बैंक ऑफ़ इंडिया Bank of India BOI
Relationship beyond banking

BANK OF INDIA

AHMEDABAD ZONAL OFFICE: RECOVERY DEPARTMENT

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

STAR MEGA E-AUCTION FOR SALE OF PROPERTIES

SALE NOTICE FOR SALE OF MOVABLE/IMMOVABLE PROPERTIES

DATE AND TIME OF E-AUCTION : 09.10.2026, 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 09.10.2026**

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

1	**M/s. Sara Guest House (Guarantor & Mortgagor - Partnership Firm) - Mrs. Sairabi Abbas Shaikh (Partner-1) & Mr. Abbas Gaffar Shaikh (Partner - 2)** To repay the amount mentioned in the notices being **Rs. 1,38,41,304.13/-** and further interest & expenses thereon. **Authorised Officer : Mr. Prahlad Pandit** **Asset Recovery Branch, Ahmedabad, Mob. : 9835307772**	Property situated in "Shubham Arcade" Block - A of the construction on the Second Floor constructed Hall admeasuring about 290 Sq. Mt. (as per Plan having Shop No. 201 to 210, Super Built up admeasuring about 5797 Sq. Ft.) and undivided share of admeasuring about 95 Sq. Mt. aggregating area 385 Sq. Mt. situated within Datar Match Factory, Total Land admeasuring about 20812 Sq. Mt. Paiki 10373 Sq. Mt. Paiki 3182 Sq.Mt. situate lying and being Non - Agriculture land bearing Revenue Block / Survey No. 110, in Final Plot No. 27, T.P. Scheme No. 1 of Petlad City Survey Office, situate lying & being at Mouje - Village Petlad, Taluka - Anand, which is bounded as under: East: Construction of Building C, West: Open Land, North: Open Terrace of Northern side land of Building, South: Open Parking land of Shubham Arcade. **(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. 73,00,000/-**	**Rs. 7,30,000/-**
2	**M/s. Sri Balaji Trading Co. - Proprietor: Mr. Krishnakumar Gangabhishan Periwal and** Guarantors: **Mrs. Kaushalayadevi Krishnakumar Periwal & Mrs. Renu Rajkumar Periwal** To repay the amount mentioned in the notices being, **Rs. 76,48,068.79/-** and further interest & expenses thereon. **Authorised Officer : Mr. Prahlad Pandit** **Asset Recovery Branch, Ahmedabad, Mob. : 9835307772**	All that piece or parcel of Freehold Immovable Commercial Property being **Shop No. G-34** on First Floor, Block C/3 admeasuring 514.00 Square Feet in the Scheme known as **"The Ahmedabad Madhavpura Market Shops and Warehouses Co.Op. Soc. Ltd."** which is famously known as **"Madhavpura Market"** together with proportionate undivided ownership rights title and interest in land and common plot and together with all the rights to use common areas, passages, amentities and facilities along with the Proportionate undivided ownership rights, title and interest in land of Scheme known as **"Madhavpura Market"** constructed on Non-Agricultural Land bearing T.P. Scheme No. 14, Final Plot No. 103 Situate, being and lying at Mouje Village: Dariyapur - Kazipur, Taluka City Now Taluka Asarwa in the District Ahmedabad, in the Registration District Ahmedabad and Sub District Ahmedabad - 6 (Naroda) in the state of Gujarat. Latitude: 23.02'50", Longitude: 72.35'17". **Boundaries as per Sale Deed:** North: Unit No. G-33, South: Unit No. G-35, East: Block F of Madhavpura Market, West: Passage (After Passage Unit No. H 32). **(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. 32,00,000/-**	**Rs. 3,20,000/-**
3	**Mr. Macwan Ajay Mukeshbhai (Borrower), Mrs. Macwan Heenabahen Ajaykumar (Co-Obligant),** To repay the amount mentioned in the notices being, **Rs. 48,19,873.83/-** and further interest & expenses thereon. **Authorised Officer : Mr. Prahlad Pandit** **Asset Recovery Branch, Ahmedabad, Mob. : 9835307772**	All that piece and parcel of Immovable property being N.A. Residential Property situated at Manjipura, Ta. Nadiad, Dist. Kheda, bearing Re. Survey No. 187 adm. Hec. 15479 sq.mtrs., it known as "Sant Villa" paiki Unit No. 29/3 admeasuring 132.40 sq.mtrs. and Proposed Built up area adm. 119.21 sq.mtrs. Boundaries are as under: East: Society Common Plot, West: Bungalow No. 29/2, North: Society Common Road, South: Society Common Wall. **(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. 28,10,000/-**	**Rs. 2,81,000/-**
4	**M/s J D Textile Proprietor - Mr. Jagdishbhai Dungarbhai Leuva, Mr. Jagdishbhai Dungarbhai Leuva (Proprietor)** To repay the amount mentioned in the notices being **Rs. 1,12,00,631.67/-** and further interest & expenses thereon. **Authorised Officer : Mr. Prahlad Pandit** **Asset Recovery Branch, Ahmedabad, Mob. : 9835307772**	All the piece parcel of immovable property being Shed No. B/60 Industrial Land area admeasuring 48.13 Sq.Meters in the Scheme Known as "Dev I Land" and undivided share along with common amenities admeasuring 20.11 Sq.Meters land bearing Block / Survey No. 171/B (New Block / Survey No. 1063) Industrial N.A. land area admeasuring 28,194 Sq.Meters (As per Revenue Record), T.P. Scheme No. 131 (Kathwada - Singarva - Bhuvaldi) and Final Plot No. 31/2 Total Industrial N.A. Land area admeasuring 16,916 Sq.Meters situated at and lying at Village / Mouje: Kathwada, Taluka: Dascroi, District Ahmedabad and Registration Sub - District Ahmedabad - 12 (Nikol) within the State of Gujarat and the said property is **bounded as under: Boundaries as per Sale Deed:** North: Shed No. B/61, South: Shed No. B/59, East: Shed No. B/41, West: 9 Meters Road. **(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. 28,00,000/-**	**Rs. 2,80,000/-**
5	**M/s. Lytebrick Build LLP, Shri Hitesh B. Panchal, Shri Chimanbhai C. Pokal, Shri Raisinh B. Padheriya, Shri Hitendrasinh R. Padheriya, M/s. Lytebrick Build LLP,** To repay the amount mentioned in the notices being **Rs. 27,18,94,424.11/-** and further interest & expenses thereon. **Authorised Officer : Mr. Prahlad Pandit** **Asset Recovery Branch, Ahmedabad, Mob. : 9835307772**	**Lot 1:** All that piece and parcel of immovable property being Non Agricultural Industrial Purpose land bearing Sub plot No. B, having plot area admeasuring 10317.11 square meters together with admeasuring 2634.89 square meters of undivided proportionate share in the common road, common plot etc. in total plot area admeasuring 12952 square meters i.e. admeasuring 15490.59 square yards bearing New Revenue Survey / Block No. 605 (Old Revenue Survey / Block No. 140) (Khata No. 604) admeasuring 43045 square meters paiki situate, being and lying at Mouje Adroda, Taluka Bavla, in the Registration District Ahmedabad and Sub District Bavla and which is bounded as under: On or towards East by: Canal Road, On or towards West by: 18 Meters Internal Road thereafter Sub Plot No. A of Survey / Block No. 605, On or towards North by: 12 Meters wide and 100 Meters Long Road of Sub Plot No. A and thereafter Survey / Block No. 616, On or towards South by: Canal Road / Internal Road. **(Property is under Physical Possession).**	**Rs. 9,00,00,000/-**	**Rs. 90,00,000/-**
		Lot 2: all plant and machineries located / lying at Revenue Survey 605 (B) Near Kapil Agro, Opposite Radhe Farm, Aadroda Village Road, Bavla, Ahmedabad - 382220 admeasuring 12952 sq.mt. owned by the firm M/s. Lytebrick Build LLP. **Discription of Machinery is as under:** (1) Pond Ash and Sand Preparation (2) Raw Material Storage Section (3) Batching & Mixing Plant (4) Casting Section (5) Cutting Machine with Hydraulic Power Pack (6) Palletizing Section (7) Phneumatic Conveying System with Air Compressor, Inter Connection Chutes / Pipes (8) RO Plant for Boiler (9) Fork Lift (10) Loader (11) D G Set (11) Other Hand tools and Misc. items. **(Property is under Physical Possession).**	**Rs. 18,50,00,000/-**	**Rs. 1,85,00,000/-**
		Lot 3: Combine Lot (Factory Land & Building and Plant & Machinery): Factory Land & Building and Plant & Machinery located at Revenue Survey 605 (B) Near Kapil Agro, Opp. Radhe Farm, Aadroda village Road, Bavla, Ahmedabad - 382220 admeasuring 12952 sq.mt. owned by the firms M/s. Lytebrick Build LLP. **(Property is under Physical Possession).** **Note: (i) Sale of Lot No. (1) will be confirmed only if bid for Lot No. (2) is successful. (ii) if bids received for Lot No. (1), (2) & (3) then priority will be given to higher side i.e. bid for Lot No. (3) on one side and bid for Lot No. (1) & (2) collectively on the other side.** **Note: After mortgage deed in favour of Bank one entry of document found in interim search. However it will not affect the rights and security interest of the Bank / Secured Creditor. The intending bidders should make their own independent inquiries regarding the encumbrance, title of property / ies put on auction and claims / rights / dues / affecting the property, prior to submitting their bid.** **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. 27,50,00,000/-**	**Rs. 2,75,00,000/-**

Inspection Date & Time for Above Mention Properties For Sr. No. 1 TO 3: Dt. 05.10.2026 AND Sr. No. 4 TO 5: Dt. 06.10.2026 during 12.00 Noon to 03.00 PM.

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 deposite 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)** Incase 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 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 IA 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 26qb to bank. the buyer shall also bear all other applicable statuary 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. **(23)GST Tax is to be Borne by Purchaser over and above Bid Amount.**

STATUTORY 15 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 : 22.09.2026, Place : Ahmedabad **Sd/- Authorised Officer, Bank of India**

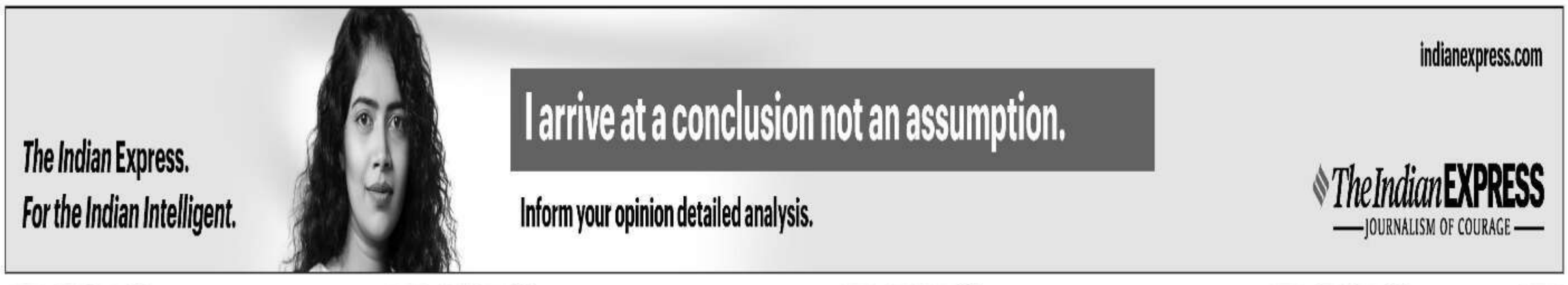
MAS RURAL HOUSING & MORTGAGE FINANCE LIMITED
Narayan Chambers, 4th Floor, B/h. Patang Hotel, Ashram Road, Ahmedabad-380009. Contact : 079-41106500 / 733

POSSESSION NOTICE

(FOR IMMOVABLE PROPERTY) Rule 8(1) of Security Interest (Enforcement Rules 2002)

Whereas the undersigned being the authorized officer of the **MAS Rural Housing & Mortgage Finance Ltd.** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act - 2002 (54 of 2002) and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated **28.11.2025** calling upon the Borrower/Co-borrower/Guarantor to repay the amount mentioned in the notice being within Sixty Days from the date of receipt of the said notice.
The Borrower having failed to repay the amount, notice is hereby given to the Borrower/Co-borrower/Guarantor and the public in general that the undersigned has taken **Physical Possession** of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of the said [Act] read with Rule 8 of the Security Interest (Enforcement) Rules 2002, on this **20th Day of September of the year 2026.**
The Borrower/Co-borrower/Guarantor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the Property will be subject to the charge of the **MAS Rural Housing & Mortgage Finance Ltd.** as on **11.11.2025** and interest thereon.
The Borrower/Co-borrower/Guarantor attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Sr. No.	Borrower & Co-Borrower, Guarantor Name	Description Of The Immovable Property	Loan A/C No Date of Possesion	Date & Amount of Demand Notice
1	**CHETAN ASHOK PAREKH (APPLICANT) RANJANBEN DHIRUBHAI HALPATI (CO-APPLICANT)**	PROPERTY BEARING ALL THAT PIECE AND PARCEL OF PLOT NO. 134 (AFTER K.J.P. AND AS PER 7/12 BLOCK NO. 182/134), ADMEASURING 40.15 SQ. MTRS (AFTER K.J.P. 40.15 SQ. MTRS) ALONGWITH UNDIVIDED SHARE 29.25 SQ. MTRS IN ROAD & COP TOTALLY 69.40 SQ. MTRS., AND CONSTRUCTION THEREON IN SCHEME KNOWN AS "SHUBH VILLA" SITUATED AT BLOCK NO. 182 (OLD BLOCK NO.133) TOTAL ADMEASURING 30680 SQ. MTRS. AT MOJE. PONSARA, TA. JALALPORE, IN THE REGISTRATION DISTRICT OF NAVSARI, GUJARAT. **BOUNDED AS FOLLOWS: AS PER TECHNICAL / AS PER SALE DEED / AS PER DOCUMENTS** EAST : ADJOINING SOCIETY ROAD WEST : ADJOINING PLOT NO.149 NORTH : ADJOINING PLOT NO.135 SOUTH : ADJOINING PLOT NO.133	Loan Account No : 9049 20-09-2026	Rs. 13,20,205.00 in Words Thirteen Lacs Twenty Thousand Two Hundred Five Rupees Only as on Date 11.11.2025

Date : 23-09-2026
Place : Ahmedabad

Authorized Officer, Mr. Bharat J. Bhatt (M.) 9714199018
For, MAS Rural Housing & Mortgage Finance Ltd.