

Ref No: ARB/PP/2026-27/157

Date: 23/09/2026

To,

Mr. Jagdishkumar Naranbhai Patel (Borrower) B-704, Nest Residency, Near- koba Circle, kudasan, Gandhinagar 382421	Ms. Rachna Dipakkumar Patel (Co-Borrower) B-704, Nest Residency, Near- koba Circle, kudasan, Gandhinagar 382421	Mr. Dipak Jagdishbhai Patel (Guarantor) B-704, Nest Residency, Near- koba Circle, kudasan, Gandhinagar 382421
Mr. Jagdishkumar Naranbhai Patel (Borrower) B-403, Sunshine Heights - 2, Kudasan, Gandhinagar, 382421	Ms. Rachna Dipakkumar Patel (Co-Borrower) B-403, Sunshine Heights -2, Kudasan, Gandhinagar, 382421	Mr. Dipak Jagdishbhai Patel (Guarantor) B-403, Sunshine Heights -2, Kudasan, Gandhinagar, 382421
Mr. Jagdishkumar Naranbhai Patel (Borrower) A-201, Swapnil Avenu, Naroda Road, Nikol, Ahmedabad,382350	Ms. Rachna Dipakkumar Patel (Co-Borrower) A-201, Swapnil Avenu, Naroda Road, Nikol, Ahmedabad,382350	Mr. Dipak Jagdishbhai Patel (Guarantor) A-201, Swapnil Avenu, Naroda Road, Nikol, Ahmedabad,382350

APPENDIX – IV – A
SEE PROVISION TO RULE 8(6)] and Rule 9(1)
SALE NOTICE FOR IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) and Rule 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 immovable property mortgaged / charged to the Secured Creditor, the **Physical Possession** of property (as details mention bellow in this notice) 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 **27.10.2026** for recovery of dues aggregating **Rs. 79,50,901.85 (Rupees Seventy Nine Lakh Fifty Thousand Nine Hundred One & Paise Eighty Five)** + Legal expenses with further interest thereon as mentioned in the notice, and incidental expenses, costs, charges incurred / to be incurred till date of payment less repayment made after date of demand notice dated **05.07.2024** due to the Secured Creditor from Mr. Jagdishkumar Naranbhai Patel (Borrower) & Ms. Rachna Dipakkumar Patel (Co-Borrower) & Dipak Jagdishbhai Patel (Guarantor).

5th Floor, BOI Building, Bhadra, Ahmedabad Gujarat 380001

E-mail: Ahmdarb.ahmedabad@bankofindia.co.in Phone: 079-66122



Immovable Property Details:

Sr. No	Description of the Charged Securities	Reserve Price Rs.	EMD Rs.
01	Flat No. B/704, 7 th Floor, "Nest Residency", Carpet area admeasuring about 103.65 Sq. Meters, Balcony Area admeasuring about 5.00 Sq. meters, Wash area admeasuring about 3.86 Sq. Meters total area admeasuring about 112.51 Sq. Meters and Proportionate undivided share in the land admeasuring about 52.17 Sq. Meters, situated on Non-Agricultural land of bearing Block/Survey No. 202/1 admeasuring about 10920 Sq. Meters of Draft T. P. Scheme No. 1 (Koba), Final Plot, No. :105/1 land admeasuring about 7098 Sq. Meters-paiki sub Plot No. 2 admeasuring about 3549 Sq. Meters at Mouje Village Koba, Taluka Gandhinagar, in the Registration District Sub District Gandhinagar, which is Bounded as under: East – Flat No. B-701. West - Final Plot No.105/1. North - Final plot No.106. South – Flat No. B-703. (In Bank's Physical Possession)	Rs 98.72 lacs	Rs. 9.90 Lacs

If any encumbrances are there: Not Known

For detail Terms and Conditions of the Sale, please refer to Secured Creditor's website i.e. <https://www.bankofindia.bank.in>. This notice is also available in website <https://www.baanknet.com>

कृते, बैंक ऑफ इंडिया / FOR, BANK OF INDIA

Date : 23.09.2026

Place : Ahmedabad


प्राधिकृत अधिकारी / AUTHORIZED OFFICER
Bank of India