बैंक ऑफ़ बड़ौदा
Bank of Baroda

Stressed Assets Management Branch,
1st Floor, Kamdhenu Complex, Opp. Polytechnic,
Panjarapol Cross Road, Ambawadi, Ahmedabad – 380015,
Ph. 079-29990063/64/65 Email: samahm@bankofbaroda.bank.in

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

APPENDIX- IV-A [See proviso to Rule 8(6)]"

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 proviso to Rule 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 immovable properties mortgaged/charged to Consortium (Bank of Baroda, Punjab National Bank and Indian Bank as member Banks), the Secured Creditor, the **Constructive Possession (Symbolic Possession)** of which have been taken by the Authorised Officer of Bank of Baroda on behalf of Consortium (Bank of Baroda, Punjab National Bank and Indian Banks as member Banks), Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **23rd November, 2026** for recovery of the dues as detailed below due to the Secured Creditors i.e. Consortium (Bank of Baroda, Punjab National Bank and Indian Banks as member Banks). The particulars of the Borrower/s/Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are provided hereunder –

Sr/Lot No.	Name & address of Borrower/s/Guarantor/s	Total dues	Description of Properties	Reserve Price EMD & Bid Increase Amount
1	**1. M/s Adison Granito Pvt. Ltd. Through its DRP, Truue IPE LLP of M/s Adison Granito Private Limited** B-1/802, Westgate Business Bay, S G Highway, Makarba, Ahmedabad, Gujarat - 380051,**Also at,** Bileshvar, Talod to Harsol Road, PO Harsol,Ta. Talod, District Sabarkantha-383305 **2. Mr. Ashok Kumar Amrutbhai Patel (Suspended Director & Guarantor)** Derivali Fali, Pruthvipura, Ankala, Idar, Sabarkantha, Gujarat-383410, **3. Mr. Bharatbhai Mafatbhai Patel (Suspended Director & Guarantor)** E/E -32, Bhagyoday Society, Behind Devi Cinema,Naroda, Ahmedabad, Gujarat-382330, **4. Mr. Dinesh Dhirajlal Nadapara (Suspended Director & Guarantor)** 502, Maharshi Tower, University Road, Jalaram 2, Raiya Road, Rajkot, Gujarat-360007**, 5. Mr. Kalpeshbhai Hasmukhbhai Shah (Guarantor)** Bileshvar Kampa, Harsol, Taluka Talod, Dist Sabarkantha, Gujarat-383005, **6. Mr. Karsanbhai Ranchhodbhai Patel (Guarantor)** Laxmangadh, Goral, Sabrkantha, Gujarat- 383410, **7. Mrs. Dhiraben Vinodbhai Patel (Guarantor)** 57, Badam Farm, Chiloda Road, Nandol Dehgam, Gandhinagar, Gujarat-382305, **8. Mr. Pankajbhai Haribhai Patel (Guarantor)** Bileshvar Kampa, Harsol, Tal Talod,Dist. Sabarkantha, Gujarat- 383305**, 9. Mrs. Swatiben Bharatbhai Patel(Vansadadiya) (Guarantor)** Nandalay, Gautam Society-4, Ravapar Road, Morbi, Rajkot,Gujarat-363641, **Also at,** Residential Bungalow on Plot No 38/1, Gautam Society, R.S. No 1130/1, Street No 4,Behind Nilkanth Society, Ravapar Road, Morbi,Rajkot, Gujarat-363641, **10. Mrs. Swatiben Bharatbhai Patel (Vansadadiya) (Wife), Miss Yashviben Bharatbhai Vansadadiya (Daughter) & Mr. Yugkumar Bharatbhai Vansadadiya (Son), All Three Legal Heirs of Late Mr. Bharatbhai Bachubhai Patel (Vansadadiya) (Guarantor)** Nandalay, Gautam Society-4, Ravapar Road, Morbi, Rajkot,Gujarat-363641, **Also at,** Residential Bungalow on Plot No 38/1, Gautam Society, R.S. No 1130/1, Street No 4,Behind Nilkanth Society, Ravapar Road, Morbi,Rajkot, Gujarat-363641, **11. Mr. Rameshbhai Dhirajlal Patel (Guarantor)** Sankhewshwara Serinity, A Block, 6th Floor, 601, No. 1089, Ponamalee High Road, Vepery,Flowers Road, Chennai, Tamil Nadu-600084, **12. Mr. Narsinhbhai Ramabhai Patel (Guarantor)** Narshipura, Kukadia, Taluka Idar,Dist. Sabarkantha, Gujarat- 383410, **13. Mr. Hirenkumar Dhulabhai Patel (Guarantor)** Patel Fali, Nava Revas, Revas, Sabarkantha, Gujarat- 383450, **14. Mr. Dineshbhai Babubhai Patel(Guarantor)** Badamkampa,Post Harsol, Taluka Talod, Dist. Sabarkantha, Gujarat- 3383305, **Also at,**502, Maharshi Tower, University Road, Jalaram 2, Raiya Road, Rajkot,Gujarat-360007	**Rs. 1,15,31,29,230.20 (Rupees One Hundred Fifteen Crore Thirty One Lacs Twenty Nine Thousand Two Hundred Thirty and Twenty Paisa Only) as on 14.05.2026. (with reference to Demand Notice under section 13(2) Dated: 31.07.2023) (Pending Litigation: S.A No. 30/2024 filed on 10.01.2024, DRT-1, Ahmedabad)** (Compnay Petition No. 31(Ahm) of 2024 filed under the Companies Act before the Hon'ble NCLT by One of the Shareholder - Director of M/s Adison Granito Pvt Ltd.)	**Lot No. (1.):**All the piece and parcel of immovable property being Residential Bungalow situated on Plot No. 38/1 admeasuring area 182 Sq. Mtrs. with a construction having Ground Floor, First Floor & Second Floor, Gautam Society, constructed on land bearing R.S. No. 1130/1, Street No. – 4, Behind Nilkanth Society, Ravapar Road, Morbi standing in name of **Mr. Bharatbhai Bachubhai Patel (Vansadadiya) & Smt. Swati Bharatbhai Patel (Vansadadiya) (Guarantors).Common Boundaries as per Mortgage Deed: East:** By Building of Shri Sushilbhai Natwarlal Parekh, **West:** By Public Road of Gautam Society, **North:** By Building of Narendrabhai Punamchand Mehta at present Shri Harshadkumar Nanjibhai Vidja, **South:** By Road of Street No. 4 of Gautam Society, **Encumbrance known to the Bank: NIL (Constructive Possession)**	**Reserve Price: Rs. 2,45,00,000/-** **EMD: Rs. 24,50,000/-** **Bid Inc.: Rs. 1,00,000/-**

E-Auction Date : 23.11.2026 and E-Auction Time: 02:00 PM to 06:00 PM (unlimited extension of 10 minutes)

*** Inspection Date: 16.11.2026 and Inspection Time: 11:00 AM to 02:00 PM**

Note : Property mentioned above is in Constructive (Symbolic) possession and prospective bidders are advised to refer additional terms & conditions of property under Symbolic Possession.

Additional Terms & Conditions for Properties under Symbolic Possession:

a) Property is in Symbolic Possession and Bidder is purchasing the property in symbolic possession at his/own risk & responsibility.
b) Bank will hand over the possession of property symbolically only and Successful Auction bidder/purchaser will not claim physical possession from the Bank.
c) Bank will not be responsible, or duty bound for handing over of physical possession.
d) Successful Auction Purchaser will not be entitled to claim any interest, in any case of return of money.
e) Successful Auction Purchaser has to submit the Declaration Cum Undertaking confirming the above terms & condition immediately after e-Auction.
f) Subsequent to sale if successful bidder fails to submit Declaration Cum Undertaking, the bid EMD amount will be forfeited.(for which every bidder is deemed to have accorded his/her consent when he/she accepts terms and conditions in BAANKNET portal for participation in e-auction).

For detailed terms and conditions of the sale, please refer/visit to the link provided in **https://www.bankofbaroda.bank.in/e-auction.htm** and online auction portal **https://baanknet.com.** Also, prospective bidders may contact the authorized officer **Mr. Vijay Kumar Mishra, Chief Manager, SAM Branch, Ahmedabad, Mob. No. 9687671985 (GST/TDS as per Government Rules applicable shall be payable by purchaser on sale of Movable/ Immovable Assets.)**

Date : 28.10.2026
Place : Ahmedabad

Sd/- Authorized Officer, BANK OF BARODA
On Behalf of Consortium (Bank of Baroda,
Punjab National Bank and Indian Banks as member Banks)

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29.10.2026 Thursday