



Zonal Stressed Assets Recovery Branch, Ahmedabad Zone, 4th Floor, Bank of Baroda Towers, Nt. Law Garden, Ellisbridge
Ahmedabad-380006
Ph. 079-25473154, Email: armahm@bankofbaroda.bank.in

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 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, Guarantor/s, Secured Asset/s/Dues/Reserve of which has been taken by the Authorised Officer of Bank of Baroda, "As is what is", "As is where is", "Whatever there is" on 25 Sep 2026 for recovery of the dues as detailed below. The particulars of the Borrower/s/Guarantor/s/Secured Asset/s/Dues/Reserve Price/Auction date & Time, EMD and Bid Increase Amount are provided hereunder –

Sr/Lot No.	Name & Address of Borrower/s/Guarantor/s	Total Dues.	Description of Properties	Reserve Price, EMD and Bid Increase Amount
1.	M/s Heliios Tubealloys Pvt. Ltd. (Formerly known as M/s SLS Tubes Pvt Ltd.) having its registered office located at SLS House, Plot No. 53 B, Opp. Gen Co. Op. Bank, Navrangpura Crossroads, Usmanpura, Ahmedabad, Also at: B-805, Vasant Vihar, Dafnala, Shahibaug, Ahmedabad - 380004 Directors/Guarantors: 1. Mr. Shantilal Premchand Shangvi (Director/Guarantor) 2. Mrs. Dadinthen Shangvi (Guarantor) Both residing at: B-805, Vasant Vihar, Dafnala, Shahibaug, Ahmedabad - 380004 3. Mr. Mahesh Shantilal Shangvi (Director/Guarantor) 4. Mrs. Manjulaben Shantilal Shangvi (Guarantor) Both residing at B-805, Vasant Vihar, Dafnala, Shahibaug, Ahmedabad - 380004 Also at: Flat No. 243 (New No. 2403), 24th Floor, Siddhesh Darshan, Girgaon Main Road, 10th Khetwadi Lane, Nr. Reliance Hospital, Mumbai - 400004 5. M/s SLS Industries Pvt. Ltd. (Corporate Guarantor) M/s Optima Stainless Pvt. Ltd. (Corporate Guarantor) Both having office at Usha Apartments, Navrangpura, Ahmedabad - 380009, Also at: B-805, Vasant Vihar, Dafnala, Shahibaug, Ahmedabad - 380004	Rs. 1,55,91,13,633.37 (Rupees One Hundred Fifty Five Crore Ninety One Lakhs Thirteen Thousand Six Hundred Thirty Three and Thirty-Seven Paise Only) as on 26.08.2026. (With reference to Demand Notice under section 13(2) Dated: 08.01.2014) There is one SA /legal action was taken by the borrower where date of filing was 15.05.2014, and next listing date is 09.11.2026, petitioner name Mrs. Manjulaben Shantilal Sanghavi.	All that immovable property bearing Flat No. 243 (New No. 2403) on 24th Floor of Siddhesh Darshan, admeasuring 843.56 Sq. Ft Carpet Area (as per Sale Deed), Girgaon Main Road, (10th Khetwadi Lane, Near Reliance Hospital) Mumbai-400004, constructed on C.T.s. No. 1071, situated at Village-Girgaon, Division-Khetwadi, Sub-Registrar Assurance, Mumbai standing in the name of Mrs. Manjulaben Shantilal Shangvi. Common Boundaries as per Mortgage Deed: East: Lift, West: Open Land, North: Staircase, South: Open Land Encumbrance known to the Bank: Nil Symbolic Possession Property Id-BARB259920200050	Reserve Price: Rs. 3,85,00,000/- EM D: Rs. 38,50,000/- Bid Inc.: Rs. 1,00,000/-

Date of E-Auction	Status of Possession (Constructive /Physical)	Property Inspection Date & Time
Time of E-Auction		
Start Time to End time		
Date : 25.09.2026	Constructive Possession	Date :16 Sep2026 Time: 11:00 AM to 02:00 PM
Start Time : 02:00 PM to End Time :06:00 PM (Unlimited Extension of 10 minutes)		

Additional Terms & Conditions for Properties under Symbolic Possession:

- a) Property is In Symbolic Possession and Bidder is purchasing the property In symbolic possession at his/own risk & responsibility.
- b) Bank will hand over the possession of property symbolically only and Successful Auction bidder/purchaser will not claim physical possession from the Bank.
- c) Bank will not be responsible or duty bound for handing over of physical possession.
- d) Successful Auction Purchaser will not be entitled to claim any interest, in any case of return of money.
- e) Successful Auction Purchaser has to submit the Declaration Cum Undertaking confirming the above terms & condition immediately after e-auction.
- f) Subsequent to sale If successful bidder fails to submit Declaration Cum Undertaking, the bid EMD amount will be forfeited. (for which every bidder is deemed e-auction).

Section 15: Notice to the Borrower/Guarantor/Mortgager as below mentioned -

As per SARFAESI Act, Statutory -15- days sale notice to the borrower/ guarantors may be sent to the borrower/ guarantors by registered post. For detailed terms and conditions of sale, please refer/visit to the link provided in <https://www.bankofbaroda.bank/e-auction.htm> and online auction portal <https://baanlnt.com>. Also, bidders may contact the authorized officer Mr. Ashutosh Kumar Mishra, Chief Manager, ZOSARB, Ahmedabad, Mob. No. 9713393810 (GST/7DS as per Government Rules applicable shall be payable by purchaser on sale of Movable/ Immovable Assets.)

Date: 27.08.2026
Place: Ahmedabad

Chief Manager & Authorised Officer, Bank of Baroda

