

Financial Express (Ahmedabad Edition) dt 05.07.2026



Regional Stressed Assets Recovery Branch, Surya Complex, First Floor,
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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 Possession** 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 28th July, 2026 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 issued in the respective account)	1. Reserve Price 2. Earned Money Deposit (EMD) 3. Bid Increase Amount
1	M/s Jay Creation [Proprietor : Mrs. Harshaben Chandrabhan Bherwani] and Guarantor Mr. Chandrabhan Manoharil Bherwani	Lot No. (1): All that piece and parcel of immovable property bearing comprising of 2nd floor of 'Mangrati Complex' (Muni. Tenament No. 0115-23-0818-0001-P) admeasuring about C.S. No. 4007 & 4008 palik 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 Paise Only) + Unapplied interest and other charges & less recovery thereafter, if any.	Reserve Price: Rs. 11,16,000/- (Rupees Eleven Lakh Sixteen Thousand Only) EMD: Rs. 1,11,600/- (Rupees One Lakhs Eleven Thousand Six Hundred 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. Nandabehn 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. 90,72,000/- (Rupees Ninety Lakhs Seventy Two Thousand Only) EMD : Rs. 9,07,200/- (Rupees Nine Lakhs Seven Thousand Two Hundred Only) Bid Increase Amount: Rs. 50,000/- (Rupees Fifty Thousand Only) [Reserve Price for Unit No. 11-A: 45,36,000/-] Reserve Price for Unit No. 11-B: 45,36,000/-]
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, Caydon 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. 14,40,000/- (Rupees Fourteen Lakhs Forty Thousand Only) EMD : Rs. 1,44,000/- (Rupees One Lakhs Forty Four Thousand Only) Bid Increase Amount: Rs. 10,000/- (Rupees Ten Thousand Only)
4	Mr. Harsh Satish Shah and Mrs. Hinal Pratikbhai Fadla Residing at Flat No. A-1004, Prakruti Apartment, 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-Virangam, Dist. Sub District Ahmedabad in the name of Mr. Harsh Satish Shah and Mrs. Hinal Pratikbhai Fadla 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. 3,65,000/- (Rupees Three Lakhs Sixty Five Thousand Only) EMD : Rs. 36,500/- (Rupees Thirty Six Thousand Five 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-Virangam, Dist. Sub District Ahmedabad in the name of Mr. Harsh Satish Shah and Mrs. Hinal Pratikbhai Fadla 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. 3,65,000/- (Rupees Three Lakhs Sixty Five Thousand Only) EMD : Rs. 36,500/- (Rupees Thirty Six Thousand Five Hundred Only) Bid Increase Amount: Rs. 10,000/- (Rupees Ten Thousand Only)
6	M/s Surfactant Products Pvt Ltd Registered Address: 0/1002, Chandanbala Apt. Nr. Mahalaxmi Char Rasta Paldi Ahmedabad - 380007, Gujarat Directors/Guarantors: 1. Mr. Siddhartha 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 "Sanskari Villa" developed and constructed on all that piece and parcel of freehold non agriculture use land situated lying and being on Survey No. 156 palik, Mouje Village: Panchasar, Taluka: Shankeshwar, Sub-District: Shankeshwar, 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 Paise Only) + Unapplied interest and other charges & less recovery thereafter if any.	Reserve Price : Rs. 15,84,000/- (Rupees Fifteen Lakhs Eighty Four Thousand Only) EMD : Rs. 1,58,400/- (Rupees One Lakhs Fifty Eight Thousand Four Hundred Only) Bid Increase Amount: Rs. 10,000/- (Rupees Ten Thousand Only)
7	M/s Ideal Systems Limited through its Director Mr. Ketan Nalinikant Shah and Guarantors: Mrs. Hemal Ketan Shah, Mrs. Mona Sandip Shah, Mr. Ketan Nalinikant Shah, Mr. Jimit Ketan Shah, Mr. Sandip Rajnikant Shah & M/s Asys 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 'Akriti 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 'Akriti 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 Paise Only) + Unapplied interest and other charges & less recovery thereafter, if any.	Reserve Price : Rs. 1,12,21,000/- (Rupees One Crore Twelve Lakhs Twenty One Thousand Only) EMD : Rs. 11,22,100/- (Rupees Eleven Lakhs Twenty Two Thousand One Hundred Only) Bid Increase Amount: Rs. 30,000/- (Rupees Thirty Thousand Only) Unit A: Rs. 71,30,000/- Unit B: Rs. 20,25,000/- Unit C: Rs. 20,66,000/- TOTAL: Rs. 1,12,21,000/-

**Auction Date : 28.07.2026, Auction Time : 02:00 PM to 06:00 PM
(Unlimited extension of 10 minutes), Property inspection 21/07/2026
(BY TAKING PRIOR APPOINTMENT) From 11:00 AM to 04:00 PM**

Note: (1) 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. (2) 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. (3) Interested buyers are advised to perform due diligence their own cost/level regarding applicability of Ashant Dhara permission as per Disturbed Area Act of State Government of Gujarat for respective properties to check whether they are eligible or not.

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, Mr. B.S Dhaka, Sr. Manager, Mob. No. +91 80801 27362, 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.)

AS PER SARFAESI Act, STATUTORY - 15 DAYS SALE NOTICE TO THE BORROWER /GUARANTOR/ MORTGAGOR

The above mentioned borrower/s is/ are hereby notified 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 due if any will be recovered with interest and cost from borrowers/ guarantors /mortgagor.

Date : 05.07.2026
Place : Ahmedabad

For detailed terms and conditions Scan here:



Authorised Officer,
Bank of Baroda