



The Mehsana Urban Co-Operative Bank Ltd.

SATELLITE BRANCH AHMEDABAD

MAURYA ATRIYA COMPLEX, OPP. KALGI APPARTMENT, NEAR JUDGES BUNGLOWS,
BODAKDEV, AHMEDABAD-380015.

[Terms and Conditions for Sale to be uploaded in Bank's website]

TERMS AND CONDITIONS FOR SALE OF ASSET THROUGH ONLINE E-AUCTION UNDER SARFAESI ACT 2002

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, Mortgagor (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of The Mehsana Urban Co-Operative Bank Ltd., Secured Creditor, will be sold **on "As is where is basis, As is what is basis, Whatever there is & Without Recourse"** basis for recovery of dues in below mentioned account/s. The details of Borrower(s)/Mortgagor (s)/ Guarantor (s) /Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below -

Date of E – Auction - 27.07.2026

Time of E- Auction – 02.00 PM to 04.00 PM

Possession Type – Physical Possession

Property Inspection Date and Time – 23.07.2026 from 10.00 AM to 5.00 PM

Last date of EMD Deposit – 24.07.2026

Sr /Lot No.	Name & address of Borrower/s / Guarantor/ Mortgagor s	Give short description of the immovable property with known encumbrances, if any (Mortgaged by _____)	Total Dues.	1.Reserve Price- Rs.____/- 2.Earnest Money Deposit (EMD)– Rs.____/- 3.Bid Increase Amount Rs.____/-
1.	Shyam Corporation Prop – Kinnari Alkeshkumar Modi.	1- Industrial Shed Situated At Govind Business Hub, Revenue Survey/ Block No.20/paiki/1, Shed No.11/A, Opp MC Donald's Restaurant. BH Iscon Gathiya Rath, Near to Zydus Cadilla Company, On Ahmedabad	Rs.5,09,97,344.00 plus Interest plus Legal and Other Expenses	1.Reserve Price- Rs. 2,93,47,200/-



The Mehsana Urban Co-Operative Bank Ltd.

	Guarantor – 1- Alkeshkumar Govindlal Modi 2- Kalpeshkumar Govindlal Modi 3 – B.P.D. Hormones (India) Mortgagor B.P.D. Hormones (India)	Rajkot Main Highway, Changodar Area, Ahmedabad, Taluka Sanand, District Ahmedabad. Bounded: East : Shed No.10/A West : Shed No.12/A North : 12 Meter Road South : Shed No.11/B 2- Industrial Shed Situated At Govind Business Hub, Revenue Survey/ Block No.20/paiki/1, Shed No.11/B, Opp MC Donald's Restaurant. BH Iscon Gathiya Rath, Near to Zydus Cadilla Company, On Ahmedabad Rajkot Main Highway, Changodar Area, Ahmedabad, Taluka Sanand, District Ahmedabad. Bounded: East : Shed No.11/A West : Shed No.13/A North : 12 Meter Road South : Shed No.12/B 3- Industrial Shed Situated At Govind Business Hub, Revenue Survey/ Block No.20/paiki/1, Shed No.12/A, Opp MC Donald's Restaurant. BH Iscon Gathiya Rath, Near to Zydus Cadilla Company, On Ahmedabad Rajkot Main Highway, Changodar Area, Ahmedabad, Taluka Sanand, District Ahmedabad. Bounded: East : Shed No.10/B West : Shed No.12/B North : Shed No.11/A South : 12 Meter Road 4- Industrial Shed Situated At Govind Business Hub, Revenue Survey/ Block No.20/paiki/1, Shed No.12/B, Opp MC Donald's Restaurant. BH Iscon Gathiya Rath, Near to Zydus Cadilla Company, On Ahmedabad		2.Earnest Money Deposit (EMD)– Rs. 29,34,720/- 3.Bid Increase Amount Rs. 25,000/- (11/A,11/B,12/A,12/B)
--	--	---	--	---



The Mehsana Urban Co-Operative Bank Ltd.

		Rajkot Main Highway, Changodar Area, Ahmedabad, Taluka Sanand, District Ahmedabad. Bounded: East : Shed No.11/B West : Shed No.13/B North : Shed No.12/A South : 12 Meter Road		
2.	Radhe Krishna Trader - Partner 1- Alkeshkumar Govindlal Modi 2- Kalpeshkumar Govindlal Modi Guarantor - 1- Kinnari Alkeshkumar Modi. 2- Pinki Kalpesh Modi 3 - B.P.D. Hormones (India) Mortgagor B.P.D. Hormones (India)	1- Industrial Shed Situated At Govind Business Hub, Revenue Survey/Block No.20/paiki/1, Shed No.7/A, Opp MC Donald's Restaurant, BH Iscon Gathiya Rath, Near to Zydus Cadila Company, On Ahmedabad Rajkot Main Highway, Changodar Area, Ahmedabad, Taluka Sanand, District Ahmedabad. Bounded: East : Shed No.6/A West : Shed No.8/A North : 12 Meter Road South : Shed No.7/B 2-Industrial Shed Situated At Govind Business Hub, Revenue Survey/Block No.20/paiki/1, Shed No.7/B, Opp MC Donald's Restaurant, BH Iscon Gathiya Rath, Near to Zydus Cadila Company, On Ahmedabad Rajkot Main Highway, Changodar Area, Ahmedabad, Taluka Sanand, District Ahmedabad. Bounded: East : Shed No.6/B West : Shed No.8/B North : Shed No.7/A South : 12 Meter Road 3- Industrial Shed Situated At Govind Business Hub, Revenue Survey/Block No.20/paiki/1, Shed No.8/A, Opp MC Donald's Restaurant, BH Iscon Gathiya Rath, Near to Zydus Cadila Company, On Ahmedabad Rajkot	Rs.4,46,88,147.00 plus Interest plus Legal and Other Expenses	1.Reserve Price- Rs. 2,35,31,400/- 2.Earnest Money Deposit (EMD)- Rs. 23,53,140/- 3.Bid Increase Amount Rs. 25,000/- (7/A,7/B,8/A,8/B)



The Mehsana Urban Co-Operative Bank Ltd.

		Main Highway, Changodar Area, Ahmedabad, Taluka Sanand, District Ahmedabad Bounded: East : Shed No.7/A West : Shed No.9/A North : 12 Meter Road South : Shed No.8/B 4- Industrial Shed Situated At Govind Business Hub, Revenue Survey/Block No.20/paiki/1, Shed No.8/B. Opp MC Donald's Restaurant, BH Iscon Gathiya Rath, Near to Zydus Cadila Company, On Ahmedabad Rajkot Main Highway, Changodar Area, Ahmedabad, Taluka Sanand, District Ahmedabad. Bounded: East : Shed No.7/B West : Shed No.9/B North : Shed No.8/A South : 12 Meter Road		
3.	Rose Biotech- Prop- 1-Kalpeshkumar Govindlal Modi Guarantor – 1- Alkeshkumar Govindlal Modi 2- Chehar Gandabhai Desai 3 – B.P.D. Hormones (India) Mortgagor	1- Industrial Shed Situated At Govind Business Hub, Revenue Survey/Block No.20/paiki/1, Shed No.15/B, Opp MC Donald's Restaurant, BH Iscon Gathiya Rath, Near to Zydus Cadilla Company, On Ahmedabad Rajkot Main Highway, Changodar Area, Ahmedabad, Taluka Sanand, District Ahmedabad. Bounded: East : 9 Meter Road West : Shed No. 15/A North : 12 Meter Road South : Shed No. 16/B	Rs.4,73,05,827.00 plus Interest plus Legal and Other Expenses	1.Reserve Price- Rs. 1,26,51,300/- 2.Earnest Money Deposit (EMD)– Rs. 12,65,130/- 3.Bid Increase Amount Rs. 25,000/- (15/B)



The Mehsana Urban Co-Operative Bank Ltd.

	B.P.D. Hormones (India)			
4.	Jay Enterprise - Prop- Pinki Kalpesh Modi Guarantor - 1- Alkeshkumar Govindlal Modi 2- Kalpeshkumar Govindlal Modi 3 - B.P.D. Hormones (India) Mortgagor B.P.D. Hormones (India)	1- Industrial Shed Situated At Govind Business Hub, Revenue Survey/Block No.20/paiki/1, Shed No.16/A, Opp MC Donald's Restaurant, BH Iscon Gathiya Rath, Near to Zydus Cadilla Company, On Ahmedabad Rajkot Main Highway, Changodar Area, Ahmedabad, Taluka Sanand, District Ahmedabad. Bounded: East : Shed No.16/B West : Estate Road North : Shed No.15/A South : Shed No.17/A 2- Industrial Shed Situated At Govind Business Hub, Revenue Survey/Block No.20/paiki/1, Shed No.17/A, Opp MC Donald's Restaurant, BH Iscon Gathiya Rath, Near to Zydus Cadilla Company, On Ahmedabad Rajkot Main Highway, Changodar Area, Ahmedabad Taluka Sanand, District Ahmedabad. Bounded: East : Shed No.17/B West : Estate Road North : Shed No.16/A South : Shed No.18/A 3- Industrial Shed Situated At Govind Business Hub, Revenue Survey/Block No.20/paiki/1, Shed No.17/B, Opp MC Donald's Restaurant, BH Iscon Gathiya Rath, Near to Zydus Cadilla Company, On Ahmedabad Rajkot Main Highway, Changodar Area, Ahmedabad, Taluka Sanand, District Ahmedabad. Bounded: East : 9 Meter Road West : Shed No.17/A North : Shed No.16/B South : Shed No.18/B	Rs.4,73,05,405.00 plus Interest plus Legal and Other Expenses	1.Reserve Price- Rs. 2,82,21,300/- 2.Earnest Money Deposit (EMD)- Rs. 28,22,130/- 3.Bid Increase Amount Rs. 25,000/- (16/A,17/A,17/B)



The Mehsana Urban Co-Operative Bank Ltd.

5.	Muskan Traders - Prop- Kinnari Alkeshkumar Modi. Guarantor - 1- Alkeshkumar Govindlal Modi 2- Kalpeshkumar Govindlal Modi 3 - B.P.D. Hormones (India) Mortgagor B.P.D. Hormones (India)	1- Industrial Shed Situated At Govind Business Hub, Revenue Survey/Block No.20/paiki/1, Shed No.18/A, Opp MC Donald's Restaurant, BH Iscon Gathiya Rath, Near to Zydus Cadilla Company, On Ahmedabad Rajkot Main Highway, Changodar Area, Ahmedabad, Taluka Sanand, District Ahmedabad. Bounded: East : Shed No.18/B West : Estate Road North : Shed No.17/A South : Shed No.19/A 2- Industrial Shed Situated At Govind Business Hub, Revenue Survey/Block No.20/paiki/1, Shed No.18/B, Opp MC Donald's Restaurant, BH Iscon Gathiya Rath, Near to Zydus Cadilla Company, On Ahmedabad Rajkot Main Highway, Changodar Area, Ahmedabad, Taluka Sanand, District Ahmedabad. Bounded: East : 9 Meter Road West : Shed No.18/A North : Shed No.17/B South : Shed No.19/B 3- Industrial Shed Situated At Govind Business Hub, Revenue Survey/Block No.20/paiki/1, Shed No.19/A, Opp MC Donald's Restaurant, BH Iscon Gathiya Rath, Near to Zydus Cadilla Company, On Ahmedabad Rajkot Main Highway, Changodar Area, Ahmedabado Palika Sanand, District Ahmedabad. Bounded: East : Shed No.19/B West : Estate Road	Rs.4,73,17,638.00 plus Interest plus Legal and Other Expenses	1.Reserve Price- Rs. 2,66,54,400/- 2.Earnest Money Deposit (EMD)- Rs. 26,65,440/- 3.Bid Increase Amount Rs. 25,000/- (18/A,18/B,19/A)



The Mehsana Urban Co-Operative Bank Ltd.

		North : Shed No.18/A South : ADJ. Plot		
6.	Sun Impex- Prop- Alkeshkumar Govindlal Modi Guarantor – 1- Kalpeshkumar Govindlal Modi 2- Chehar Gandabhai Desai 3 – B.P.D. Hormones (India) Mortgagor B.P.D. Hormones (India)	1- Industrial Shed Situated At Govind Business Hub, Revenue Survey/ Block No.20/paiki/1, Shed No.15/A, Opp MC Donald's Restaurant, BH Iscon Gathiya Rath, Near to Zydus Cadilla Company, On Ahmedabad Rajkot Main Highway, Changodar Area, Ahmedabad, Taluka Sanand, District Ahmedabad. Bounded: East : Shed No. 15/B West : Estate Road North : 12 Meter Road. South : Shed No. 16/A	Rs.4,83,54,245.00 plus Interest plus Legal and Other Expenses	1.Reserve Price- Rs. 3,13,61,400/- 2.Earnest Money Deposit (EMD)– Rs. 31,36,140/- 3.Bid Increase Amount Rs. 25,000/- (15/A)
7.	Gajanand Enterprise- Prop- Alkeshkumar Govindlal Modi Guarantor – 1- Pinki Kalpesh Modi 2- Kalpeshkumar Govindlal Modi 3 – B.P.D. Hormones (India) Mortgagor B.P.D. Hormones (India)	1- Industrial Shed Situated At Govind Business Hub, Revenue Survey/ Block No.20/paiki/1, Shed No.9/A, Opp MC Donald's Restaurant, BH Iscon Gathiya Rath, Near to Zydus Cadilla Company, On Ahmedabad Rajkot Main Highway, Changodar Area, Ahmedabad, Taluka Sanand, District Ahmedabad. East : Shed No.8/A West : Shed No.10/A North : 12 Meter Road South : Shed No.9/B 2- Industrial Shed Situated At Govind Business Hub, Revenue Survey/ Block No.20/paiki/1, Shed No.9/B, Opp MC Donald's Restaurant, BH Iscon Gathiya Rath, Near to Zydus Cadilla Company, On Ahmedabad Rajkot Main Highway, Changodar Area, Ahmedabad, Taluka Sanand, District Ahmedabad.	Rs.5,15,23,919.00 plus Interest plus Legal and Other Expenses	1.Reserve Price- Rs. 2,93,47,200/- 2.Earnest Money Deposit (EMD)– Rs. 29,34,720/- 3.Bid Increase Amount Rs. 25,000/- (9/A,9/B,10/A,10/B)



The Mehsana Urban Co-Operative Bank Ltd.

		Bounded: East : Shed No.8/B West : Shed No.10/B North : Shed No.9/A South : 12 Meter Road 3- Industrial Shed Situated At Govind Business Hub, Revenue Survey/ Block No.20/paiki/1, Shed No.10/A, Opp MC Donald's Restaurant, BH Iscon Gathiya Rath, Near to Zydus Cadilla Company, On Ahmedabad Rajkot Main Highway, Changodar Area, Ahmedabad, Taluka Sanand, District Ahmedabad. Bounded: East : Shed No.9/A West : Shed No.11/A North : 12 Meter Road South : Shed No.10/B 4- Industrial Shed Situated At Govind Business Hub, Revenue Survey/ Block No.20/paiki/1, Shed No.10/A, Opp MC Donald's Restaurant, BH Iscon Gathiya Rath, Near to Zydus Cadilla Company, On Ahmedabad Rajkot Main Highway, Changodar Area, Ahmedabad, Taluka Sanand, District Ahmedabad. Bounded: East : Shed No.9/B West : Shed No.11/B North : Shed No.10/A South : 12 Meter Road		
8.	Neelkanth Impex - Partner 1- Kinnari Alkeshkumar Modi. 2- Pinki Kalpesh Modi Guarantor - 1- Alkeshkumar Govindlal Modi	1- Industrial Shed situated at Govind Business Hub, Revenue Survey/Block No. 20/Paiki/1, Shed No. 13/A, Opp. MC Donald's Restaurant, B/h Iscon Gathiya Rath, Near to Zydus Cadilla Company, on Ahmedabad Rajkot Main Highway, Changodar Area, Ahmedabad, Taluka-Sanand, District-Ahmedabad located at Survey/Block no. 20/paiki/1, Shed no. 13/A, Opp. MC Donald's Restaurant, B/h Iscon Gathiya Rath, Near to Zydus Cadilla Company, on Ahmedabad Rajkot Main Highway, Changodar Area, Ahmedabad, Taluka- Sanand, District-Ahmedabad. Bounded: East : Shed No.12/A	Rs.4,68,31,439.00 plus Interest plus Legal and Other Expenses	1.Reserve Price- Rs. 2,92,30,200/- 2.Earnest Money Deposit (EMD)- Rs. 29,23,020/- 3.Bid Increase Amount Rs. 25,000/- (13/A,13/B,14/A,14/B)



The Mehsana Urban Co-Operative Bank Ltd.

	2- Kalpeshkumar Govindlal Modi 3 – B.P.D. Hormones (India) Mortgagor B.P.D. Hormones (India)	West : Shed No.14/A North : 12 Meter Road South : Shed No.13/B 2- Industrial Shed situated at Govind Business Hub. Revenue Survey/Block No. 20/Paiki/1, Shed No. 13/B, Opp. MC Donald's Restaurant, B/h Iscon Gathiya Rath, Near to Zydus Cadilla Company, on Ahmedabad Rajkot Main Highway. Changodar Area, Ahmedabad, Taluka- Sanand, District-Ahmedabad located at Survey/Block no. 20/paiki/1, Shed no. 13/B, Opp. MC Donald's Restaurant, B/h Iscon Gathiya Rath, Near to Zydus Cadilla Company, on Ahmedabad Rajkot Main Highway, Changodar Area, Ahmedabad, Taluka- Sanand, District-Ahmedabad. Bounded: East : Shed No.12/B West : Shed No.14/B North : Shed No.13/A South : 12 Meter Road 3- Industrial Shed situated at Govind Business Hub, Revenue Survey/Block No. 20/Paiki/1, Shed No. 14/A, Opp. MC Donald's Restaurant, B/h Iscon Gathiya Rath, Near to Zydus Cadilla Company, on Ahmedabad Rajkot Main Highway, Changodar Area, Ahmedabad, Taluka- Sanand, District-Ahmedabad located at Survey/Block no. 20/paiki/1, Shed no. 14/A, Opp. MC Donald's Restaurant, B/h Iscon Gathiya Rath, Near to Zydus Cadilla Company, on Ahmedabad Rajkot Main Highway, Changodar Area, Ahmedabad, Taluka- Sanand, District-Ahmedabad. Bounded: East : Shed No.13/A West : 12 Meter Road North : 12 Meter Road South : Shed No.14/B 4- Industrial Shed situated at Govind Business Hub, Revenue Survey/Block No. 20/Paiki/1, Shed No. 14/B, Opp. MC Donald's		
--	--	--	--	--



The Mehsana Urban Co-Operative Bank Ltd.

		Restaurant, B/h Iscon Gathiya Rath, Near to Zydus Cadilla Company, on Ahmedabad Rajkot Main Highway, Changodar Area, Ahmedabad, Taluka-Sanand, District-Ahmedabad located at Survey/Block no. 20/paiki/1, Shed no. 14/B, Opp. MC Donald's Restaurant, B/h Iscon Gathiya Rath, Near to Zydus Cadilla Company, on Ahmedabad Rajkot Main Highway, Changodar Area, Ahmedabad, Taluka-Sanand, District-Ahmedabad. Bounded: East : Shed No.13/B West : 12 Meter Road North : Shed No.14/A South : 12 Meter Road		
9	Murlidhar Impex Partner 1- Alkeshkumar Govindlal Modi 2- Kinnari Alkeshkumar Modi Guarantor- 1- Alkeshkumar Govindlal Modi 2- Kinnari Alkeshkumar Modi 3- Kalpeshkumar Govindlal Modi 4-Pinki Kalpeshkumar Modi 5 -BPD Hormones India 6- Alkeshkumar Govindlal Modi (Partner of BPD Hormones India)	1- All that piece or parcel of freehold Non-Agricultural land situate lying and being at Govind Business HUB, B/s. Zydus Cadila Biotech, Village Changodar, Taluka Sanand, District Ahmedabad bearing Sub-Plot No.3 of Block No.20/1 of Mouje Changodar of Sanand Taluka in the Registration District Ahmedabad and Sub-District of Sanand admeasuring 4019.00 Sq.Mtrs. or thereabouts together with a Shed No.3/A in "Govind Business HUB" admeasuring 35.42 Sq.Mtrs. of Ground Floor, 35.42 Sq.Mtrs. of First Floor, 35.42 Sq.Mtrs. of Second Floor respectively i.e. collectively 106.26 Sq.Mtrs. Built-Up Area thereon (alongwith construction made/to be made on the said Shed No.3/A) and the said property is bounded as follows:- Bounded: On the East by: Shed No.2/A. On the West by: Shed No.4/A. On the North by 12 Mtr. Road. On the South by: 12 Mtr. Road. 2- All that piece or parcel of freehold Non-Agricultural Jand situate lying and being at Govind Business HUB, B/s. Zydus Cadila Biotech, Village Changodar, Taluka Sanand, District Ahmedabad bearing Sub-Plot No.3 of Block No.20/1 of Mouje Changodar of Sanand Taluka in the Registration District Ahmedabad and Sub-District of Sanand admeasuring 4019.00 Sq.Mtrs. or thereabouts together with a Shed No.3/B in "Govind Business HUB" admeasuring 35.42 Sq.Mtrs. of Ground Floor, 35.42 Sq.Mtrs. of First	Rs.4,87,15,753.78 plus Interest plus Legal and Other Expenses	1.Reserve Price- Rs. 5,88,24,000/- 2.Earnest Money Deposit (EMD)- Rs. 58,82,400/- 3.Bid Increase Amount Rs. 25,000/- (3 A, 3B, 4A, 4B)



The Mehsana Urban Co-Operative Bank Ltd.

	7-Kalpeshkumar Govindlal Modi (Partner of BPD Hormones India) Mortgagor B.P.D. Hormones (India)	Floor and 35.42 Sq.Mtrs. of Second Floor respectively i.e. collectively 106.26 Sq.Mtrs. Built-Up Area thereon (alongwith construction made/to be made on the said Shed No.3/B) and the said property is bounded as follows:- Bounded: On the East by Shed No.2/B. On the West by Shed No.4/B. On the North by 12 Mtr. Road. On the South by: 12 Mtr. Road. 3- All that piece or parcel of freehold Non-Agricultural land situate lying and being at Govind Business HUB, B/s. Zydus Cadila Biotech, Village Changodar, Taluka Sanand, District Ahmedabad bearing Sub-Plot No.4 of Block No.20/1 of Mouje Changodar of Sanand Taluka in the Registration District Ahmedabad and Sub-District of Sanand admeasuring 4019.00 Sq.Mtrs. or thereabouts together with a Shed No.4/A in "Govind Business HUB admeasuring 35.42 Sq.Mtrs. of Ground Floor, 35.42 Sq.Mtrs. of First Floor and 35.42 Sq.Mtrs. of Second Floor respectively i.e. collectively 106.26 Sq.Mtrs. Built-Up Area thereon (alongwith construction made/to be made on the said Shed No.4/A) and the said property is bounded as follows:- Bounded: On the East by Shed No.3/A. On the West by Shed No.5/A. On the North by 12 Mtr. Road. On the South by: 12 Mtr. Road. 4- All that piece or parcel of freehold Non-Agricultural land situate lying and being at Govind Business HUB, B/s. Zydus Cadila Biotech, Village Changodar, Taluka Sanand, District Ahmedabad bearing Sub-Plot No.4 of Block No.20/1 of Mouje Changodar of Sanand Taluka in the Registration District Ahmedabad and Sub-District of Sanand admeasuring 4019.00 Sq.Mtrs. or thereabouts together with a Shed No.4/B in "Govind Business HUB" admeasuring 35.42 Sq.Mtrs. of Ground Floor, 35.42 Sq.Mtrs. of First		
--	--	---	--	--



The Mehsana Urban Co-Operative Bank Ltd.

		Floor and 35.42 Sq.Mtrs. of Second Floor respectively i.e. collectively 106.26 Sq.Mtrs. Built-Up Area thereon (alongwith construction made/to be made on the said Shed No.4/B) and the said property is bounded as follows:- Bounded: On the East by Shed No.3/B. On the West by Shed No.5/B. On the North by: 12 Mtr. Road. On the South by: 12 Mtr. Road.		
10.	Shivshakti Enterprise Partner 1- Alkeshkumar Govindlal Modi 2- Pinki Kalpesh Modi Guarantor- 1- Alkeshkumar Govindlal Modi 2- Kinnari Alkeshkumar Modi 3- Kalpeshkumar Govindlal Modi 4-Pinki Kalpeshkumar Modi 5 -BPD Hormones India 6- Alkeshkumar Govindlal Modi (Partner of BPD Hormones India) 7-Kalpeshkumar Govindlal Modi (Partner of BPD	1- All that piece or parcel of freehold Non-Agricultural land situate lying and being at Govind Business HUB, B/s. Zydus Cadila Biotech, Village Changodar, Taluka Sanand, District Ahmedabad bearing Sub-Plot No.5 of Block No.20/1 of Mouje Changodar of Sanand Taluka in the Registration District Ahmedabad and Sub-District of Sanand admeasuring 4019.00 Sq.Mtrs. or thereabouts togetherwith a Shed No.5/A in "Govind Business HUB" admeasuring 35.42 Sq.Mtrs. of Ground Floor, 35.42 Sq.Mtrs. of First Floor and 35.42 Sq.Mtrs. of Second Floor respectively i.e. collectively 106.26 Sq.Mtrs. Built-Up Area thereon (alongwith construction made/to be made on the said Shed No.5/A) and the said property is bounded as : On the East by Shed No.4/A. On the West by Shed No.6/A. On the North by 12 Mtr. Road. On the South by: 12 Mtr. Road. 2- All that piece or parcel of freehold Non-Agricultural land situate lying and being at Govind Business HUB, B/s. Zydus Cadila Biotech, Village Changodar, Taluka Sanand, District Ahmedabad bearing Sub-Plot No.5 of Block No.20/1 of Mouje Changodar of Sanand Taluka in the Registration District Ahmedabad and Sub-District of Sanand admeasuring 4019.00 Sq.Mtrs. or thereabouts togetherwith a Shed No.5/B in "Govind Business HUB" admeasuring 35.42 Sq.Mtrs. of Ground Floor, 35.42 Sq.Mtrs. of First Floor and 35.42 Sq.Mtrs. of Second Floor respectively i.e. collectively 106.26 Sq.Mtrs. Built-Up Area thereon (alongwith construction made/to	Rs.4,87,09,941.00 plus Interest plus Legal and Other Expenses	1.Reserve Price- Rs. 2,35,31,400/- 2.Earnest Money Deposit (EMD)- Rs. 23,53,140/- 3.Bid Increase Amount Rs. 25,000/- (5A, 5B, 6A, 6B)



The Mehsana Urban Co-Operative Bank Ltd.

	Hormones India) Mortgagor B.P.D. Hormones (India)	be made on the said Shed No.5/B) and the said property is bounded as follows:- On the East by Shed No.4/B. On the West by Shed No.6/B. On the North by 12 Mtr. Road. On the South by: 12 Mtr. Road. 3- All that piece or parcel of freehold Non-Agricultural land situate lying and being at All that piece or parcel of freehold Non-Agricultural land situate lying and being at Govind Business HUB, B/s. Zydus Cadila Biotech, Village Changodar, Taluka Sanand, District Ahmedabad bearing Sub-Plot No.6 of Block No.20/1 of Mouje Changodar of Sanand Taluka in the Registration District Ahmedabad and Sub-District of admeasuring 4019.00 Sq.Mtrs. or thereabouts togetherwith a Shed No.6/A in "Govind Business HUB" admeasuring 35.42 Sq.Mtrs. of Ground Floor, 35.42 Sq.Mtrs. of First Floor and 35.42 Sq.Mtrs. of Second Floor respectively i.e. collectively 106.26 Sq.Mtrs. Built-Up Area thereon (alongwith construction made/to be made on the said Shed No.6/A) and the said property is bounded as follows:- On the East by: Shed No.5/A. On the West by: Shed No.7/A. On the North by 12 Mtr. Road. On the South by: 12 Mtr. Road. 4- All that piece or parcel of freehold Non-Agricultural land situate lying and being at Govind Business HUB, B/s. Zydus Cadila Biotech, Village Changodar, Taluka Sanand, District Ahmedabad bearing Sub-Plot No.6 of Block No.20/1 of Mouje Changodar of Sanand Taluka in the Registration District Ahmedabad and Sub-District of Sanand admeasuring 4019.00 Sq.Mtrs. or thereabouts togetherwith a Shed No.6/B in "Govind Business HUB" admeasuring 35.42 Sq.Mtrs. of Ground Floor, 35.42 Sq.Mtrs. of First Floor and 35.42 Sq.Mtrs. of Second Floor respectively i.e. collectively 106.26 Sq.Mtrs. Built-Up Area thereon (alongwith construction made/to be made on the said Shed No.6/B) and the said property is bounded as follows:-		
--	--	---	--	--



The Mehsana Urban Co-Operative Bank Ltd.

		On the East by Shed No.5/B. On the West by: Shed No.7/B. On the North by 12 Mtr. Road. On the South by: 12 Mtr. Road.		
11.	Rasayan Corporation Partner 1-Rasilaben Govindlal Modi 2-Kinnari Alkeshkumar Modi Guarantor- 1- Pinki Kalpeshkumar Modi 2- Rakeshbhai Chandrakantbhai Modi 3- Kinnari Alkeshkumar Modi 4- Rasilaben Govindlal Modi 5- BPD Hormones India 6- Kinnari Alkeshkumar Modi 7- Rasilaben Govindlal Modi Mortgagor B.P.D. Hormones (India)	1- All that piece or parcel of freehold Non-Agricultural land situate lying and being at Govind Business HUB, B/s. Zydus Cadila Biotech, Village Changodar, Taluka Sanand, District Ahmedabad bearing Sub-Plot No.1 of Block No.20/1 of Mouje Changodar of Sanand Taluka in the Registration District Ahmedabad and Sub-District of Sanand admeasuring 312.00 Sq.Yds. Carpet Area and 538.00 Sq.Yds. Super Area or thereabouts togetherwith a Shed No.1/A in "Govind Business HUB" admeasuring 35.45 Sq.Mtrs. of Ground Floor, 35.45 Sq.Mtrs. of First Floor, 34.45 Sq.Mtrs. of Second Floor respectively i.e. collectively 105.35 Sq.Mtrs. Built-Up Area thereon (alongwith construction made/to be made on the said Shed No.1/A) and the said property is bounded as follows:- On the East by: S.No. 19 On the West by: Shed No. 2A On the North by 12 Mtr. Road. On the South by: Shed No. 1B 2- All that piece or parcel of freehold Non-Agricultural land situate lying and being at Govind Business HUB, B/s. Zydus Cadila Biotech, Village Changodar, Taluka Sanand, District Ahmedabad bearing Sub-Plot No.1 of Block No.20/1 of Mouje Changodar of Sanand Taluka in the Registration District Ahmedabad and Sub-District of Sanand admeasuring 312.00 Sq.Yds. Carpet Area and 538.00 Sq.Yds. Super Area or thereabouts togetherwith a Shed No.1/B in "Govind Business HUB" admeasuring 35.42 Sq.Mtrs. of Ground Floor, 35.42 Sq.Mtrs. of First Floor and 1173.00 Sq.Mtrs. of Second Floor respectively i.e. collectively 1243.84 Sq.Mtrs. Built-Up Area thereon (alongwith construction made/to be made on the said Shed No.1/B) and the said property is bounded as follows:- On the East by S.No. 19 On the West by Shed No.2B	Rs.5,11,16,689.78 plus Interest plus Legal and Other Expenses	1.Reserve Price- Rs. 1,49,32, 800/- 2.Earnest Money Deposit (EMD)- Rs. 14,93,280/- 3.Bid Increase Amount Rs. 25,000/- (1A, 1B, 2A, 2B)



The Mehsana Urban Co-Operative Bank Ltd.

	On the North by Shed No.1A On the South by: 12 Mtr. Road 3- All that piece or parcel of freehold Non-Agricultural land situate lying and being at Govind Business HUB, B/s. Zydus Cadila Biotech, Village Changodar, Taluka Sanand, District Ahmedabad bearing Sub-Plot No.2 of Block No.20/1 of Mouje Changodar of Sanand Taluka in the Registration District Ahmedabad and Sub-District of Sanand admeasuring 132.00 Sq.Yds. Carpet Area and Shed No.2/A in "Govind Business HUB" admeasuring 228.00 Sq.Yds. Super Area or thereabouts together with a 35.42 Sq.Mtrs. of Ground Floor, 35.42 Sq.MD At Floor and 35.42 Sq.Mtrs. of Second Floor respectively i.c. collectively 106.26 Sq.Mtrs. Built-Up Area thereon (alongwith construction made/to be made on the said Shed No.2/A) and the said property is bounded as follows:- On the East by Shed No.1/A. On the West by Shed No.3/A. On the North by 12 Mtr. Road. On the South by: Shed No.2/B. 4- All that piece or parcel of freehold Non-Agricultural land situate lying and being at Govind Business HUB, B/s. Zydus Cadila Biotech, Village Changodar, Taluka Sanand, District Ahmedabad bearing Sub-Plot No.2 of Block No.20/1 of Mouje Changodar of Sanand Taluka in the Registration District Ahmedabad and Sub-District of Sanand admeasuring 132.00 Sq.Yds. Carpet Area and 228.00 Sq.Yds. Super Area or thereabouts togetherwith a Shed No.2/B in "Govind Business HUB" admeasuring 35.42 Sq.Mtrs. of Ground Floor, 35.42 Sq.Mtrs. of First Floor and 35.42 Sq.Mtrs. of Second Floor respectively i.e. collectively 106.26 Sq.Mtrs. Built-Up Area thereon (alongwith construction made/to be made on the said Shed No.2/B) and the said property is bounded as follows:- On the East by Shed No.1/B On the West by Shed No.3/B. On the North by: Shed No.2/A On the South by: 12 Mtr. Road.		
--	--	--	--



The Mehsana Urban Co-Operative Bank Ltd.

12.	Swiss Biotech Partner 1- Pinkiben Kalpeshkumar Modi 2- Rasilaben Govindbhai Modi Guarantor- 1- Kinnari Alkeshkumar Modi 2- Rakeshbhai Chandrakantbhai Modi 3- Pinki Kalpeshkumar Modi 4- Rasilaben Govindlal Modi 5- BPD Hormones India 6- Alkeshkumar Govindlal Modi (Partner of BPD Hormones India) 7- Kalpeshkumar Govindlal Modi (Partner of BPD Hormones India) Mortgagor B.P.D. Hormones (India)	1- All that piece or parcel of freehold Non-Agricultural land situate lying and being at Govind Business HUB, B/s. Zydus Cadila Biotech, Village Changodar, Taluka Sanand, District Ahmedabad bearing Sub-Plot No.1 of Block No.20/1 of Mouje Changodar of Sanand Taluka in the Registration District Ahmedabad and Sub-District of Sanand admeasuring 312.00 Sq.Yds. Carpet Area and 538.00 Sq.Yds. Super Area or thereabouts togetherwith a Shed No.1/A in "Govind Business HUB" admeasuring 35.45 Sq.Mtrs. of Ground Floor, 35.45 Sq.Mtrs. of First Floor, 34.45 Sq.Mtrs. of Second Floor respectively i.e. collectively 105.35 Sq.Mtrs. Built-Up Area thereon (alongwith construction made/to be made on the said Shed No.1/A) and the said property is bounded as follows:- On the East by: S.No. 19 On the West by: Shed No. 2A On the North by 12 Mtr. Road. On the South by: Shed No. 1B 2- All that piece or parcel of freehold Non-Agricultural land situate lying and being at Govind Business HUB, B/s. Zydus Cadila Biotech, Village Changodar, Taluka Sanand, District Ahmedabad bearing Sub-Plot No.1 of Block No.20/1 of Mouje Changodar of Sanand Taluka in the Registration District Ahmedabad and Sub-District of Sanand admeasuring 312.00 Sq.Yds. Carpet Area and 538.00 Sq.Yds. Super Area or thereabouts togetherwith a Shed No.1/B in "Govind Business HUB" admeasuring 35.42 Sq.Mtrs. of Ground Floor, 35.42 Sq.Mtrs. of First Floor and 1173.00 Sq.Mtrs. of Second Floor respectively i.e. collectively 1243.84 Sq.Mtrs. Built-Up Area thereon (alongwith construction made/to be made on the said Shed No.1/B) and the said property is bounded as follows:- On the East by S.No. 19 On the West by Shed No.2B On the North by Shed No.1A On the South by: 12 Mtr. Road	Rs.5,10,08,295.37 plus Interest plus Legal and Other Expenses	1.Reserve Price- Rs. 1,49,32, 800/- 2.Earnest Money Deposit (EMD)- Rs. 14,93,280/- 3.Bid Increase Amount Rs. 25,000/- (1A, 1B, 2A, 2B)
-----	--	--	--	--



The Mehsana Urban Co-Operative Bank Ltd.

		3- All that piece or parcel of freehold Non-Agricultural land situate lying and being at Govind Business HUB, B/s. Zydus Cadila Biotech, Village Changodar, Taluka Sanand, District Ahmedabad bearing Sub-Plot No.2 of Block No.20/1 of Mouje Changodar of Sanand Taluka in the Registration District Ahmedabad and Sub-District of Sanand admeasuring 132.00 Sq.Yds. Carpet Area and Shed No.2/A in "Govind Business HUB" admeasuring 228.00 Sq.Yds. Super Area or thereabouts together with a 35.42 Sq.Mtrs. of Ground Floor, 35.42 Sq.MD At Floor and 35.42 Sq.Mtrs. of Second Floor respectively i.c. collectively 106.26 Sq.Mtrs. Built-Up Area thereon (alongwith construction made/to be made on the said Shed No.2/A) and the said property is bounded as follows:- On the East by Shed No.1/A. On the West by Shed No.3/A. On the North by 12 Mtr. Road. On the South by: Shed No.2/B. 4- All that piece or parcel of freehold Non-Agricultural land situate lying and being at Govind Business HUB, B/s. Zydus Cadila Biotech, Village Changodar, Taluka Sanand, District Ahmedabad bearing Sub-Plot No.2 of Block No.20/1 of Mouje Changodar of Sanand Taluka in the Registration District Ahmedabad and Sub-District of Sanand admeasuring 132.00 Sq.Yds. Carpet Area and 228.00 Sq.Yds. Super Area or thereabouts togetherwith a Shed No.2/B in "Govind Business HUB" admeasuring 35.42 Sq.Mtrs. of Ground Floor, 35.42 Sq.Mtrs. of First Floor and 35.42 Sq.Mtrs. of Second Floor respectively i.e. collectively 106.26 Sq.Mtrs. Built-Up Area thereon (alongwith construction made/to be made on the said Shed No.2/B) and the said property is bounded as follows:- On the East by Shed No.1/B On the West by Shed No.3/B. On the North by: Shed No.2/A On the South by: 12 Mtr. Road.		
--	--	--	--	--

TERMS & CONDITIONS

1) The above Secured Assets shall be sold on the basis of “As is where is, As is what is, whatever there is and without recourse” and not to be



The Mehsana Urban Co-Operative Bank Ltd.

sold below the Reserve Price mentioned as above.

- 2) Before submitting quotation, for the information of said Sale/Auction, its Terms & Conditions, Bid form and procedure of submission of Bid/Offer, please contact on above address or number.
- 3) Before Submitting the Bids, Bidders should satisfy themselves from the Authorized Officers about the rights, title, interest & dues payable by them in respect of the secured assets in question and later on no objection of any kind shall be entertained in this regard.
- 4) To the best of knowledge and information of the Authorised officer, there is no encumbrance in the secured assets except Society Dues, Property Tax & Electricity Charges etc. However, the intending bidders should make their own independent inquiries regarding the encumbrance, title of secured assets put on E-Auction and claims/right/dues/affecting the secured assets prior to submitting their bid. The E-Auction advertisement does not constitute any commitment or any representation of The Mehsana Urban Co. Op. Bank Ltd. The secured assets is being sold with all the existing and future encumbrances whether known or unknown to The Mehsana Urban Co. Op. Bank Ltd The Authorised officer/Secured Creditors shall not be responsible in any way for any third party claims/rights/dues.
- 5) Applicable Stamp Duty/ Additional Stamp Duty/ Transfer and Registration Charges, Fees etc. have to be borne by the purchaser only.
- 6) All statutory/non statutory dues, taxes, rates, assessments, charges, fees, claims etc. pertaining to above secured assets will be the responsibility of the purchaser only.
- 7) Intending Bidders may avail training for online bidding from M/s. E-Procurement Technologies Ltd./Auction Tiger, B-704, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380006 Gujarat (India). Contact Nos.: Mr. Maulik Shrimali -9173528727 | 9265562819 | 9265562821 | 9265562818, Maulik.shrimali@auctiontiger.net or support@auctiontiger.net.
- 8) EMD and KYC should reach the undersigned on or before 24.07.2026 up to 4.30 pm.
- 9) The Bid Price to be submitted shall be above the Reserve Price and bidders shall improve their further offers in multiples of the amount as mentioned in Auction Notice.
- 10) The successful Bidder shall deposit 25% of the Bid amount (Including EMD before Bid) immediately within next working day after sale, if the successful bidder fails to pay 25% amount within the time prescribed herein above, the EMD shall be forfeited without any Notice. After deposit of 25% and thereafter confirming the sale by the Authorised Officer, the Bidder shall have to pay remaining amount i.e. 75% of the bid amount on or before 15 days from the receipt of the acceptance/confirmation letter or within such extended period allowed by the Authorised Officer. If the remaining amount not paid within the time prescribed in the confirmation/acceptance letter, the total amount deposited would be forfeited without any notice and secured assets shall be resold.
- 11) Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT fund transfer to credit of The Mehsana Urban Co. Op. Bank Ltd "Auction EMD (Sec Deposit)Account" No. 001015901500005, IFSC Code: MSNU0000001, for inspection of the secured assets OR any information please contact to Mobile No. 8347015611 & 9898260305, Recovery Department, Head Office, Mehsana.
- 12) The EMD amount of unsuccessful bidder will be returned on closure of the E-Auction/Sale Proceeding. The EMD amount shall not carry any Interest.
- 13) The sale certificate will be issued in the name of the purchaser(s)/applicant (s) only and will not be issued in any other name (s).
- 14) The sale shall be subject to rules/conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
- 15) In case of stay of sale or Recovery Proceedings by any superior court of Competent Jurisdiction, the auction/sale may either be postponed/cancelled in compliance of such order, without any further notice and persons participating in the auction/sales shall have no right to claim damages, compensation and cost of such postponement/cancellation etc.
- 16) No person other than intending Bidder/offered themselves, or their duly Authorised Representative shall be allowed to participate in E-



The Mehsana Urban Co-Operative Bank Ltd.

Auction/Sale proceeding. Such Authorization Letter is required to submit along with Bid Amount.

- 17) The Borrower Company through its Directors, Guarantors & Mortgagor are also given liberty to participate in the sale so as to fetch maximum value of the property.**
- 18) The sale is subject to confirmation by the Authorised Officer.**
- 19) The Authorised Officer has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction without assigning any reason thereof.**
- 20) It shall be responsibility of the successful bidder to pay 1% T.D.S. of the sale amount under Section 194(1A) of the Income Tax Act & shall submit the proof there of to Authorised officer.**

STATUTORY NOTICE:-As per Rule 8(6) read with Rule 9(1) of Security Interest (Enforcement) Rules, 2002.

The present address of the Borrower Company & Residence of Directors, Guarantors & Mortgagor are not known. Hence, this notice also be considered as a 15 days' notice to the Borrower Company its Directors, Guarantors & Mortgagor of the above said outstanding dues about holding of subsequent public auction sale of above secured assets on the above mentioned date & other details.

SPECIAL INSTRUCTION & CAUTION

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither The Mehsana Urban Co Op. Bank Ltd. nor the service provider will be responsible for any lapses/failure (internet failure, power failure etc.) on the part of the vendor in such cases. In order to ward off such contingent situation, the bidders are requested to make all the necessary arrangements/alternatives such as back –up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Sd/-

Date: 06.07.2026

Place :- Ahmedabad

Name:

Authorised Officer

The Mehsana Urban Co-Operative Bank Ltd.



The Mehsana Urban Co-Operative Bank Ltd.