Annexure-B

Bank of Maharashtra

ARB, Ahmedabad Zone

1st Floor, Baleshwar Square, Sarkhej- Gandhinagar Highway, Opposite ISCON Temple Ahmedabad 380015
Gujarat TELE : 06357374043
e-mail cmarb_ahe@mahabank.co.in,
bom1936@mahabank.co.in



Ref: AM78/AUCTION/SALE NOTICE/2026-27 Date: 29.10.2026

Terms and Conditions for sale of assets of through online e-auction on under SARFAESI Act

Date of E- Auction: 18.11.2026 and 30.11.2026 between 11:00 A.M. to 02:00 P.M with auto extension for 5 minutes in case bid is placed within last 5 minutes

Last date & time for submission of Bid/Deposit of EMD and Proof: 18-11-2026 up to 10.00 AM for Auction listed on 18.11.2026 and 30.11.2026 up to 10.00 AM for Auction listed on 30.11.2026.

Date & Time of inspection of property on: 05-10-2026 to 07-10-2026 between 12.00 PM to 04.00 PM for Auction listed on 18.11.2026 and 11.11.2026 to 13.11.2026 between 12.00 PM to 4.00 PM for Auction listed on 30.11.2026.

Sr	Branch & Phone No.	Name of Borrowers/Guarantors & Address	Amount Due	description of the property	Possession Type	Reserve Price / Earnest Money Deposit/ Bid Increment	Last date of bid submission with EMD (DD/MM/YYYY)
1	Asset Recovery Branch Mr. Ashutosh Ranjan, Chief Manager Mob No. 8989080944	1) Mr. Solanki Kiranbhai Indubhai Add1: - Payga Chal, Chhatiyavad ni Limbi, Nadiad, Dist.-Kheda, Gujrat-387001 Also, at 1) Mr. Solanki Kiranbhai Indubhai Add 2: - House No-23, Alexy Bungalow, Near Bus Stop, Opp. Meldi mata Mandir, Marid, Nadiad, Dist.-Kheda, Gujrat-387360	Ledger Balance Rs. 21,82,893/- plus Unapplied interest plus Penal Interest and other Charges thereon from 12.11.2022 (less recovery made thereafter)	LOT No. 1) All those pieces & parcel of property furnishing admeasuring land 767 Sq. ft. at Paiki plot No-23, Revenue Survey No.-1128, Paiki, Plot No. 1 to 26 Piki, ALEXY BUNGLOW, Mouje Marida, Ta. Nadiad, Dist-Kheda-387360. Together with all the fixtures, furniture	Physical Possession	Rs. 8,30,000/- Rs. 83,000/- Rs. 5000/-	18.11.2026 till 10:00AM

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		2) Mrs. Solanki Sonalben Kiranbhai Add 1: - Payga Chal, Chhatiyavad ni Limbi, Nadiad, Dist.-Kheda, Gujrat-387001 Also, at 2) Mrs. Solanki Sonalben Kiranbhai Add 2: - House No-23, Alexy Bungalow, Near Bus Stop, Opp. Meldi mata Mandir, Marid, Nadiad, Dist.-Kheda, Gujrat-387360					
2	Asset Recovery Branch Mr. Ashutosh Ranjan, Chief Manager Mob No. 89890809 44	M/S SIDHIVINAYAK REFOILS Through its Partners Mr. Mahesh A Thakkar & Mr. RajeshKumar T Thakkar Add 1: -Factory at: - Industrial Plot Survey no 208/2/P, Radhanpur-Bhabhar Road Village Sherganj Tal. Radhanpur District Patan-385340 ADD 2: - Plot No 60,61,62,63,76, 77,78,79,80,103 ,104,105 and Residential house there in Radhe Krishna Residency Bhabhar Road Radhanpur Patan Having Revenue survey no 136/1/1, Village Sherganj Taluka Radhanpur District Patan-385340 Add 3: - Plot no 85 Shantikunj Residency	Ledger Balance Rs. 6,93,33,33 3/- plus Unapplied interest plus Penal interest and other charges from 22.07.2023 (Less recovery made thereafter)	LOT No. 2) All those pieces & parcel of property with construction & fixture there being & lying at admeasuring total built-up area- 143.5 Sq. yard admeasuring 452 Square yard situated at Plot No 60,61,62,63,76,77,78,79,80,103,104,105 and Residential house there in Radhe Krishna Residency Bhabhar Road Radhanpur Patan Having Revenue survey no 136/1/1, Village Sherganj Taluka Radhanpur District Patan. Together with all the fixtures, furniture	Physical Possession	Rs. 20,35,000/- Rs. 2,03,500/- Rs. 5000/-	18.11.2026 till 10:00AM

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		bhabhar Road Radhanpur Patan Rev Survey no 517 Paiki Radhanpur Nagarpalika no E/9/131/85 Mouje Radhanpur Tal. Radhanpur District Patan-385340 ADD 4: - Flat no A/501 Block no –A Kuber Residency Block no 262 TPS no 40 Fp. no 28 Nr. Science City S P Ring Road Sola Hebatpur Village Badaj Taluka Ghatlodiya Ahmedabad-382455 Mr. Mahesh A Thakkar (Partner & Mortgager of M/S SIDHIVINAYAK REFOILS) ADD 1: - Flat no A/501 Block no –A Kuber Residency Block no 262 TPS no 40 Fp. no 28 Nr. Science City S P Ring Road Sola Hebatpur Village Badaj Taluka Ghatlodiya Ahmedabad-382455 ADD 2: -Plot No 60,61,62,63,76, 77,78,79,80,103 ,104,105 and Residential house there in Radhe Krishna Residency Bhabhar Road Radhanpur Patan Having Revenue survey no 136/1/1,					

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		Village Sherganj Taluka Radhanpur District Patan-385340 Add 3: - R/o- 22, Jalaram Society, At PO. Radhanpur, Patan-385340 ADD 4: - R/o- A2/42, Arjun Tower, Near C. P Nagar, Ghatlodiya, Ahmedabad-382455 Ms. Nilamben Maheshkumar Thakkar (Mortgager & Guarantor of M/S SIDHIVINAYA K REFOILS) ADD 1: -Plot no 85 Shantikunj Residency bhabhar Road Radhanpur Patan Rev Survey no 517 Paiki Radhanpur Nagarpalika no E/9/131/85 Mouje Radhanpur Tal. Radhanpur District Patan-385340 ADD 2: - Factory at: - Industrial Plot Survey no 208/2/P, Radhanpur-Bhabhar Road Village Sherganj Tal.					

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		Radhanpur District Patan-385340 ADD 3: - R/o-22, Jalaram Society, At PO. Radhanpur, Patan-385340					
3	Asset Recovery Branch Mr. Ashutosh Ranjan, Chief Manager Mob No. 8989080944	Borrower: Mrs. Paruben Naranlal Mewada (Borrower& Mortgagor), Add 1: - Room no. 204, Pratiksha Apartment, Tekra Faliya, Valsad – 396001 Add 2: Subh Mangal-1, Flat no. 306, Block no. old 262/1/Paiki/2 & New R.S. no. 1287, Village Nandawala, Nr. Gundlav Chokdi, Tal & Dist. – Valsad, Gujarat Mr. Mahavir Naranlal Mewada (Mortgagor & Co-Borrower) Add 1: - Room no. 204, Pratiksha Apartment, Tekra Faliya, Valsad – 396001 Add 2: Subh Mangal-1, Flat no. 306, Block no. old 262/1/Paiki/2 & New R.S. no. 1287, Village Nandawala, Nr. Gundlav Chokdi, Tal & Dist. – Valsad, Gujarat	Ledger Balance Rs. 27,10,820/- plus Unapplied interest plus Penal Interest and other charges thereon from 11.10.2021 (less recovery made thereafter)	LOT No. 3) All those pieces & parcel of property situated at: Flat N-306, Subh Mangal-1, admeasuring 1200 sq. ft i.e. 111.62 sq mtrs super built up, Block No. Old 262/1/Paiki/2 and New R.S. No. 1287 at village Nandawala, Near Gundlav Chokdi, Tal & Dist.- Valsad at National Highway-08, Near Sasuma Food Court, Valsad, Gujarat. Together with all the fixtures, furniture	Physical Possession	Rs. 7,02,000/- Rs. 70,200/- Rs. 5000/-	18.11.2026 till 10:00AM
4	Asset Recovery Branch Mr. Ashutosh	Borrower: Mr. Pinkal Hasmukhlal Soni	Ledger Balance Rs. 32,42,821/- plus Unapplied	Lot No.4) All those piece and parcel of immovable property being Flat no. 301, 3rd floor admeasuring	Physical Possession	Rs. 17,76,000/- Rs. 1,77,600/- Rs. 5000/-	18.11.2026 till 10:00AM

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	Ranjan, Chief Manager Mob No. 89890809 44	Add-_C-316, Sargam Apartment, Nr. Anandnagar, Karelibaugh, Vadodara, Gujarat – 390018 Add: Flat no. A-301, 3rd floor, Wing A, Seva Kunj Apartment, Nr. Bhai Kaka Party Plot, Ajwa Road, Sayajipura, Vadodara – 390019 Mrs. Heena Pinkalbhai Soni Add-_C-316, Sargam Apartment, Nr. Anandnagar, Karelibaugh, Vadodara, Gujarat – 390018 Add: Flat no. A-301, 3rd floor, Wing A, Seva Kunj Apartment, Nr. Bhai Kaka Party Plot, Ajwa Road, Sayajipura, Vadodara – 390019	interest Rs. 124154.79 plus Interest thereon @9.45% p. a+ Penal interest @2% p.a from 29.06.2023 (less recovery made thereafter)	98.70 sq mtrs carpet area, 116.22 sq mtrs built up area, Tower A, Seva Kunj Apartment, R.S no. 55 Paiki 3, Mouje Sayajipura, Dist. – Vadodara, Gujarat – 390019			
5	Asset Recovery Branch Mr. Ashutosh Ranjan, Chief Manager Mob No. 89890809 44	Mr. Disha Sarees (Borrower) Proprietor – Mr. Purshottam T Nandwani Add: Shop No. 102,	Ledger Balance Rs.28,17,507/- plus Unapplied interest plus penal Interest and other charges thereon	LOT No. 5) All those pieces and parcel of Immovable Property known as Shop No. 102, 1st Floor, mulchand Market Constructed in the land bearing City survey no. 2330 (Northen Portion) of ward no. 4,	Physical Possession	Rs. 13,96,000/- Rs. 1,39,600/- Rs. 5000/-	18.11.2026 till 10:00AM

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		Noolchand Market, Sing Road Surat, Gujarat – 394210 Mr. Purshottam T Nandwani (Guarantor) Add: C-401, Radhakrishna, C- Building, Opp. Ankur Apartment, Bhattar Road, Surat, Gujarat – 395017 Mr. Pravinbhai Purshottam Nandwani (Guarantor) Add: C-401, Radhakrishna, C- Building, Opp. Ankur Apartment, Bhatar Road, Surat, Gujarat – 395017	from 04.08.2022 (less recovery made thereafter)	Salabaypura, Ring Road, Surat, Gujarat.			
6	Asset Recovery Branch Mr. Ashutosh Ranjan, Chief Manager Mob No. 8989080944	Mr. Chinmay Joshi (Borrower and Mortgagor) 9, Laxminarayan Vihar Society, Vallabh Vidhya Nagar, Anand, Near Bajrang Society, Anand – 388120 And / Or Bungalow No.22, Jayma	Ledger Balance Rs. 3,35,39,383. 93/- plus Unapplied interest plus Penal interest from 08.11.2023 (Less recovery made thereafter) Physical Possession	(Lot No. 6) All the piece and parcels of residential house situated on city survey no. 955, plot no. 231, Vallabh Vidyanagar, Taluka & Dist.: Anand, Gujarat – 388120.	Physical Possession	Rs. 2,27,39,000/ Rs. 22,73,900/- Rs. 25,000/-	18.11.2026 till 10:00AM

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		Co Op Ha Soc Limited, Satellite Road, Jodhpur Tekra Ahmedabad City, Manekbagh, Ahmedabad – 380015 And / Or Residential House Situated on City Survey No 955 Plot No 231 Vallabh Vidyanagar, Taluka and District Anand – 388120 2. Mrs. Nayanaben Chinmay Joshi, (Borrower and Mortgagor) 9, Laxminarayan Vihar Society, Vallabh Vidhya Nagar, Anand, Near Bajrang Society, Anand – 388120 And / Or Bungalow No.22, Jayma Co Op Ha Soc Limited, Satellite Road, Jodhpur Tekra Ahmedabad City, Manekbag,Ahmedabad – 380015 And / Or Residential House Situated on City Survey No					

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		955 Plot No 231 Vallabh Vidyanagar, Taluka and District Anand – 388120					
7	Asset Recovery Branch Mr. Ashutosh Ranjan, Chief Manager Mob No. 89890809 44	M/S Dwarkesh Irrigation (Borrower) RO: Shop No. 17, Ground floor, Aadarsh Shopping Center, Near Gujri Bazar, Jetpur Road, Dhoraji, Dis. Rajkot, Gujarat 360410 Mr. Nikunjbhai Jagjivanbhai Gajera (Guarantor) 2nd floor, Sukhadiya Nivash, Vaghasiya fali, Dhoraji 360410 Mr. Rashminbhai Jagjivanbhai Gajera (Guarantor) 2nd floor, Sukhadiya Nivash, Vaghasiya fali, Dhoraji 360410	Total Dues of Term Loan as on to 06-06-2025 - Rs. 1,55,05,960.48/- plus Unapplied interest plus Penal interest and other charges from 07.06.2025 (Less recovery made thereafter)	LOT No. 9) All the piece and parcels of immovable property situated at Commercial Shop No.17 at plot no. 12P revenue survey no. 871/2P at Jetpur Road, Village – Dhoraji, Taluka – Dhoraji, Rajkot – 360410 CERSAI ID – 200071701660	Physical Possession	Rs. 12,56,000/- Rs. 1,25,600/- Rs. 5,000/-	18.11.2026 till 10:00AM
				LOT No. 10) All the piece and parcels of immovable property situated at S. No./Gat No. CTS No. 2420, Sheet No. 57 of East Ward at Vaghasiya Fali, Dhoraji, Rajkot-360410 CERSAI ID – 200071721835" Cersai ID - 200071721835		Rs. 22,52,000/- Rs. 2,25,200/- Rs. 5,000/-	
				LOT No. 7) All the piece and parcels of immovable property situated at S. No. 79 paiki, 80, 81, 82 paiki, 86, 87, 87/1, 89/2, 90/2, 89/1 at Junagarh, Tal. Junagarh, Dist. Junagarh		Rs. 15,68,000/- Rs. 1,56,800/- Rs. 5000/-	
				LOT No. 8) All the piece and parcels of immovable property situated at Plot No. 13, Revenue survey no. 148/1, situated at near Swaminarayan Temple, Village - Fareni, Tah.		Rs. 9,82,000/- Rs. 98,200/- Rs. 5000/-	

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				Dhoraji, Rajkot-360410 CERSAI ID – 200071709821"			
8	Asset Recovery Branch Mr. Ashutosh Ranjan, Chief Manager Mob No. 8989080944	Mrs. Modi Sejalben Rajendra (Borrower and Mortgagor) 4 Ashish Society, Opp Prakash Hindi School, Thakkarbapa Nagar, Ahmedabad City, Khodiyarnagar, GUJARAT-382350 Flat No. C-408 on the 4th floor along terrace adm. square meter parking adm square metere of the building AC in the Parmeshwar Park project,/society constructed/to be constructed/under construction on all the piece and parcel of land admeasuring 83.60 square meter and bearing S No /Gat No /CTS/ No 1052 at Basana Tal Mehsana Dist Mehsana, Gujarat.	Total Dues of Loan as on to 21.05.2025 - Rs. 18,25,832/- plus Unapplied interest plus Penal interest and other charges from 22.05.2025 (Less recovery made thereafter)	LOT No. 11) Mortgage property located at A Residential flat/apartment consisting of 4 rooms admeasuring 51.03 square meter (carpet) i.e 83.60 square meter (built up) Flat No. C-408 on the 4th floor along terrace adm. square meter parking adm square metere of the building AC in the Parmeshwar Park project,/society constructed/to be constructed/under construction on all the piece and parcel of land admeasuring 83.60 square meter and bearing S No /Gat No /CTS/ No 1052 at Basana Tal Mehsana Dist Mehsana, Gujarat. CERSAI ID – 200078652936	Physical Possession	Rs. 11,66,000/- Rs. 1,16,600/- Rs. 5000/-	18.11.2026 till 10:00AM

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9	Asset Recovery Branch Mr. Ashutosh Ranjan, Chief Manager Mob No. 89890809 44	Mr. Sanjaykumar Vishnubhai Patel – R/o. 302, Ashray gold, New Ranip, Near Sawan Bungalows, Ahmedabad, Gujarat - 382470 Also at 2nd floor, Town Planning Branch, B Block, MS Building, Sector 11, Gandhi Nagar Municipal Corporation, Ahmedabad – 382011 Also at 1st floor, MS Building, Near Pathikasharam, B Block, Gandhi Nagar Municipal Corporation, Ahmedabad – 382001 Also at Plot No. 13, Adhya Villa, Village – Pij, Taluka – Vaso, Dist. – Kheda, Gujarat - 387230 (Borrower) **Mrs. Dipikaben Sanjaykumar Patel**– R/o. 302, Ashray gold, New Ranip, Near Sawan Bungalows, Ahmedabad, Gujarat - 382470 Also at 2nd floor, Town Planning Branch, B Block, MS Building, Sector 11, Gandhi Nagar Municipal Corporation, Ahmedabad – 382011 Also at 1st floor, MS Building, Near Pathikasharam,	LB Rs. 869379.46/- + UAI Rs. 67314.88/- + interest thereon 9.45% p.a. from 16.03.2024 and LB Rs. 2660099.65 + UAI Rs. 207734.78 + interest thereon @ 9.45% p.a. from 16.04.2024	LOT NO. 12) All those pieces and parcel of land situated at Revenue Survey No. 2567 paiki, Khata No. 2122, Plot No. 1 to 38 paiki Plot No. 13 area 889 Sq. Ft. and road and common plot area 678 Sq. Ft. admeasuring 146 Sq. Mtrs. (1567 Sq. Fts.), Adhya Villa, Mouje- Pij, Taluka – Vaso, Dist- Kheda, Gujarat	Physical Possession	Rs. 18,99,000/- Rs. 1,89,900/- Rs. 5000/-	18.11.2026 till 10:00AM

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Name of Bidder	Signature of Bidder	Date

		B Block, Gandhi Nagar Municipal Corporation, Ahmedabad – 382001 Also at Plot No. 13, Adhya Villa, Village – Pij, Taluka – Vaso, Dist. – Kheda, Gujarat - 387230 (Borrower)					
10	Asset Recovery Branch Mr. Ashutosh Ranjan, Chief Manager Mob No. 8989080944	Mrs. Dipikaben Sanjaykumar Patel – R/o. D-302, Ashray gold, New Ranip, Near Sawan Bungalows, Ahmedabad, Gujarat - 382470 Also at 2nd floor, Town Planning Branch, B Block, MS Building, Sector 11, Gandhi Nagar Municipal Corporation, Ahmedabad – 382011 Also at 1st floor, MS Building, Near Pathikasharam, B Block, Gandhi Nagar Municipal Corporation, Ahmedabad – 382001 Also at Plot No. 14, Adhya Villa, Village – Pij, Taluka – Vaso, Dist. – Kheda, Gujarat - 387230 (Borrower) Mr. Sanjaykumar Vishnubhai Patel – R/o. D-302, Ashray gold, New Ranip, Near Sawan Bungalows, Ahmedabad, Gujarat - 382470 Also at	LB Rs. 857251.45 + UAI Rs. 74461.02 + interest thereon @ 9.50% p.a. from 02.03.2024	LOT No. 13) All those pieces and parcel of land situated at Revenue Survey No. 2567 paiki, Khata No. 2122, Plot No. 1 to 38 paiki Plot No. 14 area 889 Sq. Ft. and road and common plot area 678 Sq. Ft. admeasuring 146 Sq. Mtrs. (1567 Sq. Fts.), Adhya Villa, Mouje- Pij, Taluka – Vaso, Dist- Kheda, Gujarat.	Physical Possession	Rs. 18,99,000/- Rs. 1,89,900/- Rs. 5000	18.11.2026 till 10:00AM

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		2nd floor, Town Planning Branch, B Block, MS Building, Sector 11, Gandhi Nagar Municipal Corporation, Ahmedabad – 382011 Also at 1st floor, MS Building, Near Pathikasharam, B Block, Gandhi Nagar Municipal Corporation, Ahmedabad – 382001 Also at Plot No. 14, Adhya Villa, Village – Pij, Taluka – Vaso, Dist. – Kheda, Gujarat - 387230 (Borrower)					
11	Asset Recovery Branch Mr. Ashutosh Ranjan, Chief Manager Mob No. 8989080944	Mrs. Punam Rajesh Pari– A 203, Devprayag Residency, Cousew Singapore Road, Katargam, Surat, Gujarat – 395002 Also, Plot No. 269 & 270, Subh Global Village, Behind Anand Vatika, Shekhpur Road, Kamrej, Surat, Gujarat – 394150 (Borrower) Mr. Rajesh Dhiraj Pari – A 203, Devprayag Residency, Cousew Singapore Road, Katargam, Surat, Gujarat – 395002	LB Rs. 2314839/- + UAI Rs. 534826.53 + Interest thereon @9.55% p.a. (Less Recovery made thereafter)	LOT No. 15) All those piece and parcel of land situated at Plot No. 272, Shubh Global Village, Behind Anand Vatika, Shekhpur Road, (After KJP Block No. 32/271 and after promulgation, Block No. 1549) together with common right in road COP on the land bearing Block No. 32, Rev Survey No. 41 and 42, Valenja, Kamrej, Surat.	Physical Possession	Rs. 5,33,000/- Rs. 53,300/- Rs. 5,000/-	18.11.2026 till 10:00AM
				LOT No. 14) All the piece and parcel of property situated at Plot No. 271, Shubh Global Village, Behind Anand Vatika, Shekhpur Road, (After KJP Block No. 32/271 and after promulgation, Block No. 1549) together with common right	Physical Possession	Rs. 5,33,000/- Rs. 53,300/- Rs. 5,000/-	18.11.2026 till 10:00AM

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		Also, Plot No. 269 & 270, Subh Global Village, Behind Anand Vatika, Shekhpur Road, Kamrej, Surat, Gujarat – 394150. (Borrower)		in road COP on the land bearing Block No. 32, Rev Survey No. 41 and 42, Valenja, Kamrej, Surat.			
12	Asset Recovery Branch Mr. Ashutosh Ranjan, Chief Manager Mob No. 89890809 44	Mr. Jay Sunil Sapkal – R/o Shreeji Society, Opp Stock Exchange, Sayajiganj, Vadodara, Gujarat - 390020 (Borrower) Mrs. Umaben Sunilbhai Sapkal – R/o Shreeji Society, Opp Stock Exchange, Sayajiganj, Vadodara, Gujarat - 390020 (Borrower)	LB Rs. 2455963/- + UAI Rs. 80278.92 + interest thereon 8.80% + penal interest @ 2% p.a. from 13.11.2024 (Less recovery made thereafter)	LOT No. 16) All those pieces and parcel of land situated at R.S. No. 80/B, Plot No. B/5 to B/10, Raj Nagar, Flat No. A 401, 4th Floor, Rajnagar Heights, Near Prime Bunglows, Waghodia Sigma Institute Road, S.H. 159, Shripor Tambi, Waghodia, Vadodara, Gujarat.	Physical Possession	Rs. 12,28,000/- Rs. 1,22,800/- Rs. 5000/-	18.11.2026 till 10:00AM
13	Asset Recovery Branch Mr. Ashutosh Ranjan, Chief Manager Mob No. 89890809 44	Mrs. Mrunaline Chirag Shah A-13, Adhar Society, Gurdev Complex, Nr. Nalanda Water Tank, Wadhodiya Road, Vadodara, 390019 Also at, Penthouse No 301, 3rd & 4th Floor, Shreeji Saket Apartment, Shree Raj Nagar Society, Akota, Vadodara.	Ledger Balance Rs. 66,77,789. 04/- plus Unapplied interest plus Penal interest (Less recovery made thereafter)	LOT No. 17) All those pieces and parcel of land situated at Flat/Penthouse 301 on 3rd and 4th floor, shree saket apartment, Plot No. 34 of Shree Rajnagar Cooperative Housing Society on Land Bearing R.S. No. 263, TPS No. 1, FP No. 252, City Survey No. 3443 at Mouje - Akota, Vadodara.	Physical Possession	Rs. 68,86,000/- Rs. 6,88,600/- Rs. 10,000/-	18.11.2026 till 10:00AM

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		Mr. Monark Chirag Shah A-13, Adhar Society, Gurdev Complex, Nr. Nalanda Water Tank, Wadhodiya Road, Vadodara, 390019					
14	Asset Recovery Branch Mr. Ashutosh Ranjan, Chief Manager Mob No. 8989080944	i) Mr. AKSHAYRAJSINH PRADYUMANSINH VAGHELA Darbar Gadh Area, Bandhiya, Bandhiya, Gondal, Gujarat 360330 Ii) Mr. AKSHAYRAJSINH PRADYUMANSINH VAGHELA Revenue Survey No. 248 Paiki 10 Paiki, Plot No. 25 to 34, Sub Plot No. 25 to 34/1, East Side, Residential Flat No. B/1304 on 13th Floor in Wing yellow "Apple Elegance" with Built up area 71.38 sq. mtrs. Situated in Vraj Bhumi - 2, Near Taxshila College, off. Kalawad Road, Village – Ishwariya, Tal – Paddhari,	Total Dues as on 13.08.2024 is Rs. 25,00,148/- plus Unapplied interest plus Penal interest and other charges from 14.08.2024 (Less recovery made thereafter)	LOT No. 18) All those pieces & parcel of property with construction & fixture there being & lying at – at Revenue Survey No. 248 Paiki 10 Paiki, Plot No. 25 to 34, Sub Plot No. 25 to 34/1, East Side, Residential Flat No. B/1304 on 13th Floor in Wing yellow "Apple Elegance" with Built up area 71.38 sq. mtrs. Situated in Vraj Bhumi -2, Near Taxshila College, off. Kalawad Road, Village – Ishwariya, Tal – Paddhari, Dist.- Rajkot – 360110 (Gujarat)	Physical Possession	Rs. 12.10.000/- Rs. 1.21.000/- Rs. 5000/-	18.11.2026 till 10:00AM

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		Dist.- Rajkot – 360110 (Gujarat)					
15	Asset Recovery Branch Mr. Ashutosh Ranjan, Chief Manager Mob No. 89890809 44	i) Mr. DILIPBHAI MOHANBHAI PARMAR BANDHIYA NEAR GONDAL, RAJKOT, Gujarat 360330 ii) Mr. DILIPBHAI MOHANBHAI PARMAR Revenue Survey No. 248 Paiki 10 Paiki, Plot No. 25 to 34, Sub Plot No. 25 to 34/1, Residential Flat No. 1303 on the 13th Floor in wing Green "Apple Elegance" situated in Vraj Bhumi -2, Near Taxshilla College, off. Kalawad Road, Village Ishwariya, Tal – Paddhari Dist.- Rajkot – 360110 (Gujarat)	Total Dues as on 13.08.2024 is Rs. 25,19,454/- plus Unapplied interest plus Penal interest and other charges from 14.08.2024 (Less recovery made thereafter)	LOT No. 19) All those pieces & parcel of property with construction & fixture there being & lying at – Revenue Survey No. 248 Paiki 10 Paiki, Plot No. 25 to 34, Sub Plot No. 25 to 34/1, Residential Flat No. 1303 on the 13th Floor in wing Green "Apple Elegance" situated in Vraj Bhumi -2, Near Taxshilla College, off. Kalawad Road, Village Ishwariya, Tal – Paddhari Dist.- Rajkot – 360110 (Gujarat)	Physical Possession	Rs. 12,10,000/- Rs. 1,21,000/- Rs. 5000/-	18.11.2026 till 10:00AM
16	Asset Recovery Branch Mr. Ashutosh Ranjan, Chief Manager Mob No. 89890809 44	M/s Laxmi Telecom Proprietor Mr. Maheshkumar Laxmidas Vasant Panchayat Road, Main Bazar, Taluka Atkot,	Total Dues as on 13.08.2024 is Rs. 31.97.654/- plus Unapplied interest plus penal	LOT No. 20) All those pieces & parcel of property with construction & fixture there being & lying at-Rajkot Ghanteshwar Survey No 20 Paiki, Plot No 11, Residential Built-up area 53.51sq mtrs,	Physical Possession	Rs. 16.92.000/- Rs. 1.69.200/- Rs. 5000/-	18.11.2026 till 10:00AM

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		Rajkot Gujarat 360 040	interest and other charges from 14.08.2024 (Less recovery made thereafter)	Flat No A 404 on Fourth Floor, Miracle Flats -1, Situated Opp BSC Boys Hostel, Off FCI Godwon Road – Jamnagar Road, Ghanteshwar Taluka Rajkot, Dist. Rajkot Gujarat-360 006 Together with all the fixtures, furniture			
17	Asset Recovery Branch Mr. Ashutosh Ranjan, Chief Manager Mob No. 89890809 44	M/s. Krishna Agri Export Jamanvad Revenue Survey no. 47/1 & 48/P, Plot no. 20, Jamanavad Road, Dhoraji, Rajkot-360410 1.Mr. Hareshkumar Ukabhai Vaishnav (Partner, Guarantor & Mortgager) Jamnavad Road, Opp. Leuva Patel Samaj, Dhoraji, Rajkot 2. Mr. Mehulkumar Popat Kanpuriya (Partner, Guarantor & Mortgager) Shivam Paan Vadi Sheri, Shashtri Nagar, Jamnavad Road, Dhoraji, Rajkot 3. Mr. Shamjibhai Kachhadiya (Guarantor & Mortgager) Upleta Road, Rakholiyavadi,	Total Dues as on 08.11.2023 is Rs. 3,35,39,38 3.93/- plus Unapplied interest plus Penal interest and other charges thereon from 09.11.2023 (Less recovery made thereafter)	LOT No. 21) All those pieces & parcel of property with construction & fixture including plant and machinery there being & lying at Industrial unit namely "Krishna Agri Export" situated B/h. Payal Packaging, Jamnavad Road, off. GJ State Highway 109, Vill-Jamnavad, Tal-Dhoraji, Dist.-Rajkot-360410. Plot No./ Survey No.: - R.S. No. 47/1 Paiki & 48 Paiki, Plot No.20. LOT No. 22) All the plant and machinery at industrial unit namely "Krishna Agri Export" situated B/h, Payal Packaging, Jamnavad Road, Off GJ State Highway 109, Vill-Jamnavad, Tal-Dhoraji, Dist. – Rajkot – 360410, Plot No./Survey No. R.S. No. 47/1 Paiki & 48	Physical Possession	Rs.58,95,000/- Rs.5,89,500/- Rs. 10,000/- Rs. 15,65,000/- Rs. 1.56,500/- Rs. 5000/-	18.11.2026 till 10:00AM

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		Near Kabrastan, Dhoraji, Rajkot-360410					
18	Asset Recovery Branch Mr. Ashutosh Ranjan, Chief Manager Mob No. 8989080944	M/s Pearl International (Borrower) (Prop. Mrs. Sonalben Jamandas Dand) Ground Floor, 19, Shreenath Park, Amarnagar Road, Jetpur, Rajkot, Gujarat – 360370 Mrs. Sonelben Jamandas Dand (Guarantor) Khambhaliya, Jungarh, Gujarat – 362030 Mr. Dand Jamandas Devrajbhai (Guarantor) Khambhaliya, Jungarh, Gujarat – 362030 Mr. Bhesaniya bhaveshbhai Ratibhai (Guarantor) Pranami Park – 2, Block No. 2, near Miranagar, Junagarh, Gujarat – 362001	Total Dues of Loan(s) as on to 01.03.2025 - Rs. 1,18,95,920.28/- plus Unapplied interest plus Penal interest and other charges from 02.03.2025 (Less recovery made thereafter)	LOT No. 23) All those pieces & parcel of property with construction & fixture there being & lying at Survey Survey No. 286 Plot number 21 at Krishan Arcade Second floor, Opp Shreenath Mega Mall & Navdeep Hospital, Bhesana Main Road, Village Bhesana .Tal Bhesana dist – Junagadh CERSAI ID – 200068007054. Together with all the fixtures, furniture.	Physical Possession	Rs. 64,85,000/- Rs. 6,48,500/- Rs. 10,000/-	18.11.2026 till 10:00AM

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		Mr. Bhesaniya bhaveshbhai Ratibhai (Guarantor) Bhesana Junagarh Road, Shrinath Park, Bhesana, Gujarat - 362020					
19	Asset Recovery Branch Mr. Ashutosh Ranjan, Chief Manager Mob No. 8989080944	Mrs. Mayuriben Kewalbhai Dave 201, Harinagar, Street No. 03, Near Sitaram Chatriyala, Raiya, 59, Rajkot, Gujarat, 360005 Mr. Keval Pankajbhai Dave Sun Plaza, 201, Garinagar – 3, University Road, Rajkot, Gujarat, 360001	Ledger Balance as on to 28.11.2024 - Rs. 24,86,536/ - plus Unapplied interest plus Penal interest and other charges from 29.11.2024 (Less recovery made thereafter)	LOT No. 24) All those pieces & parcel of property with construction & fixture there being & lying at Mortgage property located at Ishvariya Survey No 248 Paiki 10 Paiki East Side , vraj Bhumi -2, Plot Paiki Plot No 25 to 34 Total Land Area 5205.47, Paiki Sub Plot No 25 To 34 Paiki 1, Land Square Meter 4339.42 Sq Mtr, Vrijbhumi -2 , Apple Aligance Building, Apple Yellow, Flat No B - 402, Built-up Are 71.485 Sq Mtr, Village Ishwariya, Taluka Padhari, Dist Rajkot Gujarat 360110 CERSAI ID – 200064777173.	Physical Possession	Rs. 12,41,000/- Rs. 1,24,100/- Rs. 5000/-	18.11.2026 till 10:00AM
20	Asset Recovery Branch Mr. Ashutosh Ranjan, Chief Manager Mob No. 8989080944	Mrs. Ami Brijeshbhai Desai Shri Kunj Flat No. 101, Chandan Park 7, Raiya Road, Near Paradise Hall, Rajkot, Gujarat, 360007	Ledger Balance as on to 06.12.2024 - Rs. 24,86,968/ - plus Unapplied interest plus Penal interest and other charges from	LOT No. 25) All those pieces & parcel of property with construction & fixture there being & lying at Mortgage property located at Ishvariya Survey No 248 Paiki 10 Paiki East Side , vraj Bhumi -2, Plot Paiki Plot No 25 to 34 Total Land Area 5205.47, Paiki Sub	Physical Possession	Rs. 12,39,000/- Rs. 1,23,900/- Rs. 5000/-	18.11.2026 till 10:00AM

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		Mr. Brijesh Vijaybhai Desai Shri Kunj Flat No. 101, Chandan Park 7, Raiya Road, Near Paradise Hall, Rajkot, Gujarat, 360007	07.12.2024 (Less recovery made thereafter)	Plot No 25 To 34 Paiki 1, Land Square Meter 4339.42 Sq Mtr, Vrijbhumi -2 , Apple Aligance Building, Apple Red, First Floor, Flat No 103, Built-up Are 71.375 Sq Mtr, Village Ishwariya, Taluka Padhari, Dist Rajkot Gujarat 360110 CERSAI ID – 200087506619. Together with all the fixtures, furniture.			
21	Asset Recovery Branch Mr. Ashutosh Ranjan, Chief Manager Mob No. 89890809 44	Master Yugraj S/o Mahavirprasad Nayak (Minor) Legal Heir of Late Mr. Mahavirprasad Maliram Nayak (Borrower) Miss. Bharvi D/o Mahavirprasad Nayak (Minor) Legal Heir of Late Mr. Mahavirprasad Maliram Nayak (Borrower) Mrs. Renuka Mahavirprasad Nayak (Borrower and Natural Guardian of 1 & 2)	LB Rs. 1691462.76/- + Unapplied interest of Rs. 58419.78/- + interest thereon together with penal interest from 13.02.2025 . LB Rs. 830922.65/- + Unapplied interest of Rs. 32897.81/- + interest thereon together with penal interest from 13.02.2025	LOT No. 27) All those pieces and parcels of the residential Flat No. 202 bearing House No. 5610 admeasuring 850.00 sq. fts. i.e., 79.00 sq. mtrs. Super built up area along with the undivided share in the land admeasuring 10.00 sq. mtrs., laying and located on the 2nd Floor of the property known as "Hari Om Park", constructed on N.A land bearing Plot No. 15 bearing Survey No. 243/4/Paikee 57 having its New Survey No. 2770 admeasuring 00 Hector 05 are 92 sq. mtrs., situated within the Gram Panchayat Limits at village-sarigam, Tal. Umbergaon, Dist. Valsad, Gujarat State. LOT No. 26) All those pieces and parcels of the immovable property	Physical Possession Physical Possession	Rs. 10,69,000/- Rs. 1,06,900/- Rs. 5000/- Rs. 13,68,000/- Rs. 1,36,800/- Rs. 5000/-	18.11.2026 till 10:00AM

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				bearing Flat No. 201 admeasuring 1075.00 sq. fts. Carpet area and balcony & wash area admeasuring 1075.00 sq. mtrs., laying and located on the 2nd Floor of the property known as "Hari Om Park", constructed on N.A land baring Survey No. 243/4/Paikee 57, admeasuring 00 Hector 05 are 92 sq. mtrs., situated at Tal. Umbergaon, Dist. Valsad, Gujarat State.			
25	Asset Recovery Branch Mr. Ashutosh Ranjan, Chief Manager Mob No. 89890809 44	Mr. Atul Jayantbhai Mali Prop of M/s Big Trade Global – Plot No. 06, J B Park, Dala Faliya, Ghadoi Valsad, Gujarat-396001 Mr. Rakeshbhai Jayantilal Mali – R/o. Plot No. 1/699, Bandar Road, Bejangbag, Valsad, Gujarat-396001 Mrs. Urmilaben Jayantilal Mali – R/o. Plot No. 1/699, Bandar Road, Bejangbag, Valsad, Gujarat-396001	Ledger Balance Rs. 1,81,30,120.22/- Plus Unapplied interest Rs. 6,37,157.36/- Plus interest thereon @ 11.55% per annum from 16.04.2025 Ledger Balance Rs. 99,93,134.86/- Plus unapplied interest Rs. 1,92,605.91 plus interest thereon @ 11.80% per annum from 16.04.2025	LOT No. 31) All that piece and parcel of land situated and being and lying at village – pathri, Tal & Dist. – Valsad, Old B/s No. 146, the industrial N.A. total adm. 2330.00 sq. mtrs. paiki 16.00 sq. mtrs., acquired for National High – Speed Rail, New adm. 2314.00 sq. mtrs.	Physical Possession	Rs. 1,18,01,000/- Rs. 11,80,100/- Rs. 25,000/-	30.11.2026 till 10:00AM

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		Mr. Atulkumar Jayantilal Mali – R/o. Plot No. 1/699, Bandar Road, Bejangbag, Valsad, Gujarat - 396001					
26	Asset Recovery Branch Mr. Ashutosh Ranjan, Chief Manager Mob No. 89890809 44	Mr. Rupak Ramchandra Tivari Flat No. A/3, 204, Nandni-1, VIP Road, Opp. Agam Shopping, Umra, Surat-395007 Also at Villa no. 77, Apple Pool Villa, Haldharu, Tal – Kamrej, Dist. Surat – 394310 (Borrower) Mrs. Rupam Rupak Tivari Flat No. A/3, 204, Nandni-1, VIP Road, Opp. Agam Shopping, Umra, Surat-395007 Also at Villa no. 77, Apple Pool Villa, Haldharu, Tal – Kamrej, Dist. Surat – 394310 (Borrower) Mr. Chandrabhush an R Tivari Flat No. A/3, 204, Nandni-1, VIP Road, Opp. Agam Shopping, Umra, Surat-395007	Ledger balance of Rs. 8039841.6 6 plus unapplied interest of Rs. 266657.98 plus penal interest from 29.07.2025	LOT No. 32) All those pieces and parcels of the immovable property bearing Villa No. 77 (as per record of 7/12, block No. 853), adm. 503.57 sq. mtrs. along with ground floor construction, together with undivided proportionate share in "Apple Pool Villa", situated on the land bearing Block No. 206 of Village – Haldharu, Taluka – Kamrej, Dist. – Surat, Gujarat.	Physical Possession	Rs. 50,78,000/- Rs. 5,07,800/- Rs. 10,000/-	30.11.2026 till 10:00AM

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		Also at Villa no. 77, Apple Pool Villa, Haldharu, Tal – Kamrej, Dist. Surat – 394310 (Borrower)					
27	Asset Recovery Branch Mr. Ashutosh Ranjan, Chief Manager Mob No. 89890809 44	Mr. Kathiriya Jignesh Dhanjibhai – Plot No.5, Green Villa – 2, Near Velaccha School, Kosamba to Mangrol Road, Velaccha, Mangrol, Surat 394405 Also at 32 Ankitpark Society, Purangam, Surat - 395010 (Borrower) Mrs. Kathiriya Kanchanben Dhanjibhai – Plot No.5, Green Villa – 2, Near Velaccha School, Kosamba to Mangrol Road, Velaccha, Mangrol, Surat 394405 Also at 32 Ankitpark Society, Purangam, Surat - 395010 (Co-Borrower)	Total dues amount Rs 29,27,988 (Rupees Twenty-Nine Lakhs Twenty Seven Thousands Nine Hundred Eighty Eight only) + Unapplied Interest Rs. + accumulated Charges + Penal Interest @ 2% Per annum from 17.02.2025	LOT No. 33) All those pieces and parcels of the immovable property situated being and lying at village Mangrol in the registration dist. Surat, Sub-dist. – Mangrol adm. 216.40 sq. mtrs. and bearing CTS/Survey No. Plot No-5, Green Villa-2, New Block No.-40(Old Block No.-65) Paiki 1, Moje: Velaccha, Tel-Mangrol, Surat – 394405	Physical Possession	Rs. 23,10,000/- Rs. 2,31,000/- Rs. 5000/-	30.11.2026 till 10:00AM
28	Asset Recovery Branch Mr. Ashutosh Ranjan, Chief Manager Mob No. 89890809 44	M/s Shivani Stamping (Borrower) Old Baroda Battery Compound, Yamuna Mill Road, Pratap Nagar, Vadodara.	1. Ledger Balance Rs. 31,25,627. 77 + Unapplied Interest + interest thereon + Penal Interest	LOT No. 34) All those pieces and parcels of Immovable Property situated at Old Baroda Battery Compound, Yamuna Mill Road, Pratap Nagar, Vadodara at R.S. No. 161, CS	Physical Possession	Rs. 65,56,000/- Rs. 6,55,600/- Rs. 10,000/-	30.11.2026 till 10:00AM

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		Mr. Yatin Rajesh Shah (Borrower/Proprietor) 37, Sushil Cooperative Society, Near Kailash Park, Behind Akota. Vaodara	@2% per annum from 24-02-2025 AND 2. Ledger Balance Rs. 43,75,220 + Unapplied Interest + interest thereon + Penal Interest @2% per annum from 24-02-2025 AND 3. Ledger Balance Rs. 35,80,684 + Unapplied Interest + interest thereon + Penal Interest @2% per annum from 24-02-2025.	No. 2195/3, adm. Area 92.25 sq. mtrs. on Dabhoi Wadi Road, Vadodara			
29	Asset Recovery Branch Mr. Ashutosh Ranjan, Chief Manager Mob No. 89890809 44	Pinal Enterprise (Partnership Firm) Mr. Kishorebhai D Karkar (Partner) and Mrs. Bakula K Karkar (Partner) B-302, Pinal Apartment, Near Santi-Kunj, Soc-2, Deepchambers, Manjalpur, Vadodara – 390011 Also at Shop No. 17, The Scenic Unity, Village Gahanna,	Total dues as on 27.06.2025 Ledger Balance Rs. 14983143. 89/- + Unapplied Interest Rs. 549004/- + Interest thereon @ 09.75% p.a. from 28/06/2025	LOT No. 35) All that piece and parcel of immovable property at A Flat No. 402, Tower-F, having built up area adm. 944 sq. ft., in the scheme titled as SHREEJI GOLD constructed on land of R.S. No. 255, City Survey No. 3883 of Mouje-Gorwa, Sub Dist. Vadodara Dist. Vadodara and within the jurisdiction of the sub registrar Gorwa. LOT No. 36) All that piece and parcel of	Physical Possession	Rs. 27,96,000/- Rs. 2,79,600/- Rs. 10,000/- Rs. 27,96,000/- Rs. 2,79,600/- Rs. 10,000/-	30.11.2026 till 10:00AM

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		Taluka Nandod, Narmada 314029 Mr. Kishorebhai D Karkar B-302, Pinal Apartment, Near Santi-Kunj, Soc-2, Deepchambers , Manjalpur, Vadodara – 390011 Mrs. Bakula K Karkar B-302, Pinal Apartment, Near Santi-Kunj, Soc-2, Deepchambers , Manjalpur, Vadodara – 390011 Mr. Kevin K Karkar (Guarantor) B-302, Pinal Apartment, Near Santi-Kunj, Soc-2, Deepchambers , Manjalpur, Vadodara – 390011		immovable property at A Flat No. 201, Tower-F, having built up area adm. 944 sq. ft., in the scheme titled as SHREEJI GOLD constructed on land of R.S. No. 255, City Survey No. 3883 of Mouje-Gorwa, Sub Dist. Vadodara Dist. Vadodara and within the jurisdiction of the sub registrar Gorwa. LOT No. 37) All those pieces and parcels of Shop No. 13, on 1st floor, Tower-E/F, having built up area adm. 393.32 sq. ft., in the scheme titled as SHREEJI GOLD constructed on land of R.S. No. 255, City Survey No. 3883 of Mouje-Gorwa, Sub District Vadodara Dist. Vadodara and within the jurisdiction of the sub registrar Gorwa. LOT No. 38) All those pieces and parcels of Shop No. 05, on 1st floor, Tower-C/D, having built up area adm. 217.97 sq. ft., in the scheme titled as SHREEJI GOLD constructed on land of R.S. No. 255, City Survey No. 3883 of Mouje-Gorwa, Sub		Rs. 22,24,000/- Rs. 2,22,400/- Rs. 10,000/- Rs. 12,34,000/- Rs. 1,23,400/- Rs. 10,000/-	

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				District Vadodara Dist. Vadodara and within the jurisdiction of the sub registrar Gorwa. LOT No. 39) All those pieces and parcels of Shop No. 02, on 1st floor, Tower-C/D, having built up area adm. 217.97 sq. ft., in the scheme titled as SHREEJI GOLD constructed on land of R.S. No. 255, City Survey No. 3883 of Mouje-Gorwa, Sub District Vadodara Dist. Vadodara and within the jurisdiction of the sub registrar Gorwa.		Rs. 12,34,000/- Rs. 1,23,400/- Rs. 10,000/-	
30	Asset Recovery Branch Mr. Ashutosh Ranjan, Chief Manager Mob No. 8989080944	Mr. Yogesh Ashok Jadhav – R/o. A2-17, Sai River Residency, Bardoli, Dist. Surat, Gujarat – 394601 Mrs. Mangla Yogesh Jadhav – R/o. A2-17, Sai River Residency, Bardoli, Dist. Surat, Gujarat - 394601	Ledger Balance Rs. 2530187.00 + Unapplied Interest Rs. 78285.94 + Interest Thereon @8.75% from 14.09.2024 and Housing Loan Account No. 60466516347_Ledger Balance Rs. 137898.00 + Unapplied Interest Rs. 3623.41 + Interest Thereon @ 8.75%	LOT No. 40) All those pieces and parcels of the immovable property bearing Plot No. 176, adm. 62.62 Sq. Mtrs., "Ashta Vinayak Residency", Revenue Block No. 24/A/2/1 paiki, Mouje – Baben, Tal – Bardoli, Dist. – Surat, Gujar	Physical Possession	Rs. 18,31,000/- Rs. 1,83,100/- Rs. 10,000/-	30.11.2026 till 10:00AM

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			from 14.09.2024				
31	Asset Recovery Branch Mr. Ashutosh Ranjan, Chief Manager Mob No. 8989080944	M/s Shital Services (Borrower) Mrs Hinaben Govindbhai Patel (Prop.) 19, Narayanpark, Behind Sharda High School, Vadodara 391440 Mrs Sudhaben Manubhai Patel Rayanwadi Khadki, Navapura, Opp Swaminarayan Temple, Padra, Vadodara 391440 Mr Sanjaykumar Manubhai Patel Rayanwadi Khadki, Navapura, Opp Swaminarayan Temple, Padra, Vadodara 391440 Also at, 19, Narayanpark, Behind Sharda High School, Vadodara 391440 Also at, B 103, Ashwamegha Comp, Opp Sayaji Club, Rajmahal Road, Vadodara 390001 Patel Agarbatti, B/h	Total dues of loan as on 26.06.2025 Rs. 14108980/- i.e. ledger balance of TL Rs. 13552659 plus unapplied interest upto 26.06.2025 plus penal interest from 27.06.2025	LOT No. 41) All those pieces & parcel of property with construction & fixture there being & lying at Registered mortgage of Industrial property located at Industrial Land and Building, Revenue Survey No. 365/paiki 1/paiki 1 land account no. 3397, near Jambusar to Padra Road, Mouje Padra Vadodara, Gujarat 388540 CERSAI ASSET ID 200087603200.	Physical Possession	Rs. 3,17,35,000/- Rs. 31,73,500/- Rs. 25,000/-	30.11.2026 till 10:00AM

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		Trikamji Temple, Jambusar Highway, Padra, Vadodara 391440 Mr Dipakkumar Manubhai Patel Rayanwadi Khadki, Navapura, Opp Swaminarayan Temple, Padra, Vadodara 391440 Patel Agarbatti, B/h Trikamji Temple, Jambusar Highway, Padra, Vadodara 391440 20, Suvernapuri Bunglows, Revenue Survey No 591, Besides MGVCL, Sub Station, Padra, Jambusar Road, Vadodara 391440 Mr Chetan Manubhai Patel Rayanwadi Khadki, Navapura, Opp Swaminarayan Temple, Padra, Vadodara 391440 Fulbaug, Jakat Naka, Nr. Bus Stand, Padra,					

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		Vadodara 391440 Honda Motor India Pvt Ltd Jambusar, Padra Road, Dabhasa Road, Vadodara 391440					
32	Asset Recovery Branch Mr. Ashutosh Ranjan, Chief Manager Mob No. 8989080944	M/s Atman Solutions Private Limited Plot No. 25/A, Survey No. 189/1P, AMbhika Industrial Estate Vasna Lyava, Sanand, Ahmedabad, Gujarat 382170 Also at, B 201, Elanza Crest, Behind Sigma Corporation, PRL Colony Road, Thaltej, Ahmedabad, Gujarat 380059 Mr. Snehal Rashmikant Joshi 51, Shangrila Bunglows, Zydus Hospital Road, Thaltej, Ahmedabad Gujarat 382170 Also at, Flat No. 2B, Sujata Apartment, Plot No. 234/B, Chh Road, Sector 20, Gandhinagar, Gujarat 382020	Total dues of terms loan as on 21.04.2025 Rs. 13,66,56,247.03/- plus unapplied interest plus penal interest and other charges from 22.04.2025 (Less recovery made thereafter)	LOT No. 42) All those pieces & parcel of property with construction & fixture there being & lying at Flat No 201 admeasuring 1620 Sq Ft (150.50 Sq Mtrs super built up), 2 floor, Brij Ganga. Co Op Housing Society Limited Near Shailraj Bunglows, Ramdebnagar, Satellite Road, Village Jodhpur Ta and District-Ahmedabad owned by Mr. Snehal R. Joshi CERSAI ID 200056922219. Together with all the fixtures, furniture. LOT No. 43) All those pieces & parcel of property with construction & fixture there being & lying at Registered mortgage of Industrial property located at Plot No 25 admeasuring 1171 Sq.Mtrs and construction thereon 845 Sq.Mtrs having Survey No. 189/1 Paiki, Shree Ambika Industrial Estate, Village Iyava,	Physical Possession Symbolic Possession	Rs. 97,20,000/- Rs. 9,72,000/- Rs. 25,000/- Rs.2,00,49,000/- Rs. 20,04,900/- Rs. 25,000/-	30.11.2026 till 10:00AM

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		Flat No. 201, 2nd Floor, Brij Ganga Co Op Housing Society Limited Near Shailraj Bungalows, Ramdevnagar, Satellite Road, Jodhpur, Ahmedabad 380015		Taluka Sanand, District Ahmedabad owned by Atman Solutions Pvt Ltd through its director Snehal R Joshi CERSAI ASSET ID 200054730609 LOT No. 44) All those pieces & parcel of property with construction & fixture there being & lying at Registered mortgage Residential Property lying and being at Flat no. 2B on the First floor admeasuring 60.80 Sq. Mtrs in Sujata Apartment constructed on Plot No. 234/B of admeasuring 368.50 54. Mtrs, CHH Road, Sector 20, Gandhinagar along with 1/5th undivided ownership rights in the land, owned by Mr. Snehal R. Joshi CERSAI Asset ID 200056920539 LOT No. 45) All those pieces & parcel of property with construction & fixture there being & lying at Registered mortgage of residential open plot No. BK-10/B admeasuring 330.25 Sq.Mtrs, Suramya-II, R.S. No. 271 (Old RS No.420), Sarjan Co. op. Housing Society Limited,	Symbolic Possession Symbolic Possession	Rs. 61,85,000/- Rs. 6,18,500/- Rs. 25,000/- Rs.1,24,43,000/- Rs. 12,44,300/- Rs. 25,000/-	

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Name of Bidder	Signature of Bidder	Date

				Mouje Rancharda, Ta. Kalol, in the Registration. District Gandhinagar and Sub Dist. Kalol Owned by Mr. Snehal Rashmikant Joshi CERSAI Asset 200056921546			
33	Asset Recovery Branch Mr. Ashutosh Ranjan, Chief Manager Mob No. 89890809 44	M/s Sunrise Marketing Shop No. 10 Satnam Shopping Center Bapa Sitaram Chowk Ravapur Road, Morbi 363641 Mr. Dharmendra Jiabhai Hulani Pramukh Swami Park Panchasar Road, Morbi 363641 Mr. Rahulgiri Manojgiri Goswami Jarndudhai Tal : Jodiya, Jamnagar Chetnagiri Rameshgiri Goswami Kuber Nagar – 4, Vavdi Road, Morbi	Total dues of loan account is Rs. 31,28,034. 98/- i.e. Ledger balance for CC is Rs. 29,88,286. 98/- plus unapplied interest is Rs. 1,39,748/- as on 14.07.2025 plus interest on ledger balance plus penal interest thereon from 15.07.2025	LOT No. 46) All those pieces & parcel of property with construction & fixture there being & lying a the immovable property situated at Registered Mortgage of of residential house situated in Madhapar R.S.No-1311/p plot No-5 Paiki Pramukh swami Park opp Rajnagar Society Panchasar Main Road Madhapar Morbi Cersai ID:200035623167	Physical Possession	Rs. 22,80,000/- Rs. 2,28,000/- Rs. 10,000/-	30.11.2026 till 10:00AM

1. **Nature and Object of Online Sale:**
   a. The online e-auction sale is with the object of Free and Fair Sale, Transparency and for achieving best-possible recovery of public money.
   b. The sale is governed by the Provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 and the following specific terms and conditions.
2. The auction sale will be On-line E-Auction / Bidding through website https://baanknet/eauction-psb [Contact No. - 8291220220, Email: support.baanknet@psballiance.com on 18.11.2026 (For Sr No. 1 to 24 i.e. Lot No. 1 to 30) from 11:00 AM to 02:00 PM (IST) and 30.11.2026 (For Sr. No. 25

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to 33 i.e. Lot No. 31 to 46) from 11.00 AM to 2.00 PM (IST) with unlimited extensions of 5 minutes duration each. Last date of submission of bid/tender with EMD is 18-11-2026 up to 10.00 AM (For Sr No. 1 to 24 i.e. Lot No. 1 to 30) and 30.11.2026 up to 10.00 AM (For Sr. No. 25 to 33 i.e. Lot No. 31 to 46). The intending purchasers can inspect the property/ices with prior appointment at his/her expenses from 05.11.2026 to 07.11.2026 between 12:00 PM to 4:00 PM (For Sr No. 1 to 24 i.e. Lot No. 1 to 30) and 11.11.2026 to 13.11.2026 (For Sr. No. 25 to 33 i.e. Lot No. 31 to 46). For Prior appointment, please contact to the Concerned Branch. Bidders shall improve their offers as mentioned above during online bidding for Property/ices.

3. Platform (https://baanknet.com/eauction-psb) [Contact No. - 8291220220, Email : support.baanknet@psballiance.com] for e-auction will be provided by e auction service provider psballiance having its Registered office as at Unit 1, 3d Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai-400037 (contact Phone & Toll Free Numbers 8291220220) The intending Bidders/Purchasers are required to participate in the e-auction process at e-auction service provider's website https://baanknet.com/eauction-psb. This Service Provide will also provide online demonstration/training on e-Auction on the portal.
4. The intending participants of e-auction may download free of cost, copies of Sale Notice, Terms and Conditions of e-auction, Help Manual on operational part of e-Auction from e-Bikray portal (https:// baanknet.com/eauction-psb).

5. The intending Bidders / Purchasers are requested to register on portal (https:// baanknet.com/eauction-psb) using their mobile number and email id. Further, they will upload the requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2-3 working days), the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global Wallet. Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of e-auction.
6. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through only one mode i.e. NEFT (After generation of Challan from https:www.mstcecommerce.com) in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Bank. Payment of EMD by any other mode such as Cheque will not be accepted. Bidders not depositing the required EMD online, will not be accepted. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.
7. Bidders may give offers either for one or for all the properties, as the case may be. In case of offers for more than one property, bidders will have to deposit the EMD for each property. Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding.
8. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms and Conditions of e-auction, Help Manual on operational part of e-auction and follow them strictly.

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9. In case of any difficulty or need of assistance before or during the e-auction process may contact authorized representative of our e-auction service provider (https:// baanknet.com/eauction-psb). Details of which are available on the e-auction portal.
10. After finalization of e-auction by the authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/email. (On mobile no/email address given by them/registered with the service provider).
11. The secured asset will not be sold below reserve price.
12. The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount deposited on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction in the account of The Authorized Officer, Bank of Maharashtra, through RTGS/NEFT in Account Name: AUTHORISED OFFICER UNDER SARFAESI AND DRT ACT. Account No. 60348161807 Branch name: Bhadra IFSC Code MAHB0000213. In case of failure to deposit the amounts as per above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and authorized Officer shall have the liberty to conduct fresh auction/sale of the property & the defaulting bidder shall not have claim over the forfeited amount and property.

13. Caution to bidders:

a. Property is sold on "AS IS WHERE IS", "AS IS WHAT IS" AND "WHATEVER THERE IS" basis after taking Physical/ Symbolic possession of the properties.

b. To the best of knowledge and information of the authorized Officers, there are no encumbrances on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction, physical area of property, and claims / rights / dues / affecting the property, prior to submitting their bid. Further the bidder/purchaser should make their own inquiries regarding any statutory liabilities, arrears of tax, claims etc. by themselves before making the bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation on the part of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The authorized Officer / Secured Creditor shall not be responsible in any way for any claims / rights / dues.

c. The Bank does not undertake any responsibility to procure any permission/license, NOC, etc. in respect of the property offered for sale or for any dues like outstanding water/service charges, transfer fees, electricity dues, dues to the Municipal Corporation/local authority/Co-operative Housing Society or any other dues, taxes, levies, fees, transfer fees if any in respect of and/or in relation to the sale of the said property. Successful Bidder has to comply with the provisions of Income Tax regarding purchase of property & to pay the tax to the authorities as per applicable rates.

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d. Bidders are advised / cautioned to verify the concerned Revenue Records/ other Statutory authorities such as Sales Tax/Excise/Income Tax etc. and shall satisfy themselves regarding the nature, description, condition, encumbrance, lien, charge, statutory dues, etc. over the property before submitting their bids.
e. Bidders are advised to go through all the terms and conditions of sale and also in the corresponding public sale notice in the details before submitting the bid and participating in the online bidding/auction.
f. Statutory dues/liabilities etc., due to the Government/Local Body, if any, shown in the sale notice/tender document shall be borne by the purchaser(s).
g. The notice for sale is also being published in vernacular. The English version shall be final if any question of interpretation arises.
h. In cases where the property is under the symbolic possession of the Bank, all necessary efforts shall be undertaken by the Bank to facilitate the delivery of physical possession to the successful auction purchaser within a period of one year from the date of the auction sale.

14. Inspection of Property/Immovable Assets:

a. Property/Assets can be inspected on the date(s) given in the public sale notice, and on any other at the discretion of authorized Officer. For prior appointment please contact to the concerned Branches.
b. Bidders shall inspect the property/Assets and satisfy themselves regarding the physical nature, condition, extent, etc. of the property/Assets.
c. Bidders are bound by the principle of caveat emptor (Buyer Beware).

15. Inspection of Title Deeds:

Bidder/s may inspect and verify the title deeds and other documents relating to the property available with the Bank.

16. Submission of bid forms:

a. Bids shall be submitted online only, within time and on or before the last date and time given in the sale notice.
b. Bidders may give offers either for one or for all the properties. In case of offers for more than one property bidders will have to deposit the EMD for each property.
c. Intending bidder should hold a valid e-mail id. All the correspondences will be done through E-mail. Interested bidders should have their own arrangements for internet service. Internet connectivity and other paraphernalia requirements shall have to be ensured by the bidders themselves.
d. Bids form shall be duly filled in with all the relevant details. The bidders should upload scanned copies of PAN card and proof of residential address, while submitting e- tender/bid form. The bidders other than individuals should also upload proper mandate for e bidding.
e. Bidders staying abroad/NRIs/PIOs/Bidders holding dual citizenship must submit photo page of his/her valid Indian Passport.

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f. Incomplete/unsigned bids without EMD remittance details will be summarily rejected. NRI Bidders must necessarily enclose a copy of Photo page of his/her Passport.
g. Only copy of PAN Card, Passport, Voter's ID, Valid Driving License or Photo Identity Card issued by Govt. and PSU will be accepted as the identity document and should be submitted along with the bid form.
h. Original Identity Document copy of which is submitted along with the bid form must be produced on demand.

17. Bid Multiplier:

The bidders shall increase their bids in multiplies of the amount specified in the public sale notice/Terms and condition of Sale.

18. Duration of Auction sale:

a. Online auction sale will start automatically on and at the time given in the public sale notice/Tender Document.
b. Auction/Bidding time will initially be for specified period and if bidding continues, the bidding process will get automatically extended five minutes duration of each and kept open till the auction-sale concludes.
c. If any market-leading bid (bid higher than the highest at the point in time) is received within the last five minutes of closing time, the bidding time will be extended automatically by five minutes and if no bid higher than last quoted highest bid is received within the said extended five minutes, the auction sale will automatically get closed at the expiry of the extended five minute. There will thus be an extension of bidding-time, each of five minutes duration, till auction is concluded.
d. Bidders are advised to enter their bid accordingly keeping in mind the five minutes duration.
e. No complaint on time-factor or paucity of time for bidding will be entertained.

19. Online Bidding:

a. Auction/ bidding will be only online bidding through the portal provided by the service provider.
b. In case of sole bidder, the sale may be accepted or deferred, and property be brought for resale or otherwise sale will be deferred or cancelled.
c. Bidders are cautioned to be careful while entering their bid amount and to check for alteration, if any, before confirming the same.
d. No request/complaint of wrong bidding will be entertained for canceling the sale and in such case, the EMD amount will be forfeited.

20. Declaration of successful bidder:

a. Highest bidder will be declared the successful bidder and sale will be confirmed in his favor in consultation of Secured Creditor. Intimation to this effect will be given through e-mail by service provider/Bank.

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b. Highest bid will be provisionally accepted on "subject to approval" basis and the highest bidder shall not have any right/title over the property until the sale is confirmed by the Authorized Officer.
c. All intimations to bidder/auction purchaser will be primarily through e-mail by the service provider/Bank. Date of sending e-mail will be considered as date of intimation. If no intimation reaches, bidders are expected to take efforts to find out status from the Bank. Non-receipt of intimation should not be an excuse for default/non-payment.

21. Deposit of purchase price:

a. The bidder declared successful, shall pay, immediately on the same day after such declaration, a deposit of 25% (less EMD already paid) on the amount of his purchase money.
b. In case of the auction-sale proceeding and concluding beyond the banking transaction hours, the deposit of 25% of purchase price (less EMD already paid) shall be remitted before 5.00 p.m. of the next working day.
c. The balance amount of purchase money shall be paid on or before the fifteenth day from the date of the sale or within such period as may be extended, for the reason to be recorded, by the authorized Officer.
d. It shall be the responsibility of the successful bidder to remit the TDS @ 1% as applicable u/s 194 1-A if the aggregate of the sums credited or paid for such consideration is Rs. 50 lakhs or more. TDS should be filed online by filling form 26QB & TDS certificate to be issued in form 16 B. The purchaser has to produce the proof of having deposited the income tax into the government account.

22. Default of Payment:

a. Default of payment of 25% of bid amount (less EMD) on the same day or the next working day as stated in para 21 above and 75% of balance bid amount within the stipulated time shall render automatic cancellation of sale without any notice and Bank will be entitled to resale the property.
b. The EMD and any other monies paid by the successful bidder shall be forfeited by the authorized Officer of the Bank.

23. Sale Certificate / Payment of Stamp Duty:

a. On confirmation of the sale by the Bank and compliance of the terms of payment, the Authorized Officer shall issue a certificate of sale of the said property in favor of the successful bidder/purchaser in the form given in Appendix V to Enforcement of Security Interest Rules. The sale certificate shall be issued only in the same name in which the tender /bid is submitted.
b. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained.
c. Sale Confirmation/Sale Certificate shall be collected in person or through an authorized person.

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d. The successful bidder would bear all the charges/fees payable for conveyance such as stamp duty, registration fee or any other cost as applicable as per law. All statutory/non stator dues, taxes, rates, assessments, charges fees etc. will be responsibility of the successful bidder only.
e. The Sale Certificate will not be issued pending operation of any stay/ injunction/ restraint order passed by the DRT/DRAT/High Court or any other court against the issue of Sale Certificate. Further no interest will be paid on the amount deposited.
f. The deposit made by the successful bidder, pending execution of Sale Certificate, will be kept in non-interest-bearing deposit account.
g. No request for return of deposit either in part or full/cancellation of sale will be entertained.

24. Return of EMD:

a. EMD of unsuccessful bidder/s will be returned by the Service Provider to the bank account details provided by him/her/them at the time of submission of bid.
b. Unsuccessful bidders shall ensure return of their EMD and if not, immediately to contact the authorized Officer of the Bank.

25. Stay/Cancellation of Sale:

In case of stay of further proceedings by DRT/DRAT/High Court or any other Court, the auction may either be deferred or cancelled and persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement or cancellation.

26. Delivery of Title Deeds:

The title deeds and other documents related to the property and deposited with the Bank for creation of Equitable Mortgage shall be delivered to the Successful bidder/Auction Purchaser, on execution of the Sale Certificate.

27. Delivery of possession:

All expenses and incidental charges there-to shall be borne by the auction purchaser.

28. Other Conditions:

a. The authorized Officer will be at liberty to amend/ modify/ delete any of the conditions as may be deemed necessary in the light of facts and circumstances of each case.

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b. The Bank has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without any prior notice and assigning any reason.

c. The authorized Officer reserves the right to accept or reject all or any bid or bids without assigning any reason and to postpone or cancel the sale without assigning any reason.

d. Bidders shall be deemed to have read and understood all the conditions of sale and are bound by the same.

e. No counteroffer/conditional offer/conditions by the bidder and/or successful bidder will be entertained.

f. The Borrowers attention is invited to the provisions of sub-section 8 of section 13 of the Act in respect of time available, to redeem the secured asset.

g. Particulars specified in respect of the property in the public notice have been stated to the best of the information of the Authorized Officer/Bank and Bank would not entertain any claim or representation in that regard from the bidders.

h. This publication is also thirty days' notice/15 days' notice required under SARFAESI Act to the above borrower/guarantor.

i. Disputes, if any, shall be within the jurisdiction of Concerned Courts only.
j. Words and expressions used herein above shall have the same meaning as assigned to them in SARFAESI Act, 2002, and the Rules framed thereunder.

Words and expressions used herein above shall have the same meaning as assigned to them In SARFAESI Act, 2002. and the Rules framed thereunder'.

Special Instructions -Bidding in the last minutes and seconds should be avoided in the bidder's own interest' Neither the Bank of Maharashtra nor the service provider will be responsible for any lapses/Failure (Internet Failure, Power failure etc.)

Place: Ahmedabad
Date: 29.10.2026

Authorized Officer
Bank of Maharashtra

Restricted

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