बैंक ऑफ़ इंडिया BOI
Bank of India

Ahmedabad Recovery Branch

Ref. No. AHM/ARB/2026-27/ 233 **Date:** 18/11/2026

To,

M/s LYTEBRICK BUILD LLP 8, Harmony Pearl, Near CIMS Hospital, Sola, Ahmedabad-380060	SH. HITESH B PANCHAL A-10, Ravi Tenement, New Ranip, Ahmedabad-382480
SH. CHIMANBHAI C POKAL Bunglow No.8, Satatya Green Bungalow, Opp. Sindhu Bhavan, Bodakdev Ahmedabad 380059	SH. RAISINH B PADHERIYA 83, Abhinandanswami Society. Near H B Kapadiya School, Memnagar, Ahmedabad-380052
SH. HITENDRASINH R PADHERIYA 83, Abhinandanswami Society, Near H B Kapadiya School, Memnagar, Ahmedabad-380052 To,	M/s LYTEBRICK BUILD LLP Revenue Survey 605 (B), Near Kapil Agro, Opposite Radhe Farm, Aadroda Village Road, Bavla, Ahmedabad 382220

APPENDIX – IV – A
[SEE PROVISION TO RULE 8(6)] and Rule 9(1) and Rule 6(2)

SALE NOTICE FOR IMMOVABLE AND MOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) and Rule 9(1) and 6(2) 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/movable property Hypothecated/Pledged/mortgaged / charged to the Secured Creditor, the **Physical Possession** of property (as details mention bellow in this notice) 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** for recovery of dues aggregating **Rs. 27,18,94,424.11 (Rupees Twenty Seven Crore Eighteen Lakh ninety four thousand four hundred twenty four & Eleven Paisa)** + Legal expenses with further Interest thereon as mentioned in the notice, and incidental expenses, costs, charges incurred / to be incurred till date of payment (less repayment made after date of Demand Notice Dated **18.02.2025)** due to the Secured Creditor from M/s **LYTEBRICK BUILD LLP.**

बैंक ऑफ इंडिया BANK OF INDIA AHMEDABAD RECOVERY BR.

Star House, 5th Floor, Bhadra, Ahmedabad Gujarat 380006
E-mail: Ahmdarb.ahmedabad@bankofindia.co.in Phone: 079-66122527

(Amount in Lakh)

Sr. No	Description of the Charged Securities	Reserve Price Rs.	EMD Rs.
1.	**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.	**900.00**	**90.00**
2.	**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	**1850.00**	**185.00**
3.	**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, Opposite Radhe Farm, Aadroda Village	**2750.00**	**275.00**



	Road, Bavla, Ahmedabad 382220 admeasuring 12952 sq. mt. owned by the firm M/s Lytebrick Build LLP.		

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.

(In Bank's Physical Possession)

If any encumbrances are there: ***Not Known.***

(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.)

For detail Terms and Conditions of the Sale, please refer to Secured Creditor's website i.e. https://www.bankofindia.bank.in. This notice is also available in website www.baanknet.com

20/11/2026

Date : 18.11.2026
Place : Ahmedabad

Authorized Officer
Bank of India

बैंक ऑफ इंडिया BANK OF INDIA AHMEDABAD RECOVERY BR. अहमदाबाद वसूली शाखा