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Relationship beyond banking

BANK OF INDIA

AHMEDABAD ZONAL OFFICE: RECOVERY DEPARTMENT

6TH FLOOR, BANK OF INDIA BUILDING, BHADRA, AHMEDABAD. PHONE:079-66122528,66122530

STAR MEGA E-AUCTION FOR SALE OF PROPERTIES

SALE NOTICE FOR SALE OF MOVABLE/IMMOVABLE PROPERTIES

DATE AND TIME OF E-AUCTION : 09.12.2026, 11:00 AM TO 06.00 PM WITH AUTO EXTENSION CLAUSE INCASE OF BID IN LAST 10 MINUTES BEFORE CLOSING

E-AUCTION SALE NOTICE FOR SALE OF MOVABLE/IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISO TO RULE 8(6) & 6(2), 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described (Movable & Immovable Property/ies) mortgaged/hypothecated/pledged/charged to the bank of India. The constructive / **physical possession** of which has been taken by the Authorized Officer of Bank of India (Secured Creditor), will be sold on **"As is where is", "As is what is" and "Whatever there is" basis on 09.12.2026**

DESCRIPTION OF THE MOVABLE / IMMOVABLE PROPERTIES WITH NOT KNOWN ENCUMBRANCES IF ANY

1	**M/s. Lytebrick Build LLP, Shri Hitesh B. Panchal, Shri Chimanbhai C. Pokal, Shri Raisinh B. Padheriya, Shri Hitendrasinh R. Padheriya, M/s. Lytebrick Build LLP,** To repay the amount mentioned in the notices being **Rs. 27,18,94,424.11/-** and further interest & expenses thereon. **Authorised Officer : Mr. Prahlad Pandit** **Asset Recovery Branch, Ahmedabad, Mob. : 9835307772**	**Lot 1:** All that piece and parcel of immovable property being Non Agricultural Industrial Purpose land bearing Sub plot No. B, having plot area admeasuring 10317.11 square meters together with admeasuring 2634.89 square meters of undivided proportionate share in the common road, common plot etc. in total plot area admeasuring 12952 square meters i.e. admeasuring 15490.59 square yards bearing New Revenue Survey / Block No. 605 (Old Revenue Survey / Block No. 140) (Khata No. 604) admeasuring 43045 square meters paiki situate, being and lying at Mouje Adroda, Taluka Bavla, in the Registration District Ahmedabad and Sub District Bavla and which is bounded as under: On or towards East by: Canal Road, On or towards West by: 18 Meters Internal Road thereafter Sub Plot No. A of Survey / Block No. 605, On or towards North by: 12 Meters wide and 100 Meters Long Road of Sub Plot No. A and thereafter Survey / Block No. 616, On or towards South by: Canal Road / Internal Road. **(Property is under Physical Possession).**	**Rs. 9,00,00,000/-**	**Rs. 90,00,000/-**
		Lot 2: all plant and machineries located / lying at Revenue Survey 605 (B) Near Kapil Agro, Opposite Radhe Farm, Aadroda Village Road, Bavla, Ahmedabad - 382220 admeasuring 12952 sq.mt. owned by the firm M/s. Lytebrick Build LLP. **Discription of Machinery is as under:** (1) Pond Ash and Sand preparation (2) Raw Material Storage Section (3) Batching & Mixing Plant (4) Casting Section (5) Cutting Machine (6) Steam Curring (Autoclave) (7) Palletizing (8) Electrical and Automation (9) Utilities (10) Lab Equipment (11) Other Fabrication (12) Additional Scope (13) Machinery Support Structure (14) Crane Girder (15) Rails and Square Bar (16) Foundation Bolt and Plants (17) Power Transformer Compact Sub. (18). Wet Scrubber, Bafg Filter, ID Fan, Air Compressor (19) R.O. Plant For Boiler (20) Electric Op. Evaporator (21) Diesel Generator items. **(Property is under Physical Possession).**	**Rs. 18,50,00,000/-**	**Rs. 1,85,00,000/-**
		Lot 3: Combine Lot (Factory Land & Building and Plant & Machinery): Factory Land & Building and Plant & Machinery located at Revenue Survey 605 (B) Near Kapil Agro, Opp. Radhe Farm, Aadroda village Road, Bavla, Ahmedabad - 382220 admeasuring 12952 sq.mt. owned by the firms M/s. Lytebrick Build LLP. **(Property is under Physical Possession).** **Note: (i) Sale of Lot No. (1) will be confirmed only if bid for Lot No. (2) is successful. (ii) if bids received for Lot No. (1), (2) & (3) then priority will be given to higher side i.e. bid for Lot No. (3) on one side and bid for Lot No. (1) & (2) collectively on the other side.** **Note: After mortgage deed in favour of Bank one entry of document found in interim search. However it will not affect the rights and security interest of the Bank / Secured Creditor. The intending bidders should make their own independent inquiries regarding the encumbrance, title of property / ies put on auction and claims / rights / dues / affecting the property, prior to submitting their bid.**	**Rs. 27,50,00,000/-**	**Rs. 2,75,00,000/-**
		Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 205490200000033, Bank of India, Ahmedabad Recovery Branch, Ahmedabad. IFSC Code : BKID0002054		
2	**M/s Mono Pharmacare Limited** (erstwhile M/S Mono Chemist) Through its Director / Gurantor / Mortagor **Mr. Panilam Shivlal Lakhatariya, Mrs. Supal Panilam Lakhatariya** To repay the amount mentioned in the notices being **Rs. 6,62,59,946.12/-** and further interest & expenses thereon. **Authorised Officer : Mr. Prahlad Pandit** **Asset Recovery Branch, Ahmedabad, Mob. : 9835307772**	**Property 1:** All that piece and parcel of the Immovable Property owned by Mrs. Supal Panilam Lakhatariya, being Residential Unit/Flat No. 703 on 7th Floor of Residential Block No. "B" in the residential and commercial scheme known as "Shyam Elegance", admeasuring about 67.95 Sq. Mtrs. (built-up area), together with undivided share of 25.24 Sq. Mtrs. in the land of the scheme, constructed on non-agricultural land bearing Block/Survey No. 24/1 admeasuring 1821 Sq. Mtrs. and Block/Survey No. 25 admeasuring 3723 Sq. Mtrs., allotted Survey Plot No. 25 admeasuring 4365 Sq. Mtrs. in Town Planning Scheme No. 3 (Vejalpur), situated at Mouje Vejalpur (old Taluka Ahmedabad City (West)), Taluka Vejalpur, Registration District Ahmedabad and Sub-District Ahmedabad-10 (Vejalpur). Boundaries of Property: East Flat No. C-704, West Flat No. B-702, North Flat No. A-702, South Flat No. B-704. **(Property is under Symbolic Possession).**	**Rs. 70,76,000/-**	**Rs. 7,07,600**
		Property 2: All that piece and parcel of the Immovable Property owned by Mrs. Supal Panilam Lakhatariya, being Residential Unit/Flat No. 704 on 7th Floor of Residential Block No. "B" in the residential and commercial scheme known as "Shyam Elegance", admeasuring about 95.37 Sq. Mtrs. (built-up area), together with undivided share of 35.43 Sq. Mtrs. in the land of the scheme, constructed on non-agricultural land bearing Block/Survey No. 24/1 admeasuring 1821 Sq. Mtrs. and Block/Survey No. 25 admeasuring 3723 Sq. Mtrs., allotted Survey Plot No. 25 admeasuring 4365 Sq. Mtrs. in Town Planning Scheme No. 3 (Vejalpur), situated at Mouje Vejalpur (old Taluka Ahmedabad City (West)), Taluka Vejalpur, Registration District Ahmedabad and Sub-District Ahmedabad-10 (Vejalpur). Boundaries of Property: East Flat No. C-703, West Flat No. B-702, North Flat No. B-703, South Society Road. **(Property is under Symbolic Possession).**	**Rs. 98,73,000/-**	**Rs. 9,87,300/-**
		Property 3: All that piece and parcel of the Immovable Property owned by Mr. Panilam Shivlal Lakhatariya, being Residential Unit/Flat No. 603 on 6th Floor of Residential Block No. "C" in the residential and commercial scheme known as "Shyam Elegance", admeasuring about 57.11 Sq. Mtrs. (built-up area), together with undivided share of 21.22 Sq. Mtrs. in the land of the scheme, constructed on non-agricultural land bearing Block/Survey No. 24/1 admeasuring 1821 Sq. Mtrs. and Block/Survey No. 25 admeasuring 3723 Sq. Mtrs., allotted Final Plot No. 25 admeasuring 4365 Sq. Mtrs. in Town Planning Scheme No. 3 (Vejalpur), situated at Mouje Vejalpur (old Taluka Ahmedabad City (West)), Taluka Vejalpur, Registration District Ahmedabad and Sub-District Ahmedabad-10 (Vejalpur). Boundaries of Property: East Flat No. C-602 West Flat No. B-604 North Flat No. C-604 South Society Road **(Property is under Symbolic Possession).**	**Rs. 58,80,000/-**	**Rs. 5,88,000/-**
		Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 205490200000033, Bank of India, Ahmedabad Recovery Branch, Ahmedabad. IFSC Code : BKID0002054		
3	**Mr. Macwan Ajay Mukeshbhai (Borrower), Mrs. Macwan Heenaben Ajaykumar (Co-Obligant),** To repay the amount mentioned in the notices being, **Rs. 48,19,873.83/-** and further interest & expenses thereon. **Authorised Officer : Mr. Prahlad Pandit** **Asset Recovery Branch, Ahmedabad, Mob. : 9835307772**	All that piece and parcel of Immovable property being N.A. Residential Property situated at Manjipura, Ta. Nadiad, Dist. Kheda, bearing Re. Survey No. 187 adm. Hec. 15479 sq.mtrs., it known as "Sant Villa" paiki Unit No. 29/3 admeasuring 132.40 sq.mtrs. and Proposed Built up area adm. 119.21 sq.mtrs. Boundaries are as under: East: Society Common Plot, West: Bungalow No. 29/2, North: Society Common Road, South: Society Common Wall. **(Property is under Physical Possession).**	**Rs. 28,10,000/-**	**Rs. 2,81,000/-**
		Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 205490200000033, Bank of India, Ahmedabad Recovery Branch, Ahmedabad. IFSC Code : BKID0002054		
4	**M/s Ahmedabad Medical Corporation** Partnership Firm (Partners: **M/s Mono Pharmacare Limited, Mr. Panilam Shivlal Lakhatariya & Mrs. Supal Panilam Lakhatariya**) To repay the amount mentioned in the notices being, **Rs. 6,67,28,279.91/-** and further interest & expenses thereon. **Authorised Officer : Mr. Prahlad Pandit** **Asset Recovery Branch, Ahmedabad, Mob. : 9835307772**	All that piece and parcel of the Immovable Property owned by Mrs. Supal Panilam Lakhatariya, being Flat No. C-2 on Ground Floor (Municipal Tenement No. 0512-31-3394-0001-I), admeasuring about 91.97 Sq. Mtrs., in the scheme known as "Sagar Samrat" of Deepmala Co-operative Housing Society Limited-2, situated upon non-agricultural land bearing allotted Final Plot No. 700/1 + 2 paiki in Town Planning Scheme No. 3 of Mouje Chadawad, Taluka Sabarmati, District Ahmedabad and Registration Sub-District Ahmedabad-3 (Memnagar). Boundaries of Property: East: Railway Line, West: School Ground and Flat No. C-1, North: Parking and B-Block, South: Open Space of Railway. **(Property is under Physical Possession)**	**Rs. 62,57,000/-**	**Rs. 6,25,700/-**
		All that piece and parcel of the Immovable Property owned by Mrs. Supal Panilam Lakhatariya, being Flat No. E-701 on 7th Floor of Block "E" in the scheme known as "Tejendra Crystal", admeasuring 55.25 Sq. Mtrs. carpet area, balcony 2.93 Sq. Mtrs. and wash area (chokdi) 2.31 Sq. Mtrs., totally 60.49 Sq. Mtrs. (85.47 Sq. Mtrs. built-up area), together with undivided share of 24.90 Sq. Mtrs. in the land including common plot and undivided rights in the common amenities of the scheme, constructed on residential non-agricultural land admeasuring 4743 Sq. Mtrs. out of Final Plot No. 91 admeasuring 6070 Sq. Mtrs. (Survey No. 1204 admeasuring 10117 Sq. Mtrs.) of Draft Town Planning Scheme No. 114 (Vastral-Ramol), situated at Mouje Vastral, Taluka Vatva, Registration District Ahmedabad and Sub-District Ahmedabad-12 (Nikol). **Boundaries of Property:** East: Flat No. E-704, West: Block No. F, North: Flat No. E-702, South: Pushp Flat **(Property is under Symbolic Possession)**	**Rs. 31,77,000**	**Rs. 3,17,700/-**
		All that piece and parcel of the Immovable Property owned by Mrs. Supal Panilam Lakhatariya, being Flat No. E-702 on 7th Floor of Block "E" in the scheme known as "Tejendra Crystal", admeasuring 55.25 Sq. Mtrs. carpet area, balcony 2.93 Sq. Mtrs. and wash area (chokdi) 2.31 Sq. Mtrs., totally 60.49 Sq. Mtrs. (85.47 Sq. Mtrs. built-up area), together with undivided share of 24.90 Sq. Mtrs. in the land including common plot and undivided rights in the common amenities of the scheme, constructed on residential non-agricultural land admeasuring 4743 Sq. Mtrs. out of Final Plot No. 91 admeasuring 6070 Sq. Mtrs. (Survey No. 1204 admeasuring 10117 Sq. Mtrs.) of Draft Town Planning Scheme No. 114 (Vastral-Ramol), situated at Mouje Vastral, Taluka Vatva, Registration District Ahmedabad and Sub-District Ahmedabad-12 (Nikol). Boundaries of Property: East: Flat No. E-703, West: Block No. F, North: Common Plot, South: Flat No. E-701. **(Property is under Symbolic Possession)**	**Rs. 31,77,000**	**Rs. 3,17,700/-**
		All that piece and parcel of the Immovable Property owned by Mrs. Supal Panilam Lakhatariya, being Flat No. E-703 on 7th Floor of Block "E" in the scheme known as "Tejendra Crystal", admeasuring 55.25 Sq. Mtrs. carpet area, balcony 2.93 Sq. Mtrs. and wash area (chokdi) 2.31 Sq. Mtrs., totally 60.49 Sq. Mtrs. (85.47 Sq. Mtrs. built-up area), together with undivided share of 24.90 Sq. Mtrs. in the land including common plot and undivided rights in the common amenities of the scheme, constructed on residential non-agricultural land admeasuring 4743 Sq. Mtrs. out of Final Plot No. 91 admeasuring 6070 Sq. Mtrs. (Survey No. 1204 admeasuring 10117 Sq. Mtrs.) of Draft Town Planning Scheme No. 114 (Vastral-Ramol), situated at Mouje Vastral, Taluka Vatva, Registration District Ahmedabad and Sub-District Ahmedabad-12 (Nikol). Boundaries of Property: East: Block No. D, West: Flat No. E-702, North: Common Plot: South, Flat No. E-704 **(Property is under Symbolic Possession)**	**Rs. 31,77,000**	**Rs. 3,17,700/-**
		All that piece and parcel of the Immovable Property owned by Mrs. Supal Panilam Lakhatariya, being Flat No. E-704 on 7th Floor of Block "E" in the scheme known as "Tejendra Crystal", admeasuring 55.25 Sq. Mtrs. carpet area, balcony 2.93 Sq. Mtrs. and wash area (chokdi) 2.31 Sq. Mtrs., totally 60.49 Sq. Mtrs. (85.47 Sq. Mtrs. built-up area), together with undivided share of 24.90 Sq. Mtrs. in the land including common plot and undivided rights in the common amenities of the scheme, constructed on residential non-agricultural land admeasuring 4743 Sq. Mtrs. out of Final Plot No. 91 admeasuring 6070 Sq. Mtrs. (Survey No. 1204 admeasuring 10117 Sq. Mtrs.) of Draft Town Planning Scheme No. 114 (Vastral-Ramol), situated at Mouje Vastral, Taluka Vatva, Registration District Ahmedabad and Sub-District Ahmedabad-12 (Nikol). Boundaries of Property: East: Block No. D, West: Flat No. E-701, North: Flat No. E-703, South: Pushp Flat **(Property is under Symbolic Possession)**	**Rs. 31,77,000**	**Rs. 3,17,700/-**
		All that piece and parcel of the Immovable Property owned by Mrs. Supal Panilam Lakhatariya, being Flat No. F-601 on 6th Floor of Block "F" in the scheme known as "Tejendra Crystal", admeasuring 54.27 Sq. Mtrs. carpet area, balcony 3.13 Sq. Mtrs. and wash area (chokdi) 2.28 Sq. Mtrs., totally 59.68 Sq. Mtrs. (93.57 Sq. Mtrs. built-up area), together with undivided share of 27.00 Sq. Mtrs. in the land including common plot and undivided rights in the common amenities of the scheme, constructed on residential non-agricultural land admeasuring 4743 Sq. Mtrs. out of Final Plot No. 91 admeasuring 6070 Sq. Mtrs. (Survey No. 1204 admeasuring 10117 Sq. Mtrs.) of Draft Town Planning Scheme No. 114 (Vastral-Ramol), situated at Mouje Vastral, Taluka Vatva, Registration District Ahmedabad and Sub-District Ahmedabad-12 (Nikol). Boundaries of Property: East: Flat No. F-604, West: Aastha Bungalows, North: Flat No. F-602, South: Pushp Flat **(Property is under Symbolic Possession)**	**Rs. 34,33,000/-**	**Rs. 3,43,300/-**
		All that piece and parcel of the Immovable Property owned by Mrs. Supal Panilam Lakhatariya, being Flat No. F-603 on 6th Floor of Block "F" in the scheme known as "Tejendra Crystal", admeasuring 54.34 Sq. Mtrs. carpet area, balcony 3.13 Sq. Mtrs. and wash area (chokdi) 2.28 Sq. Mtrs., totally 59.75 Sq. Mtrs. (93.57 Sq. Mtrs. built-up area), together with undivided share of 27.00 Sq. Mtrs. in the land including common plot and undivided rights in the common amenities of the scheme, constructed on residential non-agricultural land admeasuring 4743 Sq. Mtrs. out of Final Plot No. 91 admeasuring 6070 Sq. Mtrs. (Survey No. 1204 admeasuring 10117 Sq. Mtrs.) of Draft Town Planning Scheme No. 114 (Vastral-Ramol), situated at Mouje Vastral, Taluka Vatva, Registration District Ahmedabad and Sub-District Ahmedabad-12 (Nikol). Boundaries of Property: East: Block No. E, West: Flat No. F-602, North: Flat No. G-602, South: Flat No. F-604 **(Property is under Symbolic Possession)**	**Rs. 34,33,000/-**	**Rs. 3,43,300/-**
5	**Mrs. Rakshitaben Ankitbhai Patel** To repay the amount mentioned in the notices being **Rs. 66,52,249.80/-** and further interest & expenses thereon. **Authorised Officer : Mr. Prahlad Pandit** **Asset Recovery Branch, Ahmedabad, Mob. : 9835307772**	Residential Premises being block no. D/15 plot area admeasuring 1,300.00 Sq.Ft. (Built Up Area admeasuring 2600.00 Sq.Ft.) in Ashok Nagar Cooperative Housing Society Ltd. situated at R.S.No. 207 paiki T.PScheme No. 15, F.P.No. 63, Total area admeasuring 7183.00 Sq.Mtrs. mouuje Akota, Reg. Sub Distrcit Vadodara District and Property bounded as under: Boundaries: North: Plot No. D/16, East: Society Internal Road, South: Plot No. D/14, West: Plot No. D/4. **(Property is under Symbolic Possession).**	**Rs. 69,00,000/-**	**Rs. 6,90,000/-**
		Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 205490200000033, Bank of India, Ahmedabad Recovery Branch, Ahmedabad. IFSC Code : BKID0002054		
6	**M/s. Taranga South Corner, Ms. Ekta Pala (Proprietor of M/s. Taranga South Corner), Mr. Jatin Jayantibhai Pala (Guarantor of M/s. Taranga South Corner),** To repay the amount mentioned in the notices being **Rs. 61,11,050.23/-** and further interest & expenses thereon. **Authorised Officer : Mr. Prahlad Pandit** **Asset Recovery Branch, Ahmedabad, Mob. : 9835307772**	An Immovable Property being Show Room No. 101, on First Floor, admeasuring 1,200 Sq.Ft. along with undivided land admeasuring 51.55 Sq.Mt. in the scheme titled as Onyx Business Centre on land bearing 94.82 Sq.Mt., plus land admeasuring 39.97 Sq.Mt. for undivided common Road. Totally admeasuring 134.79 Sq.Mt. out of Total land admeasuring 269.58 Sq.Mt. of Sub Plot No. 25 (As per Revised Plan sub - plot No. 18) of Vatprad Duplex On R.S.No. 321, 322 & 323 T.P. No. 20, F.P. No. 13, C.S. No. 1140 & 1141 of Mouje - Atladra, Vadodara in the Sub Registration District & Registration District Vadodara, Bounded as under: East: Lift, Staircase of Complex & Passage, West: Parking of Complex and 18 Mt. T.P. Road, North: 7.5 Mt. Society Road, South: Plot No. 19 of Vatprad Society. **(Property is under Physical Possession).**	**Rs. 48,00,000/-**	**Rs. 4,80,000/-**
		Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 205490200000033, Bank of India, Ahmedabad Recovery Branch, Ahmedabad. IFSC Code : BKID0002054		
7	**M/s. Hitech Plastics, Mrs. Neela Dilipkumar Dalal** (Legal Heir & Representative of Deceased **Late Dilip Vimalbhai Patel** - Partner in **M/s. Hitech Plastics), Mr. Nishant Rameshchandra Shah** (Partner in **M/s. Hitech Plastics), Mrs. Megha Rashmin Vyas** (Partner in **M/s. Hitech Plastics)** To repay the amount mentioned in the notices being **Rs. 76,51,079.87/-** and further interest & expenses thereon. **Authorised Officer : Mr. Prahlad Pandit** **Asset Recovery Branch, Ahmedabad, Mob. : 9835307772**	An Immovable Property being **Flat No. 3,** on the First Floor, admeasuring 850.00 Sq.ft. area built up along with Open Terrace, in Scheme Known as Santosh, Plot No. 83-A, Suvernapuri Society, Jetalpur Road, **Vadodara,** on land bearing Revenue Survey No. 124 in village Mouje Jetalpur, Registration District & Sub-District Vadodara. **Boundaries as per sale deed:** North: R.S.No. 96/1, Plot No. 84 paiki Plot No. 83/B, South: Plot No. 82, East: Raj Marg, West: R.S.No. 128. **(Property is under Physical Possession).**	**Rs. 31,00,000/-**	**Rs. 3,10,000/-**
		Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 205490200000033, Bank of India, Ahmedabad Recovery Branch, Ahmedabad. IFSC Code : BKID0002054		
8	**M/s. Gajanand Agro & Food Industries Partnership Firm,** Partners: **Mr. Pareshbhai Bhikhabhai Patel, Mr. Rakeshbhai Sendhabhai Patel & Mrs. Sunitaben Vikrambhai Patel &** Guarantors: **Mr. Pareshbhai Raichandbhai Patel & Mrs. Daxaben Rakeshbhai Patel** To repay the amount mentioned in the notices being **Rs. 3,09,30,279.38/-** and further interest & expenses thereon. **Authorised Officer : Mr. Prahlad Pandit** **Asset Recovery Branch, Ahmedabad, Mob. : 9835307772**	**Lot 1:** All that part and parcel of the property consisting of Plot No. 11 in Survey No. 1026 in Pragati Industrial Estate, Kapadwanj District Kheda, Gujarat - 387620 Within the District Kheda, Gujarat - 387620 in the names of Mr. Pareshbhai Bhikhabhai Patel and Mr. Rakeshbhai Sendhabhai Patel. **admeasuring 456.40 square meter. Boundaries of Property:** East: Plot No. 14 & 15, West: Road of Pragati Industrial Estate, North: Plot No. 12, South: Plot No. 10.	**Rs. 65,33,000/-**	**Rs. 6,53,300/-**
		Lot 2: All Plant and Machinery lying at Factory site located at Plot No. 11 in scheme Pragati Industrial Estate non agricultural land for industrial purpose its Revenue Survey No. 1026 in village Kapadwanj, Town Kapadwanj, District Kheda. **Description of Machinery is as under:** 1. MS Fabricated Support Structure, 2. Mayo Make Sorting Machine with drive, control Panel, AC, Air Compressor and other parts, 3. Set of MS Fabricated input, in process and Fgs Storage Bins as Lot, 4. Set of sieving equipment with drive motors, 5. De-Stoner M/c, 6. Gravity Feeding and Handling line, 7. Seed Sorting M/C & Shell remover, 8. LT Power Supply from MGVCL, with Power panel, Cabling as one Lot, 9. Other Hand tools and Misc. Scrap Items.	**Rs. 72,25,000/-**	**Rs. 7,22,500/-**
		Lot 3: Combine Lot (Factory Land & Building and Plant and Machinery): Factory Land & Building and Plant and Machinery located at Plot No.11 in scheme Pragati Industrial Estate non-agricultural land for industrial purpose its Revenue Survey No.1026 in Village Kapadwanj, Town Kapadwanj, District Kheda. **(Property is under Physical Possession).** **Note: (i) Sale of Lot No. (1) will be confirmed only if bid for Lot No. (2) is successful. (ii) If bids received for Lot No. (1), (2) & (3) then priority will be given to higher side i.e. bid for Lot No. (3) on one side and bid for Lot No. (1) & (2) collectively on the other side.**	**Rs. 1,37,58,000/-**	**Rs. 13,75,800/-**
		Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 205490200000033, Bank of India, Ahmedabad Recovery Branch, Ahmedabad. IFSC Code : BKID0002054		
9	**Mr. Dattu Thakorlal Rami, Mrs. Manisha Dattu Rami** To repay the amount mentioned in the notices being **Rs. 74,82,351.00/-** and further interest & expenses thereon. **Authorised Officer : Mr. Prahlad Pandit** **Ahmedabad Recovery Branch, Ahmedabad. Mob. : 9835307772**	Extension of EQM of Residential Open Plot No. 7, in the Scheme Titled as BHAGWAN PARK-2, R.S. No. 430, having C.S.No. 3510/1, T.P. Scheme No. 19, F.P. No. 3, Mouje Vadodara, Kasba, (Vibhag - 1) Plot Area of 1136.25 Sq.Mts. (105.56 Sq.Mts.) with Construction Sq.Mtr. Thereon in the name of Ms. Manishaben Dattubhai Rami (Mortgagor/Guarantor) which is bounded as under: East: Own land and adj. 7.50 Mt. Sq. Mts. With wide Road of Society and Partial Plot No. 6, West: Leaving adj. Land Partial plot No. 16 and plot No. 15, North: Railway Colony, South: Plot No. 8 and Partial 7.50 Sq.Mts. Wide Road of the Society.. **(Property is under Physical Possession).**	**Rs. 41,00,000/-**	**Rs. 4,10,000/-**
		Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 205490200000033, Bank of India, Ahmedabad Recovery Branch, Ahmedabad. IFSC Code : BKID0002054		
10	**Shri Kashyap Gopalbhai Patel** To repay the amount mentioned in the notices being **Rs. 5,24,52,806.44/-** and further interest & expenses thereon. **Authorised Officer: Mrs. Chetna** **S.G. Highway Branch, Ahmedabad. Mob. : 8302955518**	All that piece of parcel of immovable property owned by Shri Kashyap Gopalbhai Patel, being land bearing R.S. No.66, Total admeasuring Hec.0-57-64 Sq. Mtrs. Residential usage N.A. land of Mouje Village Kanjari Taluka Nadiad, Dist. Kheda which is bounded as under: East : N.H.228, West : Railway Land, North : Land belonging to Mahendra Patel & Railway, South : R.S. No.65. **(Property is under Physical Possession).**	**Rs. 6,45,60,000/-**	**Rs. 64,56,000/-**
		Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 204090200000033, Bank of India, S.G. Highway Branch, Ahmedabad. IFSC Code : BKID0002040		

Inspection Date & Time for Above Mention Properties For Sr. No. 1 TO 5: Dt. 30.11.2026 & Sr.No. 6 to 10: Dt. 01.12.2026 during 12.00 Noon to 03.00 PM.

TERMS & CONDITIONS :- (1) The e-auction is conducted by PSB alliance through the **website: https://baanknet.com/ (2)** To participate in the auction, bidders must register themselves on the website by provide accurate and complete information including their name, address. contact details and other required documents. **(3)** Bidders must have a valid pan and aadhar card. **(4)** After successful registration bidder must deposite the earnest money deposit (EMD) as specified for each property. the EMD will be refunded to unsuccessful bidders after the auction. **(5)** Bidders can place bids on the property during the specified auction period. **(6)** The highest bidder at the end of the auction period will be the successful bidder and a communication to this effect will be issued through electronic mode which shall be subject to the approval by the authorised officer of the bank. the successful bidder shall deposit 25% of the sale price on the same day or not later than next working day (including the emd already paid), balance amount of the sale price has to be deposited within 15 days from the date of confirmation of sale, failing which the bank shall forfeit the amount already paid/deposited by the purchaser (including EMD) in default of payment property may be offered to the second highest offer/bidder or resold and defaulting purchaser Shall not have any claim whatsoever. any statutory and other dues payable and due on the property/ies shall be borne by the buyer. **(7)** Incase sale is not confirmed or set aside on any ground whatsoever, the bidder shall bear all the incidental expenses, if any to the sale and purchaser/bidder shall not be entitled to claim any compensation or damages whatsoever. **(8)** The interested parties/intending bidder may contact for further details to the authorised officer, bank of india. **(9)** The decision of the bank/authorized officer regarding sale of property shall be final, binding and unquestionable. the bank reserves its right to cancel/postpone the sale without assigning any reasons. **(10)** On payment of entire sale price and completion of sale formalities a sale certificate (as per format prescribed in the SARFAESI rule) will be issued to the successful purchaser/bidder. the successful purchasers shall bear **all existing/Previous / future taxes and Charges, stamp duty, registration fee, incidental expenses** etc. for getting the sale certificate registration. **(11)** This notice is also a notice to the above borrowers/mortgagors/guarantors under rule 8(6) / 6(2) / 9(1) of the security interest (enforcement) rules-2002. **(12)** The bidders may participate in e-auction for bidding from their place of choice. internet connectivity shall have to be ensured by bidder himself, bank/service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc. **(13)** The intending bidders should make discreet inquires as regards any claim, charge and encumbrances on the property any authority besides the banks charges and should satisfy themselves about the title, extent, quality and quantity of the property before submitting their bid. **(14)** If the borrower pays the amount dues to the banks in full before the date of sale, auction liable to be stopped/canceled/withdrawn. **(15)** The sale shall be subject to the conditions prescribed in the security interest (enforcement) rules-2002 and the guidelines of the banks in pursuance of the instructions of govt. of india in this regard. **(16)** Priority will be given to offer of composite lot and bid for plant and machinery will be considered for sale only if no bid is received for land and building. **(17) The bid price shall be above the reserve price and bidder shall improve their future offer in multiple of Rs. 10,000/-. (18)** If the final bid amount of any lot exceeds rs. 50 lakh, the auction buyer, while making final payment to bank, has to deduct 1% of the sale price of the immovable properties as TDS as per section 194 IA of income tax act & remit it to income tax department in the name of bank of india pan no. **AAACB0472C** & should mandatorily submit challan / taxpayers counterfoil & form 26qb to bank. the buyer shall also bear all other applicable statuary taxes, dues, registration charges, stamp duty, property tax, society charges & all other similar charges etc. **(19)** In case of any discrepancy between the english version & vernacular language version, the english version will be preferred. **(20) Bidders are advised to exercise caution while submitting the online bids on the day of e-auction. In any case, once the bid has been submitted the bidder(s) is/are bound to amount submitted and no request/communication will be entertained. (21)** As per 'the registration (Gujarat Amendment) act, 2018, the sale certificate shall be registered in lieu of sale deed. (22) Property Inspection will be available for only those properties which are in Physical Possession with the bank. **(23) GST Tax is to be Borne by Purchaser over and above Bid Amount.**

STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT - 2002

The borrower / guarantors are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned / sold and balance dues, if any, will be recovered with interest and cost.

Date : 21.11.2026, Place : Ahmedabad

Sd/- Authorised Officer, Bank of India