

Ref. No. ARB/PP/2026-27/159

Date: 23.09.2026

To,

M/s Adwaita Enterprises Prop. Mr. Shailesh Laxminarayan Agrawal 3, Fatemi Chambers, Near Lali Chambers, Near Ratlami Sev Bhandar, Station Road, Dahod, 389151 (Borrower- Mortgagor)	Mrs. Bhavna Shailesh Agrawal W/o shri Shailesh Agrawal 101, Shreenath Avenue opp- SNTD college, Near Akota Stadium, Akota Vadodra, 390020
Mr. Shailesh Laxminarayan Agrawal (Prop. M/s Adwaita Enterprises) B/38, Arpitapark Society, Opp. ESI Hospital, Gotri Road, Vadodara-390021	Mr. Shailesh Laxminarayan Agrawal (Prop. M/s Adwaita Enterprises) 68/A Laxmipark Society, Godi Raod, Dahod -398151

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/ies 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. 46,60,500 (Rupees Fourty Six Lakh Sixty Thousand Five Hundred) + 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 **27.06.2022**) due to the Secured Creditor from **M/s Adwaita Enterprises Prop. Shailesh Laxminarayan Agrawal & Mrs. Bhavna Shailesh Agrawal (Guarantor)**.

(Amount in Lakh)

Sr No.	Description of the Charges Securities	Reserve Price Rs.	EMD Rs.
1	An immovable property being Lease Hold Plot No. 13, adm. 682-12 Sq. Mt. area situated at GIDC Industrial Estate Kharedi, Dahod on land bearing Revenue Survey No. 214/p / 7 within the limits of moje KHAREDI, Taluka & District DAHOD in the State of Gujrat within the jurisdiction of the Sub- Registrar DAHOD, together with the buildings, sheds, standing thereon.	33.00	3.30

Star House, 5th Floor, Bhadra, Ahmedabad Gujarat 380006

E-mail: Ahmdarb.ahmedabad@bankofindia.co.in Phone: 079-6612262



	East : Plot No. 14 West : Plot No. 12 North : Estate Boundary South: 14.00 Mt. wide Road (In Bank's Physical Possession)		
2.	An immovable property being Plot No. 07, adm. 77-3875 Sq. Mt. (833-00 Sq. Ft.) Land Area on land bearing Khat No. 4434, R.S. No. 376/1-2 & Khat No. 5168, R.S. No. 376/1-2 paiki 3 wihtin the limits of moje DAHOD KASBA , Taluka & district DAHOD in the State of Gujrat within the jurisdiction of the Sub-Registrar DAHOD, together with the buildings , sheds , standing thereon . East : Plot No. 9 West: Plot No. 5 North: Road South: R.S. No. 376/1-2 paiki other property (In Bank's Physical Possession)	29.30	2.93

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 www.baanknet.com

कृते, बैंक ऑफ इंडिया / FOR, BANK OF INDIA


प्राधिकृत अधिकारी / AUTHORIZED OFFICER
Authorized Officer
Bank of India

Date : 23.09.2026
Place : Ahmedabad