

BANK OF INDIA

AHMEDABAD ZONAL OFFICE: RECOVERY DEPARTMENT

6TH FLOOR, BANK OF INDIA BUILDING, BHADRA, AHMEDABAD. PHONE:079-66122528,6612253

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

STAR MEGA E-AUCTION FOR SALE OF PROPERTIES

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 Pralalshah Patel, Mr. Teeshorbhai Bhalkibhai Patel, Mr. Chandrakantabhai Pralalshah Patel, and Mr. Krunakumar Kanubhai Patel) & Guarantors: Mr. Girishkumar Adithibhai Patel, Mrs. Mangubai Pralalshah Patel, Mr. Jitendrakumar Baldevbhai Patel and Mrs. Heminiben Jitendrakumar Patel To repay the amount mentioned in the notices being Rs. 1,25,31,667.56/- and further interest & expenses thereon. Authorised Officer: Mr. Ram Naresh Niranjan Kevadia Branch, Ahmedabad, Mob.: 7478558385	All that piece and parcel situated at Non Agricultural Property Cold Storage Building situated at RS No.126, 126/S Near Umjia Cold Storage, Kevadia, Anantnaga Road, Navagam, Kapsavadi, Dist. Kheda Gujarat-387620, area measuring 7385square meters in the name of Mr. DasrathbhaiShantilal Patel. Boundaries of Property: East : Survey No. 126/S/126, 126/C, West : Survey No. 86/N. North: Survey No. 126/S. South: Atsursurika-Kapsavadi Road. (Property is under Symbolic Possession). Residential House situated at Plot No. 3/A, Opposite of Swaminarayan Mandir, Near NavagamPagar Kendra at RS No. 2862, at Village Navagam, Tal. Kapsavadi, Dist.Kheda, Gujarat 387620, area measuring 1150square meter in the name of Mr. DasrathbhaiShantilal Patel&GirishbhaiAdithibhai Patel. Boundaries of Property: East: Land of VinubhaiBacharbai Patel, West: 6.10 Meter Society Road, North: Plot No.2/A. South: Plot No.4/A. (Property is under Symbolic Possession). Residential House situated at Plot No. 4/A, Opposite of Swaminarayan Mandir, Near NavagamPagar Kendra at RS No. 2862, Situated at Village Navagam, Tal. Kapsavadi, Dist.Kheda, Gujarat 387620, area measuring 150square meter in the name of Mr. BhupendrabhaiPralalshah Patel. Boundaries of Property: East: Land of VinubhaiBacharbai Patel & Others, West: 6.10 Meter Society Road, North: Plot No. 3/A, South: Garthall Land. (Property is under Symbolic Possession). Residential House situated at Plot No. 6, 7, Opposite of Swaminarayan Mandir, Near NavagamPagar Kendra at RS No. 2781/Pakid 27/2/3, Property No. 349, Situated at Village Navagam, Tal. Kapsavadi, Dist.Kheda, Gujarat 387620, area measuring 10.24square meter in the name of Mr. DasrathbhaiShantilal Patel. Boundaries of Property: East: Plot No. 7, West: Plot No. 5, North: Village Road, South: Road. (Property is under Symbolic Possession). Residential Plot No. B/18, Umnagar, Near H Colony, Near Kulsai Mata Mandir, RS No. 224/1/Paki 1, Situated at VikramKapsadi Tal. Kapsavadi, Dist.Kheda, Gujarat 387620, area measuring 112.50square meter in the name of Mr. PriyankubhaiDasrathbhai Patel. 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.	Rs.
		4,16,50,000/-	41,65,000/-
Deena Ramsanal Raval To repay the amount mentioned in the notices being Rs. 32,11,624.15/- and further interest & expenses thereon. Authorised Officer: Mr. Bipinkumar Solanki Ghuma Branch, Ahmedabad, Mob.: 9860919266	All that piece or parcel of property being House 15 (Old House No. 49) in Block "A" having plot area measuring 53.33 Sq. Meters, alongwith construction thereon Ground Floor + First Floor admeasuring 33.82 Sq. Meters, in the scheme "Bhagyadurgam" located on Non-Agricultural land bearing Moje Village Khokhara-Mahendavd Sam Reviewe Survey No.249, Town Planning Scheme No.25, Final Plot No.958 paki, situate, lying and being of Moje Khokhara-Mahendavd, Taluka Manigram in the Registration District Ahmedabad and Sub District Ahmedabad-5 (Narol). Boundaries of Property: East : Bhagyadurgam Internal Road, West: Public Road, North: Common Wall with New House No.14, South: Common Wall with New House No.16. (Property is under Symbolic Possession). Remaining Amount of Sale to be deposited : RTGS / NEFT/ Fund Transfer to Credit of A/c No. 205690200000033, Bank of India, Ghuma Branch, Ahmedabad. IFSC Code : BKID0002656	Rs.	Rs.
		40,97,000/-	4,09,700/-
Sanjay Durlabh Chavda & Bharti Sanjaybhai Chavda To repay the amount mentioned in the notices being Rs. 36,09,602.34/- and further interest & expenses thereon. Authorised Officer: Mr. Dineshkumar Yadav Gomtipur Branch, Ahmedabad, Mob.: 9858703094	Remaining Amount of Sale to be deposited : RTGS / NEFT/ Fund Transfer to Credit of A/c No. 205690200000033, Bank of India, Ghuma Branch, Ahmedabad. IFSC Code : BKID0002656 All that piece and parcel of the property owned by Smt.Rahikha Kuma Vasanthbhai Vora and Smt. Manjuben Vasanthbhai Vora being residential property Row House/Tenant No.A/32, Plot Area 110 Sq. Yrd at 91/97 Sq. Mtrs. and consist of Admeasuring 54.5 Sq. Mtrs. in the scheme known as Advanagar of Advanagar Residential Colony, Pasanga, Ahmednagar and Facing Along B/13 Sq. Mtrs. Boundary of Property: East: Housing Society, Ltd. Part-1" constructed on the land bearing Final Plot No.46 (allotted in line of Survey No.131/4) of Town Planning Scheme No.1 situated and lying at Village/Moje: Vastpur, Taluka: Vajapur, 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 Margin Space & Ravi Flat, North: Internal Road, South: Flat H/301. (Property is under Symbolic Possession). Remaining Amount of Sale to be deposited : RTGS / NEFT/ Fund Transfer to Credit of A/c No. 202590200000033, Bank of India, Gomtipur Branch, Ahmedabad. IFSC Code : BKID0002025	Rs.	Rs.
		38,80,000/-	3,88,000/-
Shri Rakeshkumar Vasanthbhai Vora & Smt. Manjuben Vasanthbhai Vora To repay the amount mentioned in the notices being Rs. 25,40,218.56/- and further interest & expenses thereon. Authorised Officer: Mrs. Prajakta S. Birange Chandkheda Branch, Ahmedabad, Mob.: 9011250708	All that piece and parcel of the property owned by Smt.Rahikha Kuma Vasanthbhai Vora and Smt. Manjuben Vasanthbhai Vora being residential property Row House/Tenant No.A/32, Plot Area 110 Sq. Yrd at 91/97 Sq. Mtrs. and consist of Admeasuring 54.5 Sq. Mtrs. in the scheme known as Advanagar of Advanagar Residential Colony, Pasanga, Ahmednagar and Facing Along B/13 Sq. Mtrs. Boundary of Property: East: Housing Society, Ltd. Part-1" constructed on the land bearing Final Plot No.46 (allotted in line of Survey No.131/4) of Town Planning Scheme No.1 situated and lying at Village/Moje: Vastpur, Taluka: Vajapur, 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 Margin Space & Ravi Flat, North: Internal Road, South: Flat H/301. (Property is under Symbolic Possession). Remaining Amount of Sale to be deposited : RTGS / NEFT/ Fund Transfer to Credit of A/c No. 202590200000033, Bank of India, Chandkheda Branch, Ahmedabad. IFSC Code : BKID0002058	Rs.	Rs.
		36,00,000/-	3,60,000/-
Jitendra Dalpatbhai Vaghela & Chhayaben Jitendrakumar Vaghela To repay the amount mentioned in the notices being Rs. 97,359.87/- and further interest & expenses thereon. Authorised Officer: Mrs. Prajakta S. Birange Chandkheda Branch, Ahmedabad, Mob.: 9011250708	All that piece and parcel of the property owned by Smt.Rahikha Kuma Vasanthbhai Vora and Smt. Manjuben Vasanthbhai Vora being residential property Row House/Tenant No.A/32, Plot Area 110 Sq. Yrd at 91/97 Sq. Mtrs. and consist of Admeasuring 54.5 Sq. Mtrs. in the scheme known as Advanagar of Advanagar Residential Colony, Pasanga, Ahmednagar and Facing Along B/13 Sq. Mtrs. Boundary of Property: East: Housing Society, Ltd. Part-1" constructed on the land bearing Final Plot No.46 (allotted in line of Survey No.131/4) of Town Planning Scheme No.1 situated and lying at Village/Moje: Vastpur, Taluka: Vajapur, 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 Margin Space & Ravi Flat, North: Internal Road, South: Flat H/301. (Property is under Symbolic Possession). Remaining Amount of Sale to be deposited : RTGS / NEFT/ Fund Transfer to Credit of A/c No. 205890200000033, Bank of India, Chandkheda Branch, Ahmedabad. IFSC Code : BKID0002058	Rs.	Rs.
		12,54,000/-	1,25,400/-
Mr. Sureshbhai Lajibhai Solanki To repay the amount mentioned in the notices being Rs. 4,87,825.81/- and further interest & expenses thereon. Authorised Officer: Mr. Jayraj Bharat Raiyee Kanjari Branch, Ahmedabad, Mob.: 8463812263	All that piece and parcel of the property consisting of Residential Flat No. 202 second floor (73.10 sq. mtrs. Area) situated at survey no.2893A/2 and 2893A/3, TPS No. 01, final Plot No. 454 + 455/Total area 1019.90 sq.m) its known as a Rajdeep complex at Village Anand, Ta. Anand, District Anand Owned by Sureshbhai/Lajibhai Solanki. Boundaries of Property: East: Passage & Flat No.201, West : Margin &Anand-Bhagel Road, North: Flat No.201, South: Flat No.202. (Property is under Physical Possession) Remaining Amount of Sale to be deposited : RTGS / NEFT/Fund Transfer to credit of A/c No. 289590200000033, Bank of India, Kanjari Branch, Ahmedabad. IFSC Code : BKID0002895	Rs.	Rs.
		8,79,000/-	87,900/-
Mr. Rashmikant A. Patadiya To repay the amount mentioned in the notices being Rs. 16,73,757.61/- and further interest & expenses thereon. Authorised Officer: Mr. Rahul Jindal Mahajana Branch, Ahmedabad, Mob.: 7359707029	All that piece and parcel of immovable property is, Flat No. P/404 in Block B , 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. In to divided in 2 parts : 1.732/2/A and 732/3/B and said property constructed on Survey No. 732/3/B admeasuring 15570 sq. mtrs) allotted TP's No. 73 of final Plot No.38/2/2, sq. mtrs. In to divided in 2 parts : 1.732/2/A and 732/3/B and said property constructed on Survey No. 732/3/B admeasuring 15570 sq. mtrs) allotted TP's No. 73 of final Plot No.38/2/2, sq. mtrs. In to divided in 2 parts : 1.732/2/A and 732/3/B and said property constructed on Survey No. 732/3/B admeasuring 15570 sq. mtrs) allotted TP's No. 73 of final Plot No.38/2/2, sq. mtrs. In to divided in 2 parts : 1.732/2/A and 732/3/B and said property constructed on Survey No. 732/3/B admeasuring 15570 sq. mtrs) allotted TP's No. 73 of final Plot No.38/2/2, sq. mtrs. In to divided in 2 parts : 1.732/2/A and 732/3/B and said property constructed on Survey No. 732/3/B admeasuring 15570 sq. mtrs) allotted TP's No. 73 of final Plot No.38/2/2, sq. mtrs. In to divided in 2 parts : 1.732/2/A and 732/3/B and said property constructed on Survey No. 732/3/B admeasuring 15570 sq. mtrs) allotted TP's No. 73 of final Plot No.38/2/2, sq. mtrs. In to divided in 2 parts : 1.732/2/A and 732/3/B and said property constructed on Survey No. 732/3/B admeasuring 15570 sq. mtrs) allotted TP's No. 73 of final Plot No.38/2/2, sq. mtrs. In to divided in 2 parts : 1.732/2/A and 732/3/B and said property constructed on Survey No. 732/3/B admeasuring 15570 sq. mtrs) allotted TP's No. 73 of final Plot No.38/2/2, sq. mtrs. In to divided in 2 parts : 1.732/2/A and 732/3/B and said property constructed on Survey No. 732/3/B admeasuring 15570 sq. mtrs) allotted TP's No. 73 of final Plot No.38/2/2, sq. mtrs. In to divided in 2 parts : 1.732/2/A and 732/3/B and said property constructed on Survey No. 732/3/B admeasuring 15570 sq. mtrs) allotted TP's No. 73 of final Plot No.38/2/2, sq. mtrs. In to divided in 2 parts : 1.732/2/A and 732/3/B and said property constructed on Survey No. 732/3/B admeasuring 15570 sq. mtrs) allotted TP's No. 73 of final Plot No.38/2/2, sq. mtrs. In to divided in 2 parts : 1.732/2/A and 732/3/B and said property constructed on Survey No. 732/3/B admeasuring 15570 sq. mtrs) allotted TP's No. 73 of final Plot No.38/2/2, sq. mtrs. In to divided in 2 parts : 1.732/2/A and 732/3/B and said property constructed on Survey No. 732/3/B admeasuring 15570 sq. mtrs) allotted TP's No. 73 of final Plot No.38/2/2, sq. mtrs. In to divided in 2 parts : 1.732/2/A and 732/3/B and said property constructed on Survey No. 732/3/B admeasuring 15570 sq. mtrs) allotted TP's No. 73 of final Plot No.38/2/2, sq. mtrs. In to divided in 2 parts : 1.732/2/A and 732/3/B and said property constructed on Survey No. 732/3/B admeasuring 15570 sq. mtrs) allotted TP's No. 73 of final Plot No.38/2/2, sq. mtrs. In to divided in 2 parts : 1.732/2/A and 732/3/B and said property constructed on Survey No. 732/3/B admeasuring 15570 sq. mtrs) allotted TP's No. 73 of final Plot No.38/2/2, sq. mtrs. In to divided in 2 parts : 1.732/2/A and 732/3/B and said property constructed on Survey No. 732/3/B admeasuring 15570 sq. mtrs) allotted TP's No. 73 of final Plot No.38/2/2, sq. mtrs. In to divided in 2 parts : 1.732/2/A and 732/3/B and said property constructed on Survey No. 732/3/B admeasuring 15570 sq. mtrs) allotted TP's No. 73 of final Plot No.38/2/2, sq. mtrs. In to divided in 2 parts : 1.732/2/A and 732/3/B and said property constructed on Survey No. 732/3/B admeasuring 15570 sq. mtrs) allotted TP's No. 73 of final Plot No.38/2/2, sq. mtrs. In to divided in 2 parts : 1.732/2/A and 732/3/B and said property constructed on Survey No. 732/3/B admeasuring 15570 sq. mtrs) allotted TP's No. 73 of final Plot No.38/2/2, sq. mtrs. In to divided in 2 parts : 1.732/2/A and 732/3/B and said property constructed on Survey No. 732/3/B admeasuring 15570 sq. mtrs) allotted TP's No. 73 of final Plot No.38/2/2, sq. mtrs. In to divided in 2 parts : 1.732/2/A and 732/3/B and said property constructed on Survey No. 732/3/B admeasuring 15570 sq. mtrs) allotted TP's No. 73 of final Plot No.38/2/2, sq. mtrs. In to divided in 2 parts : 1.732/2/A and 732/3/B and said property constructed on Survey No. 732/3/B admeasuring 15570 sq. mtrs) allotted TP's No. 73 of final Plot No.38/2/2, sq. mtrs. In to divided in 2 parts : 1.732/2/A and 732/3/B and said property constructed on Survey No. 732/3/B admeasuring 15570 sq. mtrs) allotted TP's No. 73 of final Plot No.38/2/2, sq. mtrs. In to divided in 2 parts : 1.732/2/A and 732/3/B and said property constructed on Survey No. 732/3/B admeasuring 15570 sq. mtrs) allotted TP's No. 73 of final Plot No.38/2/2, sq. mtrs. In to divided in 2 parts : 1.732/2/A and 732/3/B and said property constructed on Survey No. 732/3/B admeasuring 15570 sq. mtrs) allotted TP's No. 73 of final Plot No.38/2/2, sq. mtrs. In to divided in 2 parts : 1.732/2/A and 732/3/B and said property constructed on Survey No. 732/3/B admeasuring 15570 sq. mtrs) allotted TP's No. 73 of final Plot No.38/2/2, sq. mtrs. In to divided in 2 parts : 1.732/2/A and 732/3/B and said property constructed on Survey No. 732/3/B admeasuring 15570 sq. mtrs) allotted TP's No. 73 of final Plot No.38/2/2, sq. mtrs. In to divided in 2 parts : 1.732/2/A and 732/3/B and said property constructed on Survey No. 732/3/B admeasuring 15570 sq. mtrs) allotted TP's No. 73 of final Plot No.38/2/2, sq. mtrs. In to divided in 2 parts : 1.732/2/A and 732/3/B and said property constructed on Survey No. 732/3/B admeasuring 15570 sq. mtrs) allotted TP's No. 73 of final Plot No.38/2/2, sq. mtrs. In to divided in 2 parts : 1.732/2/A and 732/3/B and said property constructed on Survey No. 732/3/B admeasuring 15570 sq. mtrs) allotted TP's No. 73 of final Plot No.38/2/2, sq. mtrs. In to divided in 2 parts : 1.732/2/A and 732/3/B and said property constructed on Survey No. 732/3/B admeasuring 15570 sq. mtrs) allotted TP's No. 73 of final Plot No.38/2/2, sq. mtrs. In to divided in 2 parts : 1.732/2/A and 732/3/B and said property constructed on Survey No. 732/3/B admeasuring 15570 sq. mtrs) allotted TP's No. 73 of final Plot No.38/2/2, sq. mtrs. In to divided in 2 parts : 1.732/2/A and 732/3/B and said property constructed on Survey No. 732/3/B admeasuring 15570 sq. mtrs) allotted TP's No. 73 of final Plot No.38/2/2, sq. mtrs. In to divided in 2 parts : 1.732/2/A and 732/3/B and said property constructed on Survey No. 732/3/B admeasuring 15570 sq. mtrs) allotted TP's No. 73 of final Plot No.38/2/2, sq. mtrs. In to divided in 2 parts : 1.732/2/A and 732/3/B and said property constructed on Survey No. 732/3/B admeasuring 15570 sq. mtrs) allotted TP's No. 73 of final Plot No.38/2/2, sq. mtrs. In to divided in 2 parts : 1.732/2/A and 732/3/B and said property constructed on Survey No. 732/3/B admeasuring 15570 sq. mtrs) allotted TP's No. 73 of final Plot No.38/2/2, sq. mtrs. In to divided in 2 parts : 1.732/2/A and 732/3/B and said property constructed on Survey No. 732/3/B admeasuring 15570 sq. mtrs) allotted TP's No. 73 of final Plot No.38/2/2, sq. mtrs. In to divided in 2 parts : 1.732/2/A and 732/3/B and said property constructed on Survey No. 732/3/B admeasuring 15570 sq. mtrs) allotted TP's No. 73 of final Plot No.38/2/2, sq. mtrs. In to divided in 2 parts : 1.732/2/A and 732/3/B and said property constructed on Survey No. 732/3/B admeasuring 15570 sq. mtrs) allotted TP's No. 73 of final Plot No.38/2/2, sq. mtrs. In to divided in 2 parts : 1.732/2/A and 732/3/B and said property constructed on Survey No. 732/3/B admeasuring 15570 sq. mtrs) allotted TP's No. 73 of final Plot No.38/2/2, sq. mtrs. In to divided in 2 parts : 1.732/2/A and 732/3/B and said property constructed on Survey		

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 being Rs. 4,87,08,485.26/- and further interest & expenses thereon. Authorised Officer : Mr. Prahlad Pandit Asset Recovery Branch, Ahmedabad, Mob.: 9835307772	All that piece and parcel of Non-Agricultural Industrial purpose land bearing survey no 859/01 (D) Survey 134 Paki 3 (S) admeasuring about 1525 Sq.mtrs together with the state of Gujarat and standing on an admeasuring 295.35 Sq. mtrs situated and lying at Mouja Village Budaban taluka No.01 district Mahesana District, within the state of Gujarat and said property is bounded as under:- Survey No 134 Paki D Panki Block No. W. West: Survey No 134 Paki D Panki 20 Feet Road, North: Survey No 134 Paki D Panki Land, South: Survey No 134 Paki D Panki Road and Plot No C. (Property in the name of Jay Somnath Enterprise). (Property is under Physical Possession). Machinerys (Lying at the Factory Premises) (Property is under Physical Possession). Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/C No. 20549020000033, Bank of India, Ahmedabad Recovery Branch, Ahmedabad. IFSC Code : BKID0002054	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 being Rs. 1,11,89,896.70/- and further interest & expenses thereon. Authorised Officer : Mr. Prahlad 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 GIDC Industrial Estate with all buildings, construction, structure or and all the cabin, store, guard room, ground room now standing thereon, to be or to be constructed 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, sewages, drains, watercourse, liberties, privileges, easements and appliances whatsoever to the aforesaid land or any part thereof belonging to or in any wise relating to it usually held, occupied, enjoyed thereon or reputed to be being or to be enjoyed thereon and all the estate, rights, title, interest, Property, claim and demand whatsoever situated, being or lying in the 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). Salt Stock (Lying At Industrial Plot No. 99, Halvad Industrial Estate, Dhrangadhra, Halvad, District Morbi, Gujarat - 383330). (Property is under Physical Possession). Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/C No. 20549020000033, Bank of India, Ahmedabad Recovery Branch, Ahmedabad. IFSC Code : BKID0002054	Rs. 3,00,000/- Rs. 3,00,000/-

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 the 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 hold responsible for the internet connectivity, network problems, system crash down, power failure etc. (13) The intending bidders should make discreet inquires 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 in 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. AAACB04726C & should mandatorily submit challan/ taxpayers counterfoiil & form 26qb 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 Inspection 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.

Date : 26.06.2026, Place : Ahmedabad **Sd/- Authorised Officer, Bank of India**