



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 : 27.10.2026, 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 PROVISOS TO RULE 8(i) & (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 27.10.2026.

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

1	Deena Ramanlal Raval To repay the amount mentioned in the notices being, Rs. 32.11,624/- & further interest & expenses thereon. Authorized Officer: Mr. Bipin Kumar Solanki Ghuma Branch, Ahmedabad, Mob.: 9860919266	All that piece or parcel of property being House No.15 (Old House No.49) in Block "A" having plot area measuring 58.33 Sq. Meters, alongwith construction thereon Ground Floor + First Floor measuring 33.82 Sq. Meters, in the Scheme "Bhagyodayanagar" located on Non-Agricultural land bearing Mouja Khokhara-Mahendavad Sim Revenue Survey No.249, Town Planning Scheme No.25, Final plot No.568 paks, situate, lying and being at Mouja Khokhara-Mahendavad, Taluka Maninagar in the Registration District Ahmedabad and Sub District Ahmedabad-5 (Naroli). Boundaries of Property: East: Public Road, North: Common Wall with New House No.14, South: Common Wall with New House No.16 (Property under Symbolic Possession).	Rs. 40,97,000/-	Rs. 4,09,700/-
2	Mr. Dhiraj Rambhai Sharma & Mrs. Rakhi Dhiraj Sharma To repay the amount mentioned in the notices being, Rs. 36,95,818.20/- and further interest & expenses thereon. Authorized Officer: Mr. Jayraj Bharat Rajyale Vadali Branch, Ahmedabad, Mob.: 9437500816	Remainning Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 20549020000033, Bank of India, Ghuma Branch, Ahmedabad. IFSC Code: BKID0002056	Rs. 25,38,000/-	Rs. 2,53,800/-
3	Mrs. Pinalben Pragneshbhai Patel & Mr. Pragnesh Chimanbhai Patel To repay the amount mentioned in the notices being, Rs. 9,65,88,29/- and further interest & expenses thereon. Authorized Officer: Mr. Praveen Sharma Vadali Branch, Ahmedabad, Mob.: 8980251052	Remainning Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 20490200000033, Bank of India, Vadali Branch, Ahmedabad. IFSC Code: BKID0002084	Rs. 15,12,000/-	Rs. 1,51,200/-
4	Smt. Ritaben Harjan, Shri Nareeshbhai Harjan, Shri Pravinbhai Parsotambhai Harjan and (Guarantor) Shri Ghanshyambhai Fakirbhai Vasava & Dilipbhai Lalabhai Purabhai To repay the amount mentioned in the notices being, Rs. 9,54,182.55/- and further interest & expenses thereon. Authorized Officer: Mr. Jayraj Bharat Rajyale Vadali Branch, Ahmedabad, Mob.: 9437500816	Remainning Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 21039020000033, Bank of India, Vadali Branch, Ahmedabad. IFSC Code: BKID0002103	Rs. 10,54,000/-	Rs. 1,05,400/-
5	Mr. Sanjaysinh Rajkishore Bhaduriya & Mrs. Sarojben Sanjaysinh Bhaduriya To repay the amount mentioned in the notices being, Rs. 19,32,204.07/- and further interest & expenses thereon. Authorized Officer: Mr. Abhishek Chaudhary Sharda Mandir Road Branch, Ahmedabad, Mob.: 9162654144	Remainning Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 20490200000033, Bank of India, Vadali Branch, Ahmedabad. IFSC Code: BKID0002084	Rs. 9,07,000/-	Rs. 90,700/-
6	Mrs. Nishi Chirag Sheth To repay the amount mentioned in the notices being, Rs. 10,78,050.67/- and further interest & expenses thereon. Authorized Officer: Mr. Vinay Sanghvi Kubernagar Branch, Ahmedabad, Mob.: 9722740554	Remainning Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 20199020000033, Bank of India, Sharda Mandir Road Branch, Ahmedabad. IFSC Code: BKID0002019	Rs. 8,16,000/-	Rs. 81,600/-
7	Mr. Sanjay Amratbhai Rabari To repay the amount mentioned in the notices being, Rs. 7,89,132.50/- and further interest & expenses thereon. Authorized Officer: Mr. Nitin Makwana Changodar Branch, Ahmedabad, Mob.: 9464764137	Remainning Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 20490200000033, Bank of India, Vadali Branch, Ahmedabad. IFSC Code: BKID0002084	Rs. 7,05,000/-	Rs. 70,500/-
8	Mr. Kamlesh Babulal Patel & Mr. Bony Kamlesh Patel To repay the amount mentioned in the notices being, Rs. 7,53,309.10/- and further interest & expenses thereon. Authorized Officer: Mr. Nitin Makwana Changodar Branch, Ahmedabad, Mob.: 9464764137	Remainning Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 20490200000033, Bank of India, Vadali Branch, Ahmedabad. IFSC Code: BKID0002084	Rs. 7,05,000/-	Rs. 70,500/-
9	Dipak Anandkumar Swami To repay the amount mentioned in the notices being, Rs. 27,53,541/- and further interest & expenses thereon. Authorized Officer: Mr. Anubhav Yadav Himmatlal Park Branch, Ahmedabad, Mob.: 8210439978	Remainning Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 20490200000033, Bank of India, Vadali Branch, Ahmedabad. IFSC Code: BKID0002084	Rs. 6,27,000/-	Rs. 62,700/-
10	Jaydeep Dipak Soni To repay the amount mentioned in the notices being, Rs. 23,85,642/- and further interest & expenses thereon. Authorized Officer: Mr. Anubhav Yadav Himmatlal Park Branch, Ahmedabad, Mob.: 8210439978	Remainning Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 20369020000033, Bank of India, Himmatlal Park Branch, Ahmedabad. IFSC Code: BKID0002036	Rs. 6,27,000/-	Rs. 62,700/-
11	Jitesh Bherulal Kothari & Bherulal Motilal Jain To repay the amount mentioned in the notices being, Rs. 27,49,494/- and further interest & expenses thereon. Authorized Officer: Mr. Anubhav Yadav Himmatlal Park Branch, Ahmedabad, Mob.: 8210439978	Remainning Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 20369020000033, Bank of India, Himmatlal Park Branch, Ahmedabad. IFSC Code: BKID0002036	Rs. 6,27,000/-	Rs. 62,700/-
12	Mr. Vipulkumar Nandkishor Shirmali To repay the amount mentioned in the notices being, Rs. 27,33,856/- and further interest & expenses thereon. Authorized Officer: Mr. Anubhav Yadav Himmatlal Park Branch, Ahmedabad, Mob.: 8210439978	Remainning Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 20369020000033, Bank of India, Himmatlal Park Branch, Ahmedabad. IFSC Code: BKID0002036	Rs. 6,27,000/-	Rs. 62,700/-
13	Rajendra Bhimrao Jasud To repay the amount mentioned in the notices being, Rs. 27,78,425/- and further interest & expenses thereon. Authorized Officer: Mr. Anubhav Yadav Himmatlal Park Branch, Ahmedabad, Mob.: 8210439978	Remainning Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 20369020000033, Bank of India, Himmatlal Park Branch, Ahmedabad. IFSC Code: BKID0002036	Rs. 6,27,000/-	Rs. 62,700/-
14	Sanjay Balai Das To repay the amount mentioned in the notices being, Rs. 26,42,132/- and further interest & expenses thereon. Authorized Officer: Mr. Anubhav Yadav Himmatlal Park Branch, Ahmedabad, Mob.: 8210439978	Remainning Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 20369020000033, Bank of India, Himmatlal Park Branch, Ahmedabad. IFSC Code: BKID0002036	Rs. 6,27,000/-	Rs. 62,700/-
15	Shailesh Maneklal Patel To repay the amount mentioned in the notices being, Rs. 27,07,318/- and further interest & expenses thereon. Authorized Officer: Mr. Anubhav Yadav Himmatlal Park Branch, Ahmedabad, Mob.: 8210439978	Remainning Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 20369020000033, Bank of India, Himmatlal Park Branch, Ahmedabad. IFSC Code: BKID0002036	Rs. 6,27,000/-	Rs. 62,700/-
16	Vilas Durgeshbhai Ujgar To repay the amount mentioned in the notices being, Rs. 28,12,046/- and further interest & expenses thereon. Authorized Officer: Mr. Anubhav Yadav Himmatlal Park Branch, Ahmedabad, Mob.: 8210439978	Remainning Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 20369020000033, Bank of India, Himmatlal Park Branch, Ahmedabad. IFSC Code: BKID0002036	Rs. 6,27,000/-	Rs. 62,700/-

Inspection Date & Time for Above Mention Properties For Sr. No. 1 TO 8: Dt. 13.10.2026 & Sr. No. 9 to 16: Dt. 14.10.2026 during 12.00 Noon to 03.00 PM.

17	Shri Jagdishkumar Naranbhai Patel (Borrower), Smt. Rachna Dipkumkar Patel (Co-Borrower), Shri Dipak Jagdishbhai Patel (Guarantor) To repay the amount mentioned in the notices being, Rs. 79,90,901.85/- and further interest & expenses thereon. Authorized Officer: Mr. Prashant Pandit Asset Recovery Branch, Ahmedabad, Mob.: 983530772	Flat No. B/704, 7th Floor, "West Residency" carpet area measuring about 103.65 sq. mtrs. Balcony area measuring about 5.00 sq. mtrs. Wash area measuring about 3.86 sq. mtrs. total area measuring about 112.51 sq. mtrs. and proportionately undivided share in the land measuring about 52.17 sq. mtrs. situated on agricultural land in the land bearing Block Survey No. 2027/ Ahmedabad measuring about 10920 sq. mtrs. of draft TP scheme No.1(Koba), P.N. 105/1 land measuring about 7098 sq. mtrs. Paki Subplot No.2 measuring about 3549 sq. mtrs. at mouja village Koba, Taluka Gandhinagar, in the registration District and Sub District Gandhinagar which is bounded as under: On or towards East: By Flat No. B-701, On or towards West: By Final Plot No.105/1, On or towards North: By Final Plot No.106, On or towards South: By Flat No. B-703. (Property is under Physical Possession).	Rs. 98,72,000/-	Rs. 9,90,000/-
18	M/s. Uma Industries, Proprietor: Mr. Alpeshbhai Givandhai Patel To repay the amount mentioned in the notices being, Rs. 46,26,969.70/- and further interest & expenses thereon. Authorized Officer: Mr. Prashant Pandit Asset Recovery Branch, Ahmedabad, Mob.: 983530772	Property 1: All that piece and parcel of the immovable property being city survey No. 1977 measuring 112.88 sq.mtrs. comprise first floor, second floor and third floor, pake three floor measuring 70 sq.mtrs. alongwith terrace rights and undivided share in land measuring 8.23 sq.mtrs. having Municipal Number: 01707-55-0554-0001 and also identified as No. 1060 Mouja Jemalpur - 2 situated at Narayanganj No.18/18 in the Pake Mouja Koba, Taluka Gandhinagar, in the registration District of Ahmedabad and Sub District of Dholka belonging to Mr. Vilas Durgeshbhai Ujgar and the same is bounded as under: East: Pole's Road, West: Stairs, North: Property being City Survey No. 1976, South: Property being City Survey No. 1978. (Property is under Physical Possession).	Rs. 9,00,000/-	Rs. 90,000/-
19	M/s. Jay Somnath Enterprise (Partnership Firm) Partner: Mr. Hitesh Bhimabhai Panchal & Mrs. Pahl Hiteshbhai Panchal and Guarantor: Mr. Ketan Bhimabhai Panchal To repay the amount mentioned in the notices being, Rs. 4,87,08,485.26/- and further interest & expenses thereon. Authorized Officer: Mr. Prashant Pandit Asset Recovery Branch, Ahmedabad, Mob.: 983530772	Property 2: Machinery lying in loose / dismantle condition under Bank's Physical Possession. (Property is under Physical Possession).	Rs. 9,20,000/-	Rs. 92,000/-
20	M/s. Advaita Enterprises, Mr. Shailesh Laxminarayan Agrawal (Proprietor), Mrs. Bhama Shailesh Agrawal w/o. Shri Shailesh Agrawal To repay the amount mentioned in the notices being, Rs. 46,60,500/- and further interest & expenses thereon. Authorized Officer: Mr. Prashant Pandit Asset Recovery Branch, Ahmedabad, Mob.: 983530772	Remainning Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 20549020000033, Bank of India, Asset Recovery Branch Branch, Ahmedabad. IFSC Code: BKID0002054	Rs. 1,07,10,000/-	Rs. 10,71,000/-
21	Mr. Ashokbhai Kamubhai Vaghela, Mrs. Laxminben Ashokbhai Vaghela To repay the amount mentioned in the notices being, Rs. 34,45,727/- and further interest & expenses thereon. Authorized Officer: Mr. Prashant Pandit Asset Recovery Branch, Ahmedabad, Mob.: 983530772	Property 1: An immovable property being Lease Hold Plot No. 13, area: 682.2 Sq.Mt. area situated at GIDC Industrial Estate Khareid, Dahod on land bearing Revenue Survey No. 214/P/7 within the limits of Mouja Khareid, Taluka & District Dahod in the state of Gujarat within the jurisdiction of the sub-registrar Dahod, together with the buildings, sheds, standing thereon. East: Plot No. 14, West: Plot No. 12, North: Estate Survey No. 14, South: Estate Survey No. 14. (Property is under Physical Possession).	Rs. 33,00,000/-	Rs. 3,30,000/-
		Property 2: An immovable property being Plot No. 07, area: 77.3875 Sq.Mt. (833.00 Sq.Mt.) Land Area on land bearing Kh. No. 4434, R.S.No. 376/1-2 & Kh. No. 5168, R.S.No. 376/1-2 paki 3 within the limits of mouja Dahod Kasha, Taluka & District Dahod in the state of Gujarat within the jurisdiction of the Sub-Registrar Dahod together with the buildings, sheds, standing thereon. Plot No. 9, West: Plot No. 5, North: Road, South: R.S. No. 376/1-2 paki other Property. (Property is under Physical Possession).	Rs. 29,30,000/-	Rs. 2,93,000/-
		Remainning Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 20549020000033, Bank of India, Asset Recovery Branch Branch, Ahmedabad. IFSC Code: BKID0002054	Rs. 31,47,000/-	Rs. 3,15,000/-

Inspection Date & Time for Above Mention Properties For Sr. No. 17 TO 19: Dt. 14.10.2026 & Sr. No. 20 to 21: Dt. 15.10.2026 during 12.00 Noon to 03.00 PM.

TERMS & CONDITIONS: (1) The e-auction is conducted by PSB alliance through the website: https://baanbank.net (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 deposit 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 later than next working day (including the end 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 payment may be offered to the second highest offer/bidder or resold/liquidated/purchase 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) In case sale is not confirmed or set aside on any grounds 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 are requested to further details to the authorised officer, bank. (9) The decision of the bank/bank alliance officer reviewing 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 certificate (as per format prescribed in the SARFAESI rule) will be issued to the successful purchaser/s shall be valid at 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/mortgagees/guarantors under rule 8(i) & (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 inquiries as to acquire any claim, charge and encumbrances on the property by their authority because 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 due to the banks in full before the date of sale, auction table to be stopped/cancelled/withdrawn. (15) In case of any dispute between the parties in regard to 16/18 Priority will be given to offer of composite bid. (16) Priority will be given to offer of composite bid. (17) 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 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 full sale deed. (22) Property inspection will be available for only those properties which are in Physical Possession with the bank. (23) GST Tax to be Borne by Purchaser over and above Bid Amount.				
STATUTORY 30 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 : 25.09.2026, Place : Ahmedabad				
Sd/- Authorised Officer, Bank of India				