs. Neshma N. Patel North East Railway Line South East Final Plot no. 5 of Rameshwar Building South West Land of Mr. Mahendra J. Pandya		
2	Mortgaged Property-II: All the pieces and parcels of land situated at C. S. no. 4/2, T. P. S. No. 4 Final plot No. 4/2 paiki admeasuring 583.00 Sq. Mt. in the name of Mrs. Neshma Nimeshkumar Patel at Anand within the limits of Anand, Anand District in the State of Gujarat within the jurisdiction of Sub-Registrar Anand together with the Building, Sheds, Standing thereon. (In Bank's Physical possession) Boundaries as per MOE: North West Final Plot No. 4/1 North East Railway Line South East Final Plot no. 4/2 paiki part of Mr. Mahendra J. Pandya South West 12 Mt. wide Road		
3	Machineries (Lying at the Factory Premises - In Bank's Physical possession)	3.20	0.32

For detail Terms and Conditions of the Sale, please refer to Secured Creditor's website i.e. <https://www.bankofindia.co.in>. This notice is also available in website www.baanknet.com.

Date : 18.05.2026
Place : Ahmedabad



Authorized Officer
Bank of India