

BANK OF INDIA

AHMEDABAD ZONAL OFFICE: RECOVERY DEPARTMENT

6TH FLOOR, BANK OF INDIA BUILDING, BHADRA, AHMEDABAD. PHONE: 079-66122528, 66122530

SALE NOTICE FOR SALE OF MOVABLE/IMMOVABLE PROPERTIES

DATE AND TIME OF E-AUCTION : 28.07.2026, 11:00 AM TO 06.00 PM WITH AUTO EXTENSION CLAUSE INCASE OF BID IN LAST 10 MINUTES BEFORE CLOSING

**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 8(6) & 6(2), 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 (Movable & Immovable Property/ies) mortgaged/hypothecated/pledged/charged to the bank of India The constructive / **physical possession** of which 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 28.07.2026**

DESCRIPTION OF THE MOVABLE / IMMOVABLE PROPERTIES WITH NOT KNOWN ENCUMBRANCES IF ANY

	M/S Shreeji Cold Storage Partnership Firm (Partners - cum - Guarantor : Mr. Dasrathbhai Shantilal Patel, Mr. Priyankumar Dasrathbhai Patel, Mr. Bhupendrabhai Pralahadibai Patel, Mr. Tusharabhai Bhalabhai Patel, Mr. Chandrakantbhai Pralahadibai Patel, and Mr. Kinkaram Kamubhai Patil) & Guarantors: Mr. Girishkumar Adithiabai Patel, Mrs. Mangubhen Pralahadibai Patel, Mr. Jitendra Kumar Baldevbhau Patel and Mrs. Heminiben Jitendra Kumar Patel	All the piece and parcel situated at Non Agriculture Property Cold Storage Building situated at RS No.126/4,126/5 Near Uniya Cold Storage, Kapadvanj-Atansumbha Road, Navagam, Kapadvanj, Dist. Kheda Gujarat 387120, area measuring 738Square Meters in the name of Mr. DesrathbhaiShantilal Patel. Boundaries of Property: East: Survey No.126/3/1,126/3/2, West: Survey No.85, North:Survey No.126 South: Atansumba-Kapadvanj Road. (Property is under Symbolic Possession).	Rs.	Rs.
		Residential House situated at Plot No.3/A, Opposite of Swaminarayan Mandir, Near Navagam-Park Kendra at Rs.No.26/2, at Village Navagam, Tal.-Kapadvanj, Dist.Khed, Gujarat 387620, area measuring 159square meter in the name of Mr. DesrathbhaiShantilalPatilGirishbhaiAdithiabai Patel. Boundaries of Property: East: Land of VinubhabharbhatPatil, West: 6.10 Meter Society Road, North: Plot No.2/A, South: Plot No.4/B. (Property is under Symbolic Possession)	Rs. 21,09,000/-	Rs. 2,10,900/-
	Deena Ramanlal Ravai To repay the amount mentioned in the notices being Rs. 32,11,624/-& further interest & expenses thereon. Authorised Officer : Mr. Bipinkumar Solanki Ghuma Branch, Ahmedabad, Mob.: 9860919266	Residential House situated at Plot No. 4/A, Opposite of SwaminarayanMandir, Near Navagam-Park Kendra at Rs.No.26/2, situated at village Navagam, Tal.-Kapadvanj, Dist.Khed, Gujarat 387620, area measuring 159square meters in the name of Mr. BhupendrabhaiPralahadibaiPatil. Boundaries of Property: East: Land of VinubhabharbhatPatil & Others, West: 6.10 Meter Society Road, North: Plot No.3/A, South: Gamthal Road. (Property is under Symbolic Possession).	Rs. 19,91,000/-	Rs. 1,99,100/-
		Residential House situated at Plot No. 6 & 7, Opposite of SwaminarayanMandir, Near Navagam-Park Kendra at RS.No. 27/B/1/Pakhs 27/2/P, Property No. 349, Situated at Village Navagam, Tal.-Kapadvanj, Dist.Khed, Gujarat 387620, area measuring 11.24square meter in the name of Mr. DesrathbhaiShantilal Patel. Boundaries of Property: East: Plot No. 1, West: Plot No. 5, North: Road, South: Road. Boundaries of Property: Plot No.7-East: Plot No.8, West: Plot No.6, North: Plot No.5, South: Plot No.6. (Property is under Symbolic Possession)	Rs. 19,27,000/-	Rs. 1,92,700/-
	Sanjay Durlabh Chavda & Bharti Sanjaybhai Chavda To repay the amount mentioned in the notices being Rs. 36,99,602.34/- & further interest & expenses thereon. Authorised Officer : Mr. Binodkumar Yadav Gotpur Branch, Ahmedabad, Mob.: 9899703094	Residential Plot No.B/18, Umaganer, /Near H.Colony, Near Fuhbi Mata Mandir, RS.No.224/1Pak1, Situated at VHKKapadvanjTal.-Kapadvanj, Dist.Khed, Gujarat 387620, area measuring 112.50square meter in the name of Mr. PriyanbhaiDesarathbhaiPatil. Boundaries of Property: East: Society Road, West: Common Plot, North: Plot No. B/19, South: Plot No. B/17. (Property is under Symbolic Possession).	Rs. 5,94,000/-	Rs. 59,400/-
		Remaining Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 28269202000033, Bank of India, Kevada Branch, Ahmedabad. IFSC Code: BKID0002826	Rs. 40,97,000/-	Rs. 4,09,700/-
	Shri Rakeshkumar Vasanthbhai Vora & Smt. Manjivasa Vasanthbai Vora To repay the amount mentioned in the notices being Rs. 25,40,218.56/- & further interest & expenses thereon. Authorised Officer : Mrs. Prajakta S. Biranje Chandkheda Branch, Ahmedabad, Mob.: 991259708	Remaining Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 20569202000033, Bank of India, Ghuma Branch, Ahmedabad. IFSC Code: BKID0002056	Rs. 38,80,000/-	Rs. 3,88,000/-
		All that piece and parcel of Immovable property being Flat No.H/302, on 3rd Floor, Built up area measuring 68.8 Sq.Meters in Scheme known as "Shyam Apartment" of "Abhilasha Co. Op. Housing Society Ltd. Part-I" constructed on the land bearing Final Plot No.46 allotted in lieu of Survey No.131/4 of Town Planning Scheme No.1 situated and lying in Village/Mouje/Vastapur, Taluka,Vejjalpur, District Ahmedabad and Registration Sub District: Ahmedabad-3 (Memnagar) within the State of Gujarat. Boundaries of Property: East: Common Passage Flat/H.303, West: Open Marginal Space & Raw/Fat, North Internal Road, South: Flat No.H/301. (Property is under Symbolic Possession).	Rs. 36,00,000/-	Rs. 3,60,000/-
	Shri Rakeshkumar Vasanthbhai Vora & Smt. Manjivasa Vasanthbai Vora To repay the amount mentioned in the notices being Rs. 25,40,218.56/- & further interest & expenses thereon. Authorised Officer : Mrs. Prajakta S. Biranje Chandkheda Branch, Ahmedabad, Mob.: 991259708	Remaining Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 20259202000033, Bank of India, Gotpur Branch, Ahmedabad. IFSC Code: BKID0002025	Rs. 12,54,000/-	Rs. 1,25,400/-
		All that piece and parcel of the property consisting of Residential Flat no 203 second floor (12.10 sq. mtrs.) Area) situated at survey no 2893A/2 and 2893A/3, T.P.S. No.61 (Chandekhe-Jundali-Tragadi) situated at Mouje Chandekheda Taluka Sabarmati, Dist. Ahmedabad & Sub District Ahmedabad-3 (Vadaj). Boundaries of Property As per Deed: East: Flat Area 110 Sq. Yard, as per 1975 S.O. Mtrs and consist of measuring 58.5 Sq. Mtrs, in Scheme "Siddhant Homas" Developed by Siddhant Developer, A Partnership Firm, Constructed On Non Agricultural Land Of Mouje Aarsodya, Account No. 585 Sim Revenue Survey Block No. 113, After Re-Survey New Revenue Survey Block No. 438, Admeasuring 13869 Sq. Meters, Town Planning Scheme 3 (KaloI-Sai-Aarsodya), Final Plot No. 420/1 And 420/2 Total Admeasuring 8542 Sq. Meter For Residential And Commercial Purpose Final Plot No. 420/1 Admeasuring 4134 Sq.Mtrs, Situate, Being And Lying At Mouje Aarsodya, Taluka Kalol, In The Registration District: Gandhinagar And Sub District: Kalol. Boundaries of Property: East: Flat No.C-106, West: Society Internal Road, North: Flat No.C-108, South: Society Internal Road. (Property is under Symbolic Possession).	Rs. 8,79,000/-	Rs. 87,900/-
	Mr. Sureshbhai Laljbhai Solanki To repay the amount mentioned in the notices being, Rs. 4,87,825.81/- & further interest & expenses thereon. Authorised Officer : Mr. Jayraj Bharat Rajiya Kanjar Branch, Ahmedabad, Mob.: 8463821263	Remaining Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 20589202000033, Bank of India, Chandkheda Branch, Ahmedabad. IFSC Code: BKID0002058	Rs. 7,86,000/-	Rs. 78,600/-
		All that piece and parcel of the property consisting of Residential Flat no 203 second floor (12.10 sq. mtrs.) Area) situated at survey no 2893A/2 and 2893A/3, T.P.S. No.61, Final Plot No.454 + 455/Total area 1019.00 sq.m) its known as a Rajdeep complex at Village Anand, Ta. Anand, District Anand Owned by SureshbhaiLalbhaiSolanki. Boundaries of Property: East: Passage & Flat No.201, West: Margm Ghand-Anhal-Road, North: Flat No.207, South: Flat No.202. (Property is under Physical Possession)	Rs. 6,27,500/-	Rs. 6,25,700/-
	Mr. Rashmikant A. Patadiya To repay the amount mentioned in the notices being Rs. 16,73,757.61/- & further interest & expenses thereon Authorised Officer : Mr. Rahul Jindal Mahajana Branch, Ahmedabad, Mob.: 7359707029	Remaining Amount of Sale to be deposited: RTGS / NEFT/Fund Transfer to credit of A/c No. 28059202000033, Bank of India, Kanjar Branch, Ahmedabad. IFSC Code: BKID0002805	Rs. 34,33,000/-	Rs. 3,43,300/-
		All that piece and parcel of immovable property i.e. Flat No./P/404 in Block P, admeasuring 38.34 sq. mtrs Built up area i.e. 60.20 sq.mtrs Super Built up area and undivided share in land of the society admeasuring 19.01 sq.mtrs in the scheme known as "Paradise Park" lying and situated on the non-agricultural land bearing revenue survey No.73/2 (New Survey) No. 73/2/3 admeasuring 34055 sq. mtrs. It is divided in 2 parts 1.73/2/3A and said property constructed on Survey No.73/2/3/B admeasuring 15570 sq. mtrs) allotted T.P.S. No. 73 of final Plot No.38/2/2, Sub Plot No. admeasuring 7893.86 sq. mtrs. Situated at Mouje - Vinzol, Taluka- Vastav near registration district and Sub District of Ahmedabad-11 (Asoli). Owned by Rashmikant A. Patadia. Boundaries of the Property: East: Flat No.-F-403, West: Flat No.-F-403, North: Internal Road, South: Lift. (Property is under Physical Possession).	Rs. 31,77,000/-	Rs. 3,17,700/-
	Late Mr. Abdulrasid Abdulgani Malek through legal heir (1) Mrs. Mahajibbanu Abdulrasid Malek D/o Abdulrasid Abdulgani Malek, (2) Mr. Abduvssim Abdulrasid Malek S/o Abdulrasid Abdulgani Malek, (3) Mr. Abduzaim Abdulrasid Malek S/o Abdulrasid Abdulgani Malek, (4) Jayeabannu Abdulrasid Malek W/o Abdulrasid Abdulgani Malek, (5) Najaranbanu Abdulrasid Malek D/o Abdulrasid Abdulgani Malek, (6) Najinbanu Abdulrasid Malek D/o Abdulrasid Abdulgani Malek, (7) Jayeabannu Abdulrasid Malek As Guardian of Minor Simranban Abdulrasid Malek D/o Abdulras			

Inspection Date & Time for Above Mention Properties For Sr. No. 1 to 4: Dt. 16.07.2026 & Sr. No. 5 to 9: Dt. 17.07.2026 during 12.00 Noon to 03.00 PM

10/ M/s. Jay Somnath Enterprise (Partnership Firm) Partner: Mr. Hitesh Bhimabhai Panchal & Mrs. Parul Hiteshbhai Panchal and Guarantor: Mr. Ketan Bhimabhai Panchal To repay the amount mentioned in the notices bearing Rs. 4,87,08,485.26/- and further interest & expenses thereon. Authorised Officer : Mr. Prahalad Pandit Asset Recovery Branch, Ahmedabad, Mob. : 9835307772	All that piece and parcel of Non- Agricultural Industrial purpose land bearing new survey No 9590(D) Survey No 134 Pk31 c) admeasuring about 1525 Sq.mtrs together with construction standing there on admeasuring 285.33 Sq. mtrs situated and lying at Mouje Village Budatan taluka Kadit Mahesana and registration Sub- District kadit, within the state of Gujarat and the said property is bounded as under: East: Survey No 134 Pk31 Pk31 Block No. D, West: Survey No 134 Pk31 Pk31 D2 Pk2 foot Road, North: Survey No 134 Pk31 Pk31 D2 Pk2 foot Road, South: Survey No 134 Pk31 Pk31 D2 Pk2 foot Road and Plot No C. (Property in the name of Jay Somnath Enterprise. (Property is under Physical Possession).	Rs. 1,07,10,000/-	Rs. 10,71,000/-
11/ M/s. Satyam Salt Traders (Partners: Mr. Yogeshkumar V. Bhatt & Mrs. Dhruvi Yogeshkumar Bhatt), Mr. Yogeshkumar V. Bhatt (Partner of M/s. Satyam Salt Traders), Mrs. Dhruvi Yogeshkumar Bhatt (Partner of M/s. Satyam Salt Traders) To repay the amount mentioned in the notices bearing Rs. 1,11,83,885.70/- and further interest & expenses thereon. Authorised Officer : Mr. Prahalad Pandit Asset Recovery Branch, Ahmedabad, Mob. : 9835307772	Machinery (Lying at the Factory Premises) (Property is under Physical Possession). Remaining Amount of Sale to be deposited : RETS / NETF / Fund Transfer to Credit of A/c No. 205490200000033. Bank of India, Ahmedabad Recovery Branch, Ahmedabad. IFSC Code : BKID0002054	Rs. 48,00,000/-	Rs. 4,80,000/-
11/ M/s. Satyam Salt Traders (Partners: Mr. Yogeshkumar V. Bhatt & Mrs. Dhruvi Yogeshkumar Bhatt), Mr. Yogeshkumar V. Bhatt (Partner of M/s. Satyam Salt Traders), Mrs. Dhruvi Yogeshkumar Bhatt (Partner of M/s. Satyam Salt Traders) To repay the amount mentioned in the notices bearing Rs. 1,11,83,885.70/- and further interest & expenses thereon. Authorised Officer : Mr. Prahalad Pandit Asset Recovery Branch, Ahmedabad, Mob. : 9835307772	All that piece or parcel of non agriculture leasehold industrial use land bearing Plot No. 99, Admeasuring about 590.24 Square Meters, in the Halvad Grid Industrial Estate with all buildings, construction, shed there on and all the cabin, store, guard room structure now standing thereon, or to be constructed (erected) and all fittings and fixtures now erected or installed thereon or to be erected, installed, together with all roads, pathways, electrical installations, water pipes & installation thereon and together with all trees, fences, hedges, ditches, ways, sewers, drains, watercourse, liberties, privileges, easements and appurtenances whatsoever to the aforesaid land or any part thereof belonging to it or in any wise relating to or usually held, occupied, enjoyed thereon or reputed to belong or to be appurtenant thereto and all the rights, title, interest, Property, claim or demand whatsoever situated, being and lying at Mouje Village Halvad-Morbi the jurisdiction of registration district Morbi, which is bounded as under: On or Towards the North: 14 Meter wide Road, On or Towards the South: Plot No. 98, On or Towards the East: 14 Meter Wide Road, On or Towards the West: Plot No.100. (Property is under Physical Possession).	Rs. 30,00,000/-	Rs. 3,00,000/-
11/ M/s. Satyam Salt Traders (Partners: Mr. Yogeshkumar V. Bhatt & Mrs. Dhruvi Yogeshkumar Bhatt), Mr. Yogeshkumar V. Bhatt (Partner of M/s. Satyam Salt Traders), Mrs. Dhruvi Yogeshkumar Bhatt (Partner of M/s. Satyam Salt Traders) To repay the amount mentioned in the notices bearing Rs. 1,11,83,885.70/- and further interest & expenses thereon. Authorised Officer : Mr. Prahalad Pandit Asset Recovery Branch, Ahmedabad, Mob. : 9835307772	Salt Stock (Lying At Industrial Plot No. 99, Halvad Industrial Estate, Dhrangadhra, Halvad, District Morbi, Gujarat - 363330). (Property is under Physical Possession). Remaining Amount of Sale to be deposited : RETS / NETF / Fund Transfer to Credit of A/c No. 205490200000033. Bank of India, Ahmedabad Recovery Branch, Ahmedabad. IFSC Code : BKID0002054	Rs. 15,00,000/-	Rs. 1,51,000/-

Inspection Date & Time for Above Mention Properties For Sr. No. 10 TO 11: Dt. 17.07.2026 during 12.00 Noon to 03.00 PM.

DESCRIPTION OF THE MOVABLE / IMMOVABLE PROPERTIES WITH NOT KNOWN ENCUMBRANCES IF ANY

TERMS & CONDITIONS :- (1) The e-auction is conducted by PSB alliance through the **website: <https://baanknet.com>** (2) To participate in the auction, bidders must register themselves on the website by provide accurate and complete information including their name, address, contact details and other required documents. (3) Bidders must have a valid pan and aadhar card. (4) After successful registration bidder must deposit the earnest money deposit (EMD) as specified for each property. The EMD will be refunded to unsuccessful bidders after the auction. (5) Bidders can place bids on the property during the specified auction period. (6) The highest bidder at the end of the auction period will be the successful bidder and a communication to this effect will be issued through electronic mode which shall be subject to the approval by the authorised officer of the bank. the successful bidder shall deposit 25% of the sale price on the same day or not later than next working day (including the emd already paid), balance amount of the sale price has to be deposited within 15 days from the date of confirmation of sale, failing which the bank shall forfeit the amount already paid/deposited by the purchaser (including EMD) in default of payment property may be offered to the second highest offer/bidder or resold and defaulting purchaser shall not have any claim whatsoever. any statutory and other dues payable and due on the property/ies shall be borne by the buyer. (7) In case sale is not confirmed or set aside on any ground whatsoever, the bidder shall bear all the incidental expenses, if any to the sale and purchaser/bidder shall not be entitled to claim any compensation or damages whatsoever. (8) The interested parties/intending bidder may contact for further details to the authorised officer, bank of india. (9) The decision of the bank/authorized officer regarding sale of property shall be final, binding and unquestionable. the bank reserves its right to cancel/postpone the sale without assigning any reasons. (10) On payment of entire sale price and completion of sale formalities a sale certificate (as per format prescribed in the SARFAESI rule) will be issued to the successful purchaser/bidder. the successful purchasers shall bear **all existing/Previous / future taxes and Charges, stamp duty, registration fee, incidental expenses** etc. for getting the sale certificate registration. (11) This notice is also a notice to the above borrowers/mortgagors/guarantors under rule 8(6) / 6(2) / 9(1) of the security interest enforcement) rules- 2002. (12) The bidders may participate in e-auction for bidding from their place of choice. internet connectivity shall have to be ensured by bidder himself, bank/service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc. (13) The intending bidders should make discreet inquiries as regards any claim, charge and encumbrances on the property any authority besides the banks charges and should satisfy themselves about the title, extent, quality and quantity of the property before submitting their bid. (14) If the borrower pays the amount dues to the banks in full before the date of sale, auction liable to be stopped/canceled/withdrawn. (15) The sale shall be subject to the conditions prescribed in the security interest (enforcement) rules-2002 and the guidelines of the banks in pursuance of the instructions of govt. of india in this regard. (16) Priority will be given to offer of composite lot and bid for plant and machinery will be considered for sale only if no bid is received for land and building. (17) **The bid price shall be above the reserve price and bidder shall improve their future offer to multiple of Rs. 10,000/-** (18) If the final bid amount of any lot exceeds Rs. 50 lakh, the auction buyer, while making final payment to bank, has to deduct 1% of the sale price of the immovable properties as TDS as per section 194 I of income tax act & remit it to income tax department in the name of bank of india pan no. **AAACB0472C** & should mandatorily submit challan / taxpayers counterfoil & form 26g to bank. the buyer shall also bear all other applicable statutory taxes, dues, registration charges, stamp duty, property tax, society charges & all other similar charges etc. (19) In case of any discrepancy between the english version & vernacular language version, the english version will be preferred. (20) **Bidders are advised to exercise caution while submitting the online bids on the day of e-auction. In any case, once the bid has been submitted the bidder(s) is/are bound to amount submitted and no request/communication will be entertained.** (21) As per 'the registration (Gujarat Amendment) act, 2018, the sale certificate shall be registered in lieu of sale deed. (22) Property Intention will be available for only those properties which are in Physical Possession with the bank.

STATUTORY 15/30 DAYS SALE NOTICE UNDER THE SARFAESI ACT - 2002

The borrower / guarantors are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned / sold and balance dues, if any, will be recovered with interest and cost.

Sd/- Authorised Officer, Bank of India