

Financial Express (Ahmedabad Edition) dated 31.07.2026



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, SYMBOLIC/Physical Possession which has been taken by the Authorized Officer of Bank of Baroda, Secured Creditor, will be sold on "As is what is", and "Whatever there is" "without recourse basis", on 25th August, 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. Earnest Money Deposit (EMD) 3. Bid Increase Amount
1	M/s Jay Creation [Proprietor : Mr. 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 'Mangrini 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 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 Lakh 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. 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.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 180,000 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, Caycon 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 Lakh Forty Four Thousand Only) Bid Increase Amount:Rs. 10,000/- (Rupees Ten Thousand Only)
4	M/s Surfactant Products Pvt Ltd Registered Address: 0/1002, Chandanbala Appt. 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. (4): 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 paiki, 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 Lakh Fifty Eight Thousand Four Hundred Only) Bid Increase Amount: Rs. 10,000/- (Rupees Ten Thousand Only)
5	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. (5): 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)
6	Mr. Sureshbhai Govindbhai Patni (Borrower) and Mrs. Manjulaben Sureshbhai Patni (Co-Borrower) and Mr. Jasubhai Chandubhai Chauhan (Guarantor)	Lot No. (6): 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 situated, 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 Paise 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)
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 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 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 : 25/08/2026, Auction Time : 02:00 PM to 06:00 PM (Unlimited extension of 10 minutes), Property inspection 18/08/2026 (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 Lot No. 5 & 6 Only (Other terms & conditions for properties on Symbolic Possession) :

- Property is in Symbolic Possession and Bidder is purchasing the property in symbolic possession at his/own risk & responsibility.
- Bank will hand over the possession of property symbolically only and Successful Auction bidder/purchaser will not claim physical possession from the Bank.
- Bank will not be responsible or duty bound for handing over of physical possession.
- Successful Auction Purchaser will not be entitled to claim any interest, in any case of return of money.
- Successful Auction Purchaser has to submit the Declaration Cum Undertaking confirming the above terms & condition immediately after e-Auction.
- Subsequent to sale if successful bidder fails to submit Declaration Cum Undertaking, the bid EMD amount will be forfeited

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 Banknet.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.: 9824077991. (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 dues if any will be recovered with interest and cost from borrowers / guarantors /mortgagor.

Date : 31.07.2026
Place : Ahmedabad

For detailed terms and conditions Scan here:



Authorised Officer,
Bank of Baroda