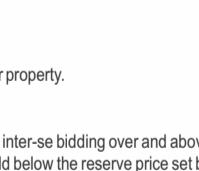
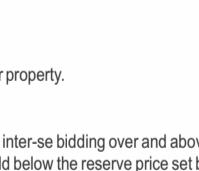
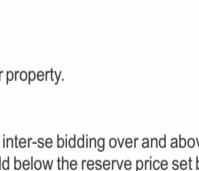
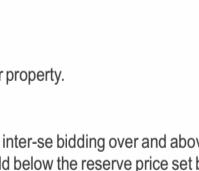
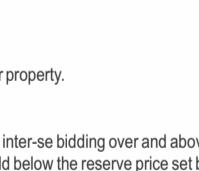
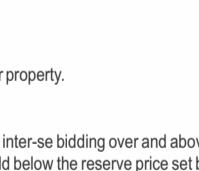
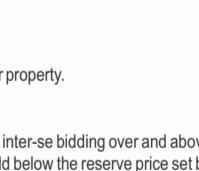
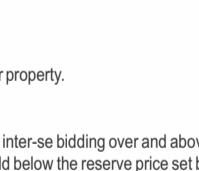
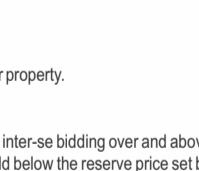
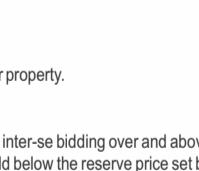
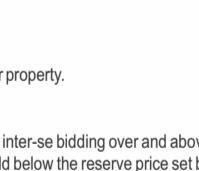
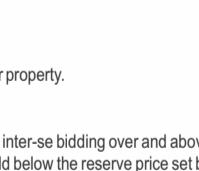


Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described movable and immovable properties mortgaged/charge/hypothecated to the Secured Creditor, **Physical/Symbolic Possession (As mentioned against each property separately)** of which has been taken by the Authorized Officer of **Bank of Baroda**, Secured Creditor, will be sold on "As is where is", "As is what is".

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/s / Mortgagor (s)	Detailed description of the Movable & immovable property with known encumbrances, if any	Total dues (as per Demand Notice)	1. Reserve Price 2. Earnest Money Deposit (EMD) 3. Bid Increase Amount
1	M/s Jay Creation [Proprietor: Mrs. Harshaben Chandrabhan Bherwani] and Guarantor Mr. Chandrabhan Manoharlal Bherwani	Lot No. (1): All that piece and parcel of immovable property bearing comprising of 2nd floor of "Mangrani Complex" (Muni. Tenament No. 0115-23-0818-0001-P) admeasuring about C.S. No. 4007 & 4008 carpet 53.06 Sq. Mtrs., carpet area on 2nd Floor situated on Property of C.S. No. 4007 & 4008 of Ward Kalupur-1 of Ahmedabad in the name of Mrs. Harshaben Chandrabhan Bherwani which is bounded as under: East : Common Stair, West : Open Chowk, North: Road, South : Road.	Rs. 78,30,243.57/- (Rupees Seventy Eight Lakhs Thirty Thousand Two Hundred Forty Three and Fifty Seven Paisa Only) + Unapplied interest and other charges & less	Reserve Price: Rs. 13,77,000/- (Rupees Thirteen Lakhs Seventy Seven Thousand Only) EMD: Rs. 1,37,700/- (Rupees One Lakhs Thirty Seven Thousand Seven Hundred Only)

		(Physical Possession)	recovery thereafter, if any.	Bid Increase Amount: Rs. 10,000/- (Rupees Ten Thousand Only)
2	<p>M/s Raj Sunmica Center Proprietor-Mr. Mahesh Kumar Ratanlal Jodhwani Kaveri Complex, Navapara, Bhavnagar (Gujarat) PIN-384001 AND M/s Raj Picture House (Proprietor-Mr. Rohit Maheshbhai Jodhwani) Shop No. 3, Kaveri Complex, Navapara, Bhavnagar (Gujarat) PIN-384001 Guarantors (In A/c Raj Picture House): 1. Mr. Rohit Maheshbhai Jodhwani 2. Mrs. Nandaben Maheshbhai Jodhwani 3. Mrs. Nilamben Maheshbhai Jodhwani 4. Mr. Mahesh Kumar Ratanlal Jodhwani</p>	<p>Lot No.(2): (1.) All that piece and parcel of Commercial Godown No. 11-A, Ground Floor, Kesharinandan Complex, Opposite Bhidbhanjan Mahadev Temple, Galaxy Cinema Road, Navapara, Bhavnagar – 364001 City Survey No. 55, ward no. 7, Shet No. 133 admeasuring about 151.80 Sq. mtrs. Area mouje Bhavnagar belongs to Mr. Maheshkumar Ratanlal Jodhwani (Mortgaged in A/c M/s Raj Sunmica Center) (Physical Possession) AND (2.) All that piece and parcel of Commercial Godown No. 11-B, Ground Floor, Kesharinandan Complex, Opposite Bhidbhanjan Mahadev Temple, Galaxy Cinema Road, Navapara, Bhavnagar – 364001 City Survey No. 55, ward no. 7, Shet No. 133 admeasuring about 151.80 Sq. mtrs. Area mouje Bhavnagar belongs to Mr. Maheshkumar Ratanlal Jodhwani (Mortgaged in A/c M/s Raj Picture House) (Physical Possession)</p>	<p>M/s Raj Sunmica Center Rs. 1,80,33,336/- (Rupees One Crore Eighty Lakhs Thirty Three Thousand Three Hundred Thirty Six Only) + Unapplied interest and other charges & less recovery thereafter, if any.</p> <p>M/s Raj Picture House Rs. 3,72,98,259/- (Rupees Three Crore Seventy Two Lakhs Ninety Eight Thousand Two Hundred Fifty Nine Rupees Only) + Unapplied interest and other charges & less recovery thereafter, if any.</p>	<p>Reserve Price : Rs. 1,12,00,000/- (Rupees One Crore Twelve Lakhs Only)</p> <p>EMD : Rs.11,20,000/- (Rupees Eleven Lakhs Twenty Thousand Only)</p> <p>Bid Increase Amount: Rs. 25,000/- (Rupees Twenty Five Thousand Only)</p>
3	<p>M/s AMI Engineering and Founders Proprietor Mr. Vishnubhai Patel Guarantor: Mr. Pradipbhai Vishnubhai Patel</p>	<p>Lot No.(3): Machinery related to High Pressure Die casting Machine, Horizontal Cold Chamber High Pressure die Casting Machine with Locking force of 180.0002 tonnes along with furnace, electrical and all standard accessories, Maruti make fully automatic Microprocessor controlled plastic injection Moulding Machine 130 TON 300 Gram Servo Injection Moulding machine with Auxiliaries, Powder Coating Oven, Cyclone and Blower 3 H.P., Oven Full Trolley, 75 HP Compressor Carbon Filler and related components hypothesised against credit facilities granted to M/s AMI Engineering and Founders.</p> <p>Note: 1. Please refer Bank's website for detailed information related to this plant and machinery 2. Plant & Machinery is kept in Bank's Godown. (Physical Possession)</p>	<p>Rs. 76,16,631.61 (Rupees Seventy Six Lakhs Sixteen Thousand Six Hundred Thirty One and Sixty One Paise Only) + Unapplied Interest and other Charges & less recovery thereafter if any</p>	<p>Reserve Price : Rs. 37,42,000/- (Rupees Thirty Seven Lakhs Forty Two Thousand Only)</p> <p>EMD : Rs. 3,74,200/- (Rupees Three Lakhs Seventy Four Thousand Two Hundred Only)</p> <p>Bid Increase Amount: Rs. 10,000/- (Rupees Ten Thousand Only)</p>
4	<p>Mr. Harsh Satish Shah and Mrs. Hinal Pratikbhai Fadia Residing at Flat No. A-1004, Prakruti Appartment, Jain Nagar, Near Parimal Under Bridge, Paldi, Ahmedabad (Gujarat)</p>	<p>Lot No. (4): All that piece and parcel of Non-Agriculture Land bearing Flat No. 9M-502 admeasuring 108 Sq. Yards i.e. 90.30 Sq. Mtrs. constructed property on admeasuring 10521 ares in the scheme of "Aagam '99 residency commercial Co. Op. Service Society Phase II" which is known as "Aagam '99 Residency Phase II" lying and being on Revenue Survey No. 1017/C situated, lying and being at Mouje: Sachana, Taluka: Viramgam, Dist. Sub District Ahmedabad in the name of Mr. Harsh Satish Shah and Mrs. Hinal Pratikbhai Fadia and bounded as follows: East: Flat No. 9M-501, West: Road and Open Land, North: Flat No. 9M-503, South: Road (Physical Possession)</p>	<p>Rs. 30,51,494.96 (Rupees Thirty Lakhs Fifty One Thousand Four Hundred Ninety Four and Ninety Six Paise Only) + Unapplied Interest and other Charges & less recovery thereafter if any</p>	<p>Reserve Price : Rs. 4,05,000/- (Rupees Four Lakhs Five Thousand Only)</p> <p>EMD : Rs. 40,500/- (Rupees Forty Thousand Five Hundred Only)</p> <p>Bid Increase Amount: Rs. 5,000/- (Rupees Five Thousand Only)</p>
5		<p>Lot No. (5): All that piece and parcel of Non-Agriculture Land bearing Flat No. 9M-503 admeasuring 108 Sq. Yards i.e. 90.30 Sq. Mtrs. constructed property on admeasuring 10521 ares in the scheme of "Aagam '99 residency commercial Co. Op. Service Society Phase II" which is known as "Aagam '99 Residency Phase II" lying and being on Revenue Survey No. 1017/C situated, lying and being at Mouje: Sachana, Taluka: Viramgam, Dist. Sub District Ahmedabad in the name of Mr. Harsh Satish Shah and Mrs. Hinal Pratikbhai Fadia and bounded as follows: East: Flat No. 9M-504, West: Road and Open Land, North: Road and Block 9/L, South: Flat No. 9M-502 (Physical Possession)</p>		<p>Reserve Price : Rs. 4,05,000/- (Rupees Four Lakhs Five Thousand Only)</p> <p>EMD : Rs. 40,500/- (Rupees Forty Thousand Five Hundred Only)</p> <p>Bid Increase Amount: Rs. 5,000/- (Rupees Five Thousand Only)</p>
6	<p>M/s Surfactant Products Pvt Ltd Registered Address: 0/1002,Chandanbara Aptt. Nr.Mahalaxmi Char Rasta Paldi Ahmedabad - 380007, Gujarat Directors/Guarantors: 1. Mr. Siddhartha Mahendra Shah 2. Mr. Ayush Siddhartha Shah 3. Mrs. Anisha Siddhartha Shah</p>	<p>Lot No. (6): All that piece and parcel of immovable property of Unit/Bunglows Nos. 299 and 300 admeasuring 480 Sq. Yards land (401.34 Sq. Meters) and 145 Sq. Yards Super Built Up Area (121.24 Sq. Mtrs.) in the scheme known as "Sanskari Villa" developed and constructed on all that piece and parcel of freehold non agriculture use land situated lying and being on Survey No. 156 paiki, Mouje Village: Panchasar, Taluka: Shankeshwar, Sub-District: Shankeshwar, District: Patan (Gujarat) in the name of Mr. Siddhartha Mahender Shah (Physical Possession)</p>	<p>Rs. 92,14,344.11 (Rupees Ninety Two Lakhs Fourteen Thousand Three Hundred Forty Four and Eleven Paisa Only) + Unapplied Interest and other Charges & less recovery thereafter if any</p>	<p>Reserve Price : Rs. 22,20,000/- (Rupees Twenty Two Lakhs Twenty Thousand Only)</p> <p>EMD : Rs. 2,22,000/- (Rupees Two Lakhs Twenty Two Thousand Only)</p> <p>Bid Increase Amount: Rs. 10,000/- (Rupees Ten Thousand Only)</p>
7	<p>Mrs. Lata Jayesh Doriya and Mrs. Bhavika Dipak Motivaras Residing at Moti Nivas, 13454, Kharva Society, Rajendra Bhuvan Road, Veraval, Patalan-Veraval, Junagadh, Gujarat PIN-362265</p>	<p>Lot No. (7): All that piece and parcel of Plot No. 84 admeasuring 200 Sq. Yards. i.e. 167.22 Sq. Mtrs. (Super built up) in scheme namely "BELLE VUE VIERAAA" situated, lying and being at Survey/Block No. 410 admeasuring 10,300 Sq. Mtrs. And Survey/Block No. 412 paiki 14,100 Sq. Mtrs. i.e. total 24,400 Sq. Mtrs land of, mouje Adroda, Taluka-Bavla in the Registration District Ahmedabad and Sub-District Bavla and the said property is bounded as under: East: Plot No. 90, West: Internal Road, North: Plot No. 85, South: Plot No. 83. (Physical Possession)</p>	<p>Rs. 39,30,700.99 (Rupees Thirty Nine Lakhs Thirty Thousand Seven Hundred and Ninety Nine Paise Only) + Unapplied Interest and other Charges & less recovery thereafter if any</p>	<p>Reserve Price : Rs. 24,30,000/- (Rupees Twenty Four Lakhs Thirty Thousand Only)</p> <p>EMD : Rs. 2,43,000/- (Rupees Two Lakhs Forty Three Thousand Only)</p> <p>Bid Increase Amount: Rs. 10,000/- (Rupees Ten Thousand Only)</p>
8	<p>Mrs. Bhavika Dipak Motivaras Residing at Moti Nivas, 13454, Kharva Society, Rajendra Bhuvan Road, Veraval, Patalan-Veraval, Junagadh, Gujarat PIN-362265</p>	<p>Lot No. (8): All that piece and parcel of Land alongwith structure standing thereon being Plot/Bungalow No. 83, Plot Area admeasuring 167.22 Sq. Mtrs. in the scheme known as "BELLE VUE VIERAAA." lying and situated on land bearing Survey/Block No. 410 admeasuring 10300 Sq. Mtrs. [New Survey/Block No. 92] and Survey/Block No. 412 paiki 14,100 Sq. Mtrs. [New Survey/Block No. 89], total admeasuring 24400 Sq. Mtrs. situated lying and being at Mouje Adroda, Taluka-Bavla, Registration District Ahmedabad & Sub-District at Bavla and the same is bounded as under: East: Plot No. 91, West: Internal Road, North: Plot No. 84, South: Plot No. 82. (Physical Possession)</p>	<p>Rs. 39,48,320.47 (Rupees Thirty Nine Lakhs Forty Eight Thousand Three Hundred Twenty and Forty Seven Paise Only) + Unapplied Interest and other Charges & less recovery thereafter if any.</p>	<p>Reserve Price : Rs. 22,50,000/- (Rupees Twenty Two Lakhs Fifty Thousand Only)</p> <p>EMD : Rs. 2,25,000/- (Rupees Two Lakhs Twenty Five Thousand Only)</p> <p>Bid Increase Amount: Rs. 10,000/- (Rupees Ten Thousand Only)</p>
9	<p>M/s Duke Enterprise Private Limited Registered Address: Plot No 409 Sector No 1, Gandhinagar - 382007 Gujarat Directors/Guarantors: 1. Mr. Nirbhaysinh Kishorsinh Rao, 2. Mr. Bhagirathsinh Nirbhaysinh Rao, 3. Mr. Samirathsinh Nirbhaysinh Rao</p>	<p>Lot No. (9): All that piece and parcel of immovable property being Non Agri culture land bearing sub Plot No. 1 admeasuring 5000 Sq. Yards i.e. 4181 Sq. Mtrs. on the land bearing Block No./Survey No. 142/1 in the scheme known as "Dreamsity" situate, lying and being at Mouje: Bagodara, Taluka: Bavla, District: Ahmedabad within limit of Registration District: Ahmedabad and Sub District: Bavla (Former Sub District: Dholka) in the name of Mr. Nirbhaysinh Kishorsinh Rao which is bounded as under: East: By Block/Survey No. 139, West: By Road, North: By Block/Survey No. 141, South: By Block/Survey No. 142/1 Sub Plot No. 2 (Symbolic Possession)</p>	<p>Rs. 4,85,34,876.45 (Rupees Four Crore Eighty Five Lakhs Thirty Four Thousand Eight Hundred Seventy Six and Forty Five Paise Only) + Unapplied Interest and other Charges & less recovery thereafter if any.</p>	<p>Reserve Price : Rs. 50,40,000/- (Rupees Fifty Lakhs Forty Thousand Only)</p> <p>EMD : Rs. 5,04,000/- (Rupees Five Lakhs Four Thousand Only)</p> <p>Bid Increase Amount: Rs. 25,000/- (Rupees Twenty Five Thousand Only)</p>
10	<p>Mr. Samirathsinh Nirbhaysinh Rao</p>	<p>Lot No. (10): All that piece and parcel of residential property being Non Agriculture land bearing Plot No. 2 admeasuring 5000 Sq. Yards i.e. 4181 Sq. Mtrs. on the land bearing Block No./Survey No. 142/1 in the scheme known as "Dreamsity" situate, lying and being at Mouje: Bagodara, Taluka: Bavla, District: Ahmedabad within limit of Registration District: Ahmedabad and Sub District: Bavla (Former Sub District: Dholka) in the name of Mr. Nirbhaysinh Kishorsinh Rao which is bounded as under: East: By Block/Survey No. 139, West: By Road, North: By Block/Survey No. 142/1, South: By Block/Survey No. 143 (Symbolic Possession)</p>	<p>Rs. 50,40,000/- (Rupees Fifty Lakhs Forty Thousand Only)</p> <p>EMD : Rs. 5,04,000/- (Rupees Five Lakhs Four Thousand Only)</p> <p>Bid Increase Amount: Rs. 25,000/- (Rupees Twenty Five Thousand Only)</p>	
<p>Auction Date: 19.02.2026 Auction Time: 02:00 PM to 06:00 PM (Unlimited extension of 10 minutes) Property inspection (BY TAKING PRIOR APPOINTMENT)</p> <p>Date 04.02.2026, From 11:00 AM to 04:00 PM</p> <p>Note: For Lot No. (2.) There are two Sale Deeds for Unit No. 11A and 11B, hence two Conveyance Deeds will be executed in favour of successful H1 Bidder/Buyer</p> <p>Note: Interested buyers are advised to perform due diligence at their own cost/level regarding applicability of Ashant Dhara Permission as per Disturbed Area Act of State Government of Gujarat for respective properties to check whether they are eligible or not</p>				
<p>For Lot No. 9 & 10 Only</p> <ol style="list-style-type: none"> Property is in Symbolic Possession and Bidder is purchasing the property in symbolic possession at his/own risk & responsibility. Bank will hand over the possession of property symbolically only and Successful Auction bidder/purchaser will not claim physical possession from the Bank. Bank will not be responsible or duty bound for handing over of physical possession. Successful Auction Purchaser will not be entitled to claim any interest, in any case of return of money. Successful Auction Purchaser has to submit the Declaration Cum Undertaking confirming the above terms & condition immediately after e-Auction. Subsequent to sale if successful bidder fails to submit Declaration Cum Undertaking, the bid EMD amount will be forfeited The intending purchaser has to produce an Undertaking duly Stamped and Notarised as per Bank Format(in case of Sale on the basis of Symbolic Possession) <p>For detailed terms and conditions Scan here: </p>				
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initialization/commencement of Auction i.e. on the same day or not later than next working day. The balance amount of bid purchase price payable by the Auction Purchaser/Bidder to the Authorised Officer on or before the fifteenth day of confirmation of sale of the property or such extended period between the purchaser and the secured creditor, in any case not exceeding three months. In case of failure to deposit the amount as mentioned above, the secured creditor may file a suit for recovery of the amount.

the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the defaulting bidder shall not have any claim over the forfeited amount and the property.

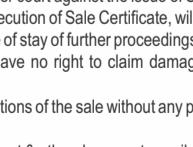
3. Default of Payment: Default of payment of 25% of bid amount (less EMD) on the same day or the next working day as stated above and/ or 5% of balance bid amount within stipulated time shall render automatic cancellation of sale without any notice. The EMD and any other monies paid by the successful bidder shall be forfeited to the Bank by Authorised Officer.
4. Payment of sale consideration by the successful bidder to the Bank will be subject to TDS under Section 194-1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75% of the bid amount. The successful Auction Purchaser / Bidder shall have to pay applicable GST to Bank on the bid amount.

11. On receipt of the e-certificate, registrant bidder only at the time

certificate, registration charges, all statutory dues payable to Government authority, taxes, GST and rates and outgoing, both existing and future relating to properties.

- No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained. The Sale Certificate will be issued only in the name of the successful bidder.
- The Sale Certificate will not be issued pending operation of any stay/ injunction/restraint order passed by the DRT/DRAT/High Court or any other court against the issue of Sale Certificate. Further no interest will be paid on the amount deposited during this period. The deposit made by the successful-bidder, pending execution of Sale Certificate, will be kept in non-interest bearing deposit account. No request for return of deposit either in part or full/cancellation of sale will be entertained. In case of stay of further proceedings by DRT/DRAT/High Court or any other Court, the auction may either be deferred or cancelled and persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement or cancellation against Authorised officer / Bank.
- The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/postpone/ cancel the sale/modify any terms and conditions of the sale without any prior notice and without assigning any reason including calling upon the next highest bidder to perform in case the earlier bidder fails to perform.
- The Intending purchaser can inspect the property on date and time mentioned above at his/her expense. For inspection about the title document & other documents available with the Bank, the intending bidders may contact Bank of Baroda Branch during office hours prior at least two days before auction date.
- The property is being sold on "As is where is", "As is what is" and "Whatever there is" basis and the intending bidders should make their own discreet independent inquiries & verify the concerned Registrar/SRO/Revenue Records/ other Statutory authorities regarding the encumbrances and claims/rights/dues/ charges of any authority such as Sales Tax, Excise/GST/Income Tax besides the Bank's charge and shall satisfy themselves regarding the, title nature, description, extent, quality, quantity, condition, encumbrance, lien, charge, statutory dues, etc over the property before submitting their bids. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party encumbrances/claims/rights/dues. No claim of whatsoever nature regarding the property put for sale charges/encumbrances over the property or on any other matter etc., will be entertained after submission of the online bid.
- The Bank does not undertake any responsibility to procure any permission/license, NOC, etc. in respect of the property offered for sale. The Authorised Officer/ Secured Creditor shall not be responsible for any dues like outstanding water/service charges, transfer fees, electricity dues, dues to the Municipal Corporation/local authority/Co-operative Housing Society or any other dues, taxes, levies, fees, transfer fees if any in respect of and/or in relation to the sale of the said property. Successful Bidder has to comply with the provisions of Income Tax regarding purchase of property & to pay the tax to the authorities as per applicable rates.
- The Authorised Officer will be at liberty to amend/ modify/ delete any of the conditions as may be deemed necessary in the light of facts and circumstances of each case. The Bank/ Authorised Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/ cancel the sale/modify any terms and conditions of the sale without any prior notice and assigning any reason. Bidders shall be deemed to have read and understood all the conditions of sale and are bound by the same. No counter-offer/conditional offer/conditions by the bidder and/or successful-bidder will be entertained. Words and expressions used herein above shall have the same meanings respectively assigned to them in SARFAESI Act, 2002, and the Rules framed thereunder.
- The sale is subject to confirmation by the Secured Creditor Bank.
- The sale is subject to conditions /Rules/Provisions prescribed in the SARFAESI Act 2002 and Security Interest (Enforcement) Rules, 2002 Rules framed there under and the terms & conditions mentioned above. For more details if any prospective bidders may contact the authorized officer **Mr. A K Chaudhary, Chief Manager on Mobile No.: 7486013985 or Mr. Vivek Kuhari, Sr. Manager, Mob. No. 8209433411 or Mr. Brijesh Shah, Manager on Mobile No.: 9824027991.**

to Bank on the bid amount.
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any third party encumbrance
matter etc., will be entertain

Authorised Officer/ Secured Credit
Agent/local authority/Co-operative

Successful Bidder has to comply with the circumstances of each case.

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shall have the same meaning.

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Editor: Michael C. Madsen