

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/charge/hypothecated to Bank of Baroda, the Secured Creditor, the Symbolic/Physical Possession (As mentioned against each property) of which has been taken by the Authorised 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 16th November, 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 : Mrs. 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 "Mangrani Complex" (Muni. Tenement 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. 10,05,000/- (Rupees Ten Lakh Five Thousand Only) EMD : Rs. 1,00,500/- (Rupees One Lakh Five Hundred Only) Bid Increase Amount : Rs. 10,000/- (Rupees Ten Thousand Only)
2	M/s AMI Engineering and Founders Proprietor Mr. Vishnubhai Patel Guarantor : Mr. Pradipbhai Vishnubhai Patel	Lot No. (2) : 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, Cayclon 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. 12,96,000/- (Rupees Twelve Lakhs Ninety Six Thousand Only) EMD : Rs. 1,29,600/- (Rupees One Lakh Twenty Nine Thousand Six Hundred Only) Bid Increase Amount : Rs. 10,000/- (Rupees Ten Thousand Only)
3	M/s. Jhwar Alumax Private Limited, Registered Address: M-703, Sorrel Apartment, Applewood Township, Shantipura Circle, Shela, Bopal, Ahmedabad-380058 Promoters/Directors/Guarantors : 1. Mrs. Sunita Jhwar 2. Mr. Sushil Girdharlal Jhwar	Lot No. (3) : 1. Aluminium Foil Container Machine SPM Machine Fully Automatic with all STD Accessories, Model-PA-25A, Capacity-25 Ton, Year 2023. 2. Special Purpose Machine programmed cutting machine 42" slitting machine printing machine Model-115MC, Year 2023 (Germany Make) 3. Fully Automatic with all Std. Accessories Lid Punching Machine 4 corners Model-3ESHT, Machine-PT190150, Year-2023, Die Molds 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. 73,25,688.00 (Rupees Seventy Three Lakhs Twenty Five Thousand Six Hundred Eighty Eight only) + Unapplied Interest and other Charges & less recovery thereafter if any.	Reserve Price : Rs. 27,90,000/- (Rupees Twenty Seven Lakhs Ninety Thousand Only) EMD : Rs. 2,79,000/- (Rupees Two Lakhs Seventy Nine Thousand Only) Bid Increase Amount : Rs. 10,000/- (Rupees Ten Thousand Only)
4	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. (4) : 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. Boundary : 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. 31,67,000/- (Rupees Thirty One Lakhs Sixty Seven Thousand Only) EMD : Rs. 3,16,700/- (Rupees Three Lakhs Sixteen Thousand Seven Hundred Only) Bid Increase Amount : Rs. 10,000/- (Rupees Ten Thousand Only)
5	Mr. Sureshbhai Govindbhai Patni (Borrower) and Mrs. Manjulaben Sureshbhai Patni (Co-Borrower) and Mr. Jasubhai Chandubhai Chauhan (Guarantor)	Lot No. (5) : 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 situate, lying and being at Mouje Village Asarva, 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 (Physical 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. 18,00,000/- (Rupees Eighteen Lakhs Only) EMD : Rs. 1,80,000/- (Rupees One Lakh Eighty Thousand Only) Bid Increase Amount : Rs. 10,000/- (Rupees Ten Thousand Only)
6	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. (6) : (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. 88,24,000/- (Rupees Eighty Eight Lakhs Twenty Four Thousand Only) EMD : Rs. 8,82,400/- (Rupees Eight Lakhs Eighty Two Thousand Four Hundred Only) Bid Increase Amount : Rs. 25,000/- (Rupees Twenty Five Thousand Only) [Reserve Price for Unit No. 11-A : Rs. 44,12,000/- Reserve Price for Unit No. 11-B : Rs. 44,12,000/-]

Auction Date : 16.11.2026, Auction Time : 02:00 PM to 06:00 PM
(Unlimited extension of 10 minutes), Property Inspection : 06.11.2026
(By Taking Prior Appointment) From 11:00 AM to 04:00 PM

Note : For Lot No. (6.) There are two Sale Deeds for Unit No. 11-A and 11-B, hence two Conveyance Deeds will be executed in favour of successful H1 Bidder/Buyer.

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 <https://Baanknet.com>. Prospective bidders may contact Mr. A K Chaudhary, Chief Manager on Mobile No.: 7486013985, Mr. B S Dhaka, Sr. Manager, Mob. No. 8080127362 or Mr. Vivek Kulhari, Sr. Manager, Mob. No. 8209433411, Mr. Brijesh Shah, Manager on Mobile No.: 9824027991 or Mr. Balram Kachhawa, Sr. Manager, Mobile No.: 9979591078 (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 : 23.10.2026 | Place : Ahmedabad

Authorised Officer, Bank of Baroda

