ISHAN DYES AND CHEMICALS LIMITED

CIN: L24110GJ1993PLC020737
Reg. Off: Plot No. 18, GIDC Estate, Phase I, Vatva, Ahmedabad - 382445, Gujarat, INDIA
E-mail: ishandyes@yahoo.com • **Website:** www.ishandyes.com

EXTRACTS OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND THE HALF YEAR ENDED 30TH SEPTEMBER 2026

The Full format of the Unaudited Standalone Financial Results for the Quarter and the Half Year ended 30th September 2026 are available on the Stock Exchanges Website (www.bseindia.com) and (www.nseindia.com) and on the Company's website (www.ishandyes.com). The same can be accessed by scanning the QR Code provided below.

On behalf of Board of Directors
For, Ishan Dyes & Chemicals Limited
Shrinal P. Patel
Whole Time Director
DIN:02992519

Place : Ahmedabad
Date : 26.10.2026

HDFC BANK

Head Office: HDFC Bank Ltd., HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai-400013
Regional Office: HDFC Bank Ltd, Department for Special Operations, 4th Floor, Aakanksha Building, Opp-Jay Kay Hero, 10-Vijay Plot, Gondal Road, Rajkot-360002

E-AUCTION SALE NOTICE

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of immovable property mortgaged to Bank under Securitization and Reconstruction of Financial assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rule, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s)/Partner(s)/Mortgagor(s)/Guarantor(s) that, the Authorized Officer(s) of HDFC BANK LTD, had taken physical possession of the following property/ies mentioned, pursuant to demand raised vide notice(s) issued under Sec 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 in the following loan accounts with right to sell the same on "AS IS WHERE IS, AS IS WHAT IS, WHATEVER IS THERE IS AND WITHOUT RECOURSE BASIS" for realization of Bank's dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act read with Rule 8 of the said Rules proposes to realize the Bank's dues by sale of the said property/ies. The sale of the below-mentioned Properties shall be conducted by way of E-Auction through Web Portal: https://https://www.bankeauctions.com.

Name of the Branch & Account	Details of Property	R.Price EMD Bid Inc.Amt.	Date / Time of e-Auction	Name of Authorised Officer /Ph. No. / Email ID
HDFC Bank Ltd. **Branch:** Veraval, **A/c Name:** M/S SUGAM, **A/C No.** 50200006314991, 85457417, 85457418 & 8182983	**Property 1:** A Land Sq. Mt. 132.85 of Plot No.10-B Paiki (Southern Side) and construction there on of N.A. Land of S.No.200/1, T.P. Scheme No.2, LAST Khand No. 15 Situated at Northern side of Dolat press and Kalyan Housing Society, Western Side of Krushna Cotton press in the city Veraval. Belongs to Mrs.Paruben Prabhudasbhai Chomal. Land Area: Sq.Mts. 132.85. **Boundaries are as follows:** North: Bheni Land of Plot No.10-B Paiki (Juduram Kurir), South: Lagu Plot No.9-B (Open Plot), East: 25 feet wide Road, West: Land of lagu Plot No.10-2 Paiki (House of Harsukhbhai).	For Property 1: Rs.68,50,000/- Rs.6,85,000/- Rs.1,00,000/-	11.11.2026,01.00 PM to 02.00 PM Last Date for Receipt of Bids 10.11.2026 Up to 05.00 PM	Nitingiri Goswami / 9624805555 / Nitingiri.goswami @hdfc.bank.in
Name of the Mortgagor & Guaranters of the Property	**Property 2:** Residential Land of Plot No.63, Sq. Mtr 104.06 with construction then on of, N.A. Land R.S. No. 364 and 365 of Veraval City Belongs Mr. Prabhudas Ratanshi Chomal. Land Area: 104.06 Sq.Mts. **Boundaries are as follows:** North: Plot No.58, South: Plot No.77, East: Plot No.64, West: 6-10Mtr. Widen Road.	For Property 2: Rs.25,00,000/- Rs.2,50,000/- Rs.50,000/-	Inspection Date and Time 02.11.2026, 01:00 P.M. to 02:00 PM	
1. M/S SUGAM (Borrower) (Proprietor, Mortgagors & Guarantors), 1. Mr. Vinodbhai Ratanshi Chomal (Proprietor & Guarantor), 2. Mrs. Nitaben Vinodbhai Chomal (Guarantor), 3. Mrs. Parulben Prabhudas Chomal, (Guarantor & Mortgagor), 4. Mr. Prabhudas Ratanshi Chomal (Guarantor & Mortgagor)				
Demand Notice Date: 15th June 2024	**Amount as per Demand Notice: Rs.1,21,31,098.00**/- Dues as on 31.05.2024 inclusive of interest with further interest @18% p.a. with monthly from 1st June 2024 till the date of full and final payment under the Credit facilities availed.			

TERMS & CONDITIONS:

1. The e-Auction is being held on "AS IS WHERE IS, AS IS WHAT IS, WHATEVER IS THERE IS AND WITHOUT RECOURSE BASIS" 2. The interested bidders shall submit their EMD details and documents through Web Portal: **https://www.bankeauctions.com** (the user ID & Password can be obtained free of cost by registering name with **https://www.bankeauctions.com**) through Login ID & Password. The EMD shall be payable EITHER through NEFT / RTGS in the following **Account:** 57500000904261, **Name of the Account:** DFSO Transitory account, **Name of the Beneficiary:** HDFC BANK LTD., **IFSC Code:** HDFC0000240. Please note that the Cheques / Demand Drafts shall not be accepted as EMD amount. 3. To the best of knowledge and information of the Authorized Officer, there is no encumbrance i.e. statutory dues like property taxes, society dues etc as per Banks's record on the property, however there is no stay/injunction obtained by the borrower/mortgagor for sale of the same. The Bank however shall not be responsible for any present/past/future outstanding non-statutory dues /statutory dues/encumbrances/tax arrears/litigations, if any. The intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies & to inspect & satisfy themselves. **Property can be inspected strictly on the above mentioned date and time.** 4. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact our service provider **M/s. C1 India Pvt. Ltd.**, 3rd Floor, Plot No. 68, Sector 44, Gurgaon, Haryana-122003. **Support Mobile No.** : 7291981124/1125/1126, **Mr. Bhavik Pandya Mobile : 08866682937. e-mail ID:** support@bankeauctions.com/gujarat@c1india.com. Help line Email ID: support@bankeauctions.com. and For any property related query may contact the concerned **Authorized officer of the Bank Mr. Nitingiri Goswami (Mobile-9624805555), E Mail- nitingiri.goswami@hdfc.bank.in** in office hours during the working days. **(09.30AM to 05.30 PM).** 5. The highest bid shall be subject to approval of **HDFC Bank Limited.** Authorized Officer reserves the right to accept/ reject all or any of the offers/ bids so received, or cancel the auction/sale without assigning any reasons whatsoever. His decision shall be final & binding. 6. (FOR DETAILED TERM AND CONDITIONS PLEASE REFER TO OUR WEBSITE **www.hdfcbank.com and www.bankeauctions.com**).

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT 2002

This may also be treated as notice under Rule 8(6) read with Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to borrowers/ and Guarantors of the above said loan about the holding of E-Auction Sale on the abovementioned date. The borrower/ guarantors/mortgagors are hereby notified to pay the sum as mentioned above along with upto date interest and ancillary expenses 15 days before this notice / the date of Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

Sd/-
Date : 28.10.2026, Place : Rajkot **Authorized Officer, HDFC Bank Ltd.**

Asset Reconstruction Company (India) Ltd. (Arcil)

Premier ARC

Acting in its capacity as Trustee of various Arcil Trusts
Arcil office: The Ruby, 10th floor, 29, Senapati Bapat Marg, Dadar (West) Mumbai-400 028
Branch Address: - A-409, ATMA House Near Fadia Chambers (Times of India), Opp La Gajjar (Old RBI Building), Ashram Road, Ahmedabad - 380 009, Gujarat., Website: https://auction.arcil.co.in; CIN-L65999MH2002PLC134884

PUBLIC NOTICE FOR SALE THROUGH ONLINE E-AUCTION IN EXERCISE OF THE POWERS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (SARFAESI ACT) READ WITH RULES 6, 8 & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Notice is hereby given to the public in general and to the Borrower (s) / Guarantor (s) / Mortgagor (s), in particular, that the below described immovable property/ies mortgaged/charged to the Asset Reconstruction Company (India) Limited, acting in its capacity as Trustee of various Arcil Trusts ("ARCIL") (pursuant to the assignment of financial asset vide registered Assignment Agreements), will be sold on "As is where is", "As is what is", "Whatever there is" and "Without recourse basis" by way of online e-auction, for recovery of outstanding dues of together with further interest, charges and costs etc., as detailed below in terms of the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") read with Rules 6, 8 and 9 of the Security Interest (Enforcement) Rules, 2002 ("Rules").

Sl No	Name of the Borrower / Co-Borrower/s / Guarantor/s / Mortgager/s	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice dated 04.08.2018	Possession Type And Date	Date of Inspection	Type of Property and Area / Nature of Property	Type of Mortgage	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
1.	Al Fatah Tours & Travels/ Aiyyub.I Kapadia/ Samira Memon	LAN: 6314955/ 5931475/ 6323575 IDFC FIRST BANK LIMITED (IDFC FIRST)	Arcil-Trust-2025C-008	Rs. 1,37,94,998.50/- (Rupees One Crore Thirty Seven Lakhs Ninety Four Thousand Nine Hundred Ninety Eight and Paise Fifty Only) due as on 01.08.2018	Physical / 26.08.2023	13.11.2026	**Flat No 105** : 1150.00 sq.fts **Flat No 201** : 2000.00 sq.fts **Flat No 403** : 1150.00 sq.fts.	Registered	**Flat No 105 :** Rs. 2,80,000/- **Flat No 201 :** Rs. 4,60,000/- **Flat No 403 :** Rs. 2,80,000/-	**Flat No 105:** Rs. 28,00,000/- **Flat No 201 :** Rs. 46,00,000/- **Flat No 403 :** Rs. 28,00,000/-	**Flat No 105:** 27-11-2026 at 12:15 pm **Flat No 201 :** 27-11-2026 at 02:15 pm **Flat No 403 :** 27-11-2026 at 06:00 pm

Description of the Secured Asset being auctioned: Property owned by Aiyyub.I Kapadia

1. Immovable property, premises of Flat NO. 105 admeasuring 1150.00 sq.fts along with Proportionate Undivided Share in Ground Land, Building No. E, Siddiquee Square Co-op Housing Society Ltd., developed upon land situated in State : Gujarat, District — Surat, Sub-District & Taluka : Surat. City, Moje — Adajan Patiya, bearing Revenue Survey No. 316-P, T.P.Scheme No. 23, Final Plot No. 1 Paikee.

2. Immovable prôpérty Premises of Flat No. 201 admeasuring 2000.00 sq.fts along With Proportionate Undivided Share in Ground Land, Building NO. C, Rehmani Square Co-op Housing Society Ltd., developed upon land situated in State — Gujarat, District — Surat, -District & Taluka : Surat City, Moje : Adajan patiya bearing Revenue Survey NO. 316-P, T.P.Scheme No. 23, Final Plot No. I Paikee.

3. Immovable prôpérty Premises of Flat No. 403 admeasuring 1150.00 sq.fts., along with Proportionate Undivided Share in Ground Land, Building NO' C, Siddiquee Square Co-op Housing Society Ltd., developed upon land situated in State : Gujarat, District — Surat, Sub-District & Taluka : Surat City, Moje — Adajan Patiya, bearing Revenue Survey No. 316-P, T.P.Scheme No. 23, Final Plot No. I Paikee.

Pending Litigations Known To Arcil	Not Known	Encumbrances / Dues Known To Arcil	Society Dues for three flats: Rs.11,00,000/-
Last Date For Submission Of Bid	Two Hours before time of E-auction	Bid Increment amount:	As mentioned in the BID document
Demand Draft To Be Made In Name Of:	Arcil-Trust-2025C-008	Payable at : Ahmedabad / Par	
RTGS Details	Account No.: 57500001631544 Bank Name: HDFC Bank, IFSC Code : HDFC0000542, Branch Address : KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL- 400013		
Name Of Contact Person & Number / Email Id:-	Iqbal Alam - 9958195453 (iqbal.alam@arcil.co.in), Ankit Barot - 9033099456 (ankit.barot@arcil.co.in)		

Terms and Conditions:

1. The Auction Sale is being conducted through e-auction through the website https://auction.arcil.co.in and as per the Terms and Conditions of the Bid Document, and as per the procedure set out therein.
2. The Authorised Officer ("AO")/ ARCIL shall not be held responsible for internet connectivity, network problems, system crash down, power failure etc.
3. At any stage of the auction, the AO may accept/reject/modify/cancel the bid/offer or post-pone the Auction without assigning any reason thereof and without any prior notice.
4. The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, mortgage fee in case of unregistered mortgage, etc. that is required to be paid in order to get the secured asset conveyed/delivered in his/her/its favour as per the applicable law.
5. The intending bidders should make their own independent enquiries/ due diligence regarding encumbrances, title of secured asset and claims/rights/dues affecting the secured assets, including statutory dues, etc., prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of ARCIL. The Authorized Officer of ARCIL shall not be responsible in any way for any third-party claims/rights/dues.
6. The particulars specified in the auction notice published in the newspaper have been stated to the best of the information of the undersigned; however, undersigned shall not be responsible / liable for any error, misstatement or omission.
7. The Borrower/ Guarantors/ Mortgagors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rules 8 and 9 of the Security Interest (Enforcement) Rules, about the holding of the above-mentioned auction sale.
8. In the event, the auction scheduled hereinabove fails for any reason whatsoever, ARCIL has the right to sell the secured asset by any other methods under the provisions of Rule 8(5) of the Rules and the Act.

Place : Gujarat, Date : 28.10.2026 **Sd/- Authorised Officer, Asset Reconstruction Company (India) Ltd.**

बैंक ऑफ इंडिया Bank of India BOI

ZONAL OFFICE, VADODARA ZONE:

Ellorapark, Subhanpura, Vadodara - 390023. Ph.: (0265) 2396573, 2397032

STAR MEGA E-AUCTION SALE NOTICE FOR SALE OF PROPERTIES UNDER SARFAESI ACT 2002

E-auction sale notice for sale of Immovable assets under the securitisation and reconstruction of financial assets and enforcement of security interest act, 2002 read with prevision to Rule 8(6) **and rule 6 (2)** of the Security Interest (Enforcement) Rules, 2002 Notice is here by given to the public in general and in particular to the following Borrower(S) & Guarantor(S) that the below described immovable properties mortgaged/charged to Bank of India (secured creditor), the **Symbolic / Physical Possession** of which has taken by the Authorised Officer of Bank of India will be sold on "AS IS WHERE IS BASIS", and "AS IS WHAT IS BASIS" for recovery of respective dues as detailed hereunder against the secured assets mortgaged/charged to Bank Of India from the respective Borrower(S) and Guarantor(S). The reserve price and the earnest money deposit is shown there against secured asset. **The sale will be done by the undersigned through e-Auction platform provided hereunder.**

DATE AND TIME OF AUCTION: 12.11.2026 between 11.00 noon to 05.00 pm (with Auto extension clause in case of bid in last 10 minutes before closing)

Sr. No.	Name of the Borrower/ Guarantor/Owner/Partner/ Mortgagor of the property	Lot No	Details of Property to be Sold	Details of Bank dues as per Notices	Possession	Minimum Reserve Price (Rs. in Lac)	EMD (Rs. in Lac)	Date/Time of E-Auction
KARAMSAD BRANCH, Opposite Bapeshwar Mahadev Mandir Karamsad, Anand-388325. Mobile: 8866161537								
1	Mrs. Daxaben Pareshbhai Brahmbhatt Mr. Pareshkumar Jaykarlal Brahmbhatt	1	Flat no.601, 6th Floor of Nirav Avenue Tower- D, Nr. Sandesar Chokadi, Devrajpura Road,Karamsad, Anand-388325. In the Name of Mrs. Daxaben Pareshbhai Brahmbhatt	As per Notice U/S 13(2) Dt. **04.01.2025 Rs. 6,16,704.00** (Rupees Six Lakh Sixteen Thousand Seven Hundred Four) plus further interest and cost incidental expenses etc.- recovery if any	Symbolic	Rs. 9.48	Rs. 0.95	12.11.2026 11 AM to 5 PM
2	Mr. Doliya Vansh Jatinbhai	2	C.S.No.399, Paiki C.S No.399/A , Dholi Faliyu, Near Kabeshwar Mahadev Temple, Maniya Ni Khad, Anand in the Name of Mr.Doliya Vansh Jatinbhai	As per Notice U/S 13(2) Dt. **04.07.2025 Rs. 22,64,662.62** (Rupees Twenty Two Lakh Sixty Four Thousand Six Hundred Sixty Two and Paisa Sixty Two) plus further interest and cost incidental expenses etc.- recovery if any	Physical	Rs. 23.50	Rs. 2.35	12.11.2026 11 AM to 5 PM
M.G.ROAD BRANCH, Mahatma Gandhi Road,Shyamal Bechar Pole Post Box No. 34, Vadodara, Gujarat -390 004. Mobile: 9460434106								
3	Hardik Bhupendra Majumdar & Divya Hardik Majumdar	1	Flat No. 303, on the 3rd Floor, in 'Navnath Flats' Near Rang Mahal, constructed on the land situated in Khedkar Faliya of Wadi Area at Vadodara Kasba sim, Vibhag-A, tika No. 9/1, C.S.No. 13 & 15/A-2 Dist Vadodara-390004 in the name of Mr. Hardik Bhupendra Majumdar & Mrs. Divya Hardik Majumdar	As per Notice U/S 13(2) Dt. **10.05.2021 Rs. 7,89,709.92** (Rupees Seven Lakh Eighty Nine Thousand Seven Hundred Nine and Paisa Ninety Two) plus further interest and cost incidental expenses etc.- recovery if any	Physical	Rs. 7.80	Rs. 0.78	12.11.2026 11 AM to 5 PM
4	Mr. Govindbhai Samajibhai Patoliya & Mr. Milan Govindbhai Patoliya	2	Flat No. B-303, Pavitra Flats, Maneja Crossing, Makarpura, Vadodara-390013 in the name of Mr. Govindbhai Samajibhai Patoliya & Mrs. Milan Govindbhai Patoliya.	As per Notice U/S 13(2) Dt. **10.05.2021 Rs. 15,49,214.66** (Rupees Fifteen Lakh Forty Nine Thousand Two Hundred Fourteen and Paisa Sixty Six) plus further interest and cost incidental expenses etc.- recovery if any	Physical	Rs. 16.85	Rs. 1.69	12.11.2026 11 AM to 5 PM
5	Mrs.Rekhaben Rajubhai Dhumal & Mr.Rajendra Balchandra Dhumal	3	Flat No. B-403, on 4th Floor Vinayak Apartment at Khedkar Faliya, Wadi Vadodara-390017 in the name of Mrs.Rekhaben Rajubhai Dhumal & Mr.Rajendra Balchandra Dhumal	As per Notice U/S 13(2) Dt. **30.08.2025 Rs. 8,56,654.00** (Rupees Eight Lakh Fifty Six Thousand Six Hundred and Fifty Four) plus further interest and cost incidental expenses etc.- recovery if any	Physical	Rs. 8.90	Rs. 0.89	12.11.2026 11 AM to 5 PM
VALLABH VIDYANAGAR BRANCH, G-2/3, Radha Swami Samipya, Opp. Home Science College, Mota Bazar, Vallabh, Vidyanagar, Dist. Aanand-388120. Ph: 02692-230577. Mobile: 7990785965								
6	Mitesh Kanubhai Rathod Kailashben Kanubhai Rathod Kanubhai Motibhai Rathod	1	City Survey No.NA1616/1, Paiki Sub Plot No. 37, Satyaanand, Po:-Bakrol ,Ta/Dist:-Anand-388315 (According to Broacher Plot No.71) in the Name of Mr. Kanubhai Rathod & Mrs. Kailashben Kanubhai Rathod	As per Notice U/S 13(2) Dt. **26.11.2025 Rs. 30,23,900.50** (Rupees Thirty Lakh Twenty Three Thousand Nine Hundred and Paisa Fifty) plus further interest and cost incidental expenses etc.- recovery if any	Physical	Rs. 32.70	Rs. 3.27	12.11.2026 11 AM to 5 PM
SAYAJIGUNJ BRANCH, 1st Floor, Chandrakruti Complex, Opp. Kalyan Hotel, Sayajigunj, Vadodara-390005. Ph.: 0265-2362787. Mobile: 7840869225								
7	Pratik Suresh Patel	1	Flat No. 302, situated at 3rd Floor Shankheshwar Flat , Opp Jain Mandir, Rangmahal, Wadi, Vadodara -390017 in the name of Shri. Pratik Sureshbhai Patel	As per Notice U/S 13(2) **Dt.07.10.2017 Rs. 15,32,762.25** (Rupees Fifteen Lakh Thirty Two Thousand Seven Hundred Sixty Two and Paisa Twenty Five) plus further interest and cost incidental expenses etc.- recovery if any	Physical	Rs. 7.60	Rs. 0.76	12.11.2026 11 AM to 5 PM
8	Kharva Manoj Rameshbhai	2	Flat No. 302, situated at 2nd Floor Shri Hari Apartment, Mouje Vadodara Kasba (Babajipura Vibhag) Tehsil Vadodara - 390001 in the name of Shri. Kharva Manoj Rameshbhai	As per Notice U/S 13(2) **Dt.03.11.2025 Rs. 8,84,358.00** (Rupees Eight Lakh Eighty Four Thousand Three Hundred Fifty Eight) plus further interest and cost incidental expenses etc.- recovery if any	Physical	Rs. 10.20	Rs. 1.02	12.11.2026 11 AM to 5 PM
UNIVERSITY ROAD BRANCH, University Road, Post Box No.2, Vadodara, Gujarat, PIN : 390 002. Mobile: 9998569676								
9	Mr. Vinodkumar Bhagvanbhai Patel	1	Flat No.A-10, 3rd Floor, Shubh Avenue Vishwakunj Colony Karelibag, Vadodara in the Name of Mr. Vinodkumar Bhagvanbhai Patel.	As per Notice U/S 13(2) Dt. **09.06.2025 Rs.17,86,026.25** (Rupees Seventeen Lakh Eighty Six Thousand Twenty Six and Paisa Twenty Five) plus further interest and cost incidental expenses etc.- recovery if any	Physical	Rs. 20.10	Rs. 2.01	12.11.2026 11 AM to 5 PM
ANAND BRANCH, Station Road Anand - 388001. Phone: 02692-240725, Mobile: 9834927567								
10	Mr. Sameer Mohammad Aiyubbhai Khalifa & Mrs. Parvinbanu Sameer Khalifa	1	All the piece and parcel of Residential Property being sub Plot No.05 Admeasuring area 40.20 Sq Mt. Situated N.A land of " Kismat Residency" R.S No.2757/B/1 Paiki 1, Salatiya Road,Anand ,Ta & Dist Anand in the Name of Mr.Sameer Mohammad Aiyubbhai Khalifa	As per Notice U/S 13(2) Dt. **30.05.2025 Rs. 24,86,243.00** (Rupees Twenty Four Lakh Eighty Six Thousand Two Hundred Forty Three) plus further interest and cost incidental expenses etc.- recovery if any	Physical	Rs. 26.00	Rs. 2.60	12.11.2026 11 AM to 5 PM

The measurement of above property/ies however be verified by bidders at site and also from the revenue records prior to participating in auction.

Terms & Conditions of E-Auction are as under: 1. E-Auction is being held on "as is where is basis", "as is what is basis" and will be conducted "On Line", before submitting bid **EMD shall be deposited through NEFT/Fund Transfer in working hours on or before 12.11.2026 on 04.00PM.** 2. For downloading further details, Process Compliance and Terms & Conditions, Please visit:- a. **https://www.bankofindia.co.in**, b. Website address of our e-Auctions Service Provider **M/S PSB Alliance e-auction portal - psba@psballiance.com** Bidder may visit **http://www.ebkray.in or BAANKNET.COM** where "Guidelines" for bidders are available with educational videos. Bidders have to complete following formalities well in Advance: Step 1: Bidder/Purchaser Registration: Bidder to register on e-Auction Platform (link given above) using his mobile number and email-id, Step 2: KYC Verification: Bidder to upload requisite KYC documents. KYC documents shall be verified by e-Auction service provider (may take 2 working days). Step 3: Transfer of EMD amount to Bidder Global EMD Wallet: Online/off-line transfer of fund using NEFT/Transfer, using challan generated on e-Auction Platform., Step 4: Bidding Process and Auction Results: Interested Registered bidders can bid online on e-Auction Platform after completing Step 1, 2 and 3. Please note Step 1 to Step 2 should be completed by bidder well in advance, before e-Auction date., **3.** To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property/ies. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/rights/dues/affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding property/ies put for sale. **4. Date of Inspection** 05.11.2026 **ON 11AM TO 2.00PM** with prior appointment with mentioned respective branches on the contact numbers given against respective branches.. **5.** Bids shall be submitted through online procedure only., **6.** Bidders shall be deemed to have read & understood the terms & conditions of sale & be bound by them.., **7.** The Bid price to be submitted shall be above the Reserve price & bidders shall improve their further offers in multiples of **Rs. 10,000/-** (Rupees Ten Thousand only).., 8. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid., **9.** The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded.., **10.** The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price including EMD already paid, immediately on acceptance of bid price by the Authorised Officer and the balance of the sale price on or before 15th day of sale. The auction sale is subject to confirmation by the Bank. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/right in respect of property/amount, **11.** Neither the Authorised Officer/Bank nor e-Auction service provider will be held responsible for any Internet Network problem/Power failure/any other technical lapses/failure etc. In order to ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction event., **12.** The purchaser shall bear the applicable stamp duties/Registration fee/other charges, etc and also all the statutory/non-statutory dues, taxes, assessment charges, etc. owing to any body.. **13.** The Authorised Officer/Bank is not bound to accept the highest offer and has the absolute right & discretion to accept or reject any or all offer(s) or adjourn/postpone/cancel the e-Auction or withdraw any property or portion thereof from the auction proceeding at any stage without assigning any reason there for., **14.** The Sale Certificate will be issued in the name of the purchaser(s)/applicant (s) only and will not be issued in any other name(s). **15.** Th sale shall be subject to rules/conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. Further details/enquiries if any on the terms and conditions of sale can be obtained from the respective branches on the contact numbers given., **16.** This is also a mandatory notice of **15 days** as per provision or the SARFAESI Act to the Borrowers/Guarantors/Mortgagers of the above accounts informing them about holding of sale/Auction aforesaid date.

Date: 28.10.2026 - Place: Vadodara **Authorised Officer, Bank of India**