

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 6 (2) & 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 Mortgagor (s) Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the **Physical Possession** of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis for recovery of below mentioned account/s. The details of Borrower/s/Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below

Sr./ Lot No.	Name & address of Borrower/s Guarantor/ Mortgagor s	Give short description of the Immovable property with known encumbrances, if any (owner/Mortgagor name ____) Status of Possession	Total Dues.	Reserve Price EMD & Bid Increase Amount
1	M/s Expert Genetics Pvt Ltd Add: A-307, Siddhi Vinayak Tower, B/h: DCP office: S. G. Highway, Makarba, Ahmedabad-51. Mr. Bharatkumar Jayantibhai Patel (Director & mortgagor) Address:- Village-Dhamdi, Taluka-Vadali, Dis-Sabarkantha, Gujarat Mr. Parshottambhai Virchandbhai Patel (Director & Guarantor) Address:- Village-Dhamdi, Taluka-Vadali, Dis Sabarkantha, Gujarat Mr. Mehulkumar Bharatbhai Patel (Guarantor) Address:- Village-Dhamdi, Taluka - Vadali, Dis-Sabarkantha, Gujarat Mr. Bharatbhai Dhulabhai Patel (Guarantor) Address:- Village Dhamdi, Taluka-Vadali, Dis-Sabarkantha, Gujarat	All these pieces and parcels of free hold Property bearing commercial office No. A/307 on third Floor in Tower "A" admeasuring 1170 Sq. feet super built up area, along with undivided proportionate share 30.68 sq.mtrs land in the land building known as "Siddhi Vinayaka towers" standing on land bearing revenue survey No 195/2, 196/1+2/A, 206, 211/1, 211/3, 212/1, 212/2, TP Scheme No 84/B, situated at Makarba, within the revenue limits of Makarba village, Near CNG pump, S.G Highway road, Ahmedabad standing in the name of M/s Expert Genetics Pvt. Ltd as Authorized Director Mr. Bharatbhai Jayantibhai patel bounded on the North by Office no. A/306; South by Office no. A/308; East by 8.3 ft wide passage; West by 19'0' wide drive (Physical Possession)	Notice to borrowers & Guarantor Rs. 2,24,19,256.74 (Two Crore Twenty Four Lakh Nineteen Thousand Two Hundred Fifty Six and seventy four paisa only) and interest thereon plus legal and other charges less recovery if any (With reference to Demand notice under section 13(2) Dated: 31.12.2024)	Rs. 60,00,000/- Rs. 6,00,000/- Rs. 10,000/-
2	Late Mr. Sidhrajsinh Halusinh Zala. Legal Heirs 1. Smt. Visratba Sidhrajsinh Zala 2. Smt. Sonalba Sidhrajsinh Zala 3. Shri. Bhupendrasinh Sidhrajsinh Zala 4. Shri. Chandreshsinh Sidhrajsinh Zala Address-1) No. 42, Keshav Greens, At & PO: Madhavgadh, Taluka-Talod, Dist Sabarkantha Address-2) Dala Ni Muvadi, Taluka-Prantij, Dist Sabarkantha	All that piece and parcel of immovable property being Residential Plot/House no. 42 adm. 107.86 Sq. Mtrs. togetherwith construction standing thereon or hereafter to be constructed in the scheme of "Keshav Greens" situated on the land bearing old block no. 102/paiki1/ paiki1/ paiki2 adm about 7097 sq.mtrs. and as per Re-Survey new block no. 85 adm. 7169 Sq. Mtrs. of khata no. 284 of Village Madhavgadh, Taluka : Talod, District: Sabarkantha and Sub District Talod, in Gujarat State in the name of Late Mr. Sidhrajsinh Halusinh Zala. (Physical Possession)	Notice to borrower & legal Heirs for Rs. 12,94,352.25 (Rupees Twelve lacs Ninety four thousand Three hundred fifty two and twenty five paisa only) and interest thereon plus legal and other charges less recover if any (with reference to demand notice under section 13(2) dt.02.04.2021	Rs. 20,50,000/- Rs. 2,05,000/- Rs. 10,000/-

E-Auction Date : 31.08.2026 and E-Auction Time : 02:00 PM to 06:00 PM

Property inspection Date for Lot No. 1 : 24-08-2026, Time : 10.00 AM to 12.00 PM &

Property inspection Date for Lot No. 2 : 24-08-2026 to 25.08.2026, Time : 11.00 AM to 2.00 PM &

For detailed terms and conditions of sale, please refer to the link provided in <https://bankofbaroda.bank.in/e-auction> and <https://baanknet.com> Also, prospective bidders may contact the **Authorised officer on Mobile 9720846136, 9558801470**

Date : 13.08.2026 | Place : Sabarkantha

Sd/- Authorized Officer, BANK OF BARODA