



ASSET 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 : 25.02.2022, 12:00 NOON TO 04.00 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 PROVISIO TO RULE 8 (6) & RULE 6 (2) 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 25.02.2022.

DESCRIPTION OF THE MOVABLE & IMMOVABLE PROPERTIES WITH KNOWN ENCUMBRANCES IF ANY

Sr. No.	Name of Borrower / Guarantor & Address & Name of the Branch & Outstanding Dues	Description of Properties	Reserve Price	EMD Price
1	Mr. Sanjaysinh Rajkishore Bhadauriya and (Mortgager) Mrs. Sarojben Sanjaysinh Bhadauriya To repay the amount mentioned in the notices being Rs. 19,32,204.07/- and further interest & expenses thereon. Authorised Officer : Shri Rajeshkumar Jain, Mob. : 7509280071 Sharda Mandir Road Branch, Ahmedabad. Phone : 079 - 26605276, 26602735	Lot No. 1 :- All that piece and parcel of the immovable property of Residential Flat no 9, 2nd floor admeasuring 37.62 sq.mtrs in the Scheme Known as "Iswhar dham Apartment" situated on Non-Agricultural land bearing Final Plot No 27 of Town Planning Scheme No.24 allotted in lieu of Survey No.170/1/11 & 170/1/2, Situate, being & lying at mouje Raipur-Hirpur, Taluka-Maninagar, Ahmedabad -380008 and bounded under: East : Tenament No. 13/14, Matoshree, West : Tenament No.10, Vijay Nivas, North : Flat stairs, South : Society Road (Property is under Physical Possession)	Rs. 15,30,000/-	Rs. 1,53,000/-
Inspection Date & Time of properties : 10.02.2022 & 18.02. 2022 during 12.00 Noon to 04.00 PM.		Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 201990200000033, Bank of India, Sharda Mandir Road Branch, Ahmedabad. IFSC Code : BKID0002019		
2	Shri Hardik Kanubhai Siddpura and Shri Kaniyalal Narsibhai Siddpura To repay the amount mentioned in the notices being Rs. 47,73,192.76/- and further interest & expenses thereon. Authorised Officer : Shri Rajeshkumar Jain, Mob. : 7509280071 Sharda Mandir Road Branch, Ahmedabad. Phone : 079 - 26605276, 26602735	Lot No. 1 :- All that piece and parcel of the immovable property owned by Shri Hardik Kanubhai Siddpura and Shri Kaniyalal Narsibhai Siddpura consisting of Flat No. B-3, 2nd Floor Triveni Apartment (Triveni Rajpur Apartment Owner Association), admeasuring about 102 Sq. Yards, 55.00 Sq. Mtrs. (Build up area) along with undivided share in the in the land survey No. 189, 190 Hissa No. 36-1, TP No. 52. FP No. 16 of Mouje Rajpur - Hirpur, Taluka - Maninagar, District Ahmedabad Bounded : East : Hissa No. 37, Sahjanand Apartment. By West : Hissa No. 36/2 Krishnabhoomi. By North : Property of Hissa No. 41, By South : Society Road. (Property is under Physical Possession)	Rs. 38,58,000/-	Rs. 3,85,800/-
Inspection Date & Time of properties : 10.02.2022 & 18.02. 2022 during 12.00 Noon to 04.00 PM.		Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 201990200000033, Bank of India, Sharda Mandir Road Branch, Ahmedabad. IFSC Code : BKID0002019		
3	Smt. Reshmaben Gnaneshwar Pawar and Shri Gnaneshwar Pawar (Borrower) To repay the amount mentioned in the notices being Rs. 27,59,818.76 and further interest & expenses thereon. Authorised Officer : Shri A. K. Makwana, Mob. : 9427384122, Maninagar Branch, Ahmedabad. Phone: 079 - 25452337	Lot No. 1 : All that part and parcel of the property owned by Smt. Reshmaben Gnaneshwar Pawar and Shri Gnaneshwar Ganpatibhai Pavar being property on the non agricultural land being Flat No. A/104, 1st Floor [as per plan of AMC- Ground Floor] [Block Nc-A, Flat No 104] admeasuring 83.50 Sq. Mtrs i.e. 69.82 Sq. Mtrs [Built Up] with undivided share of 33.20 Sq. Mtrs in the Shri Sharan [Vastral] Co Operative Housing Society Ltd and the scheme known as SHRI SHARAN situate, lying and being at Mouje Vastral, Survey No 759, 777, 778, 803, 760/1, TPS No 114, F.P. No 20/1/1 & 20/1/2 Paiki FP No 20/1/2 land admeasuring 5900 in the District of Ahmedabad and Registration Sub District of Ahmedabad-12 [Nikol] bounded as: On or towards East by: Flat No B-101, On or towards West by: Flat No A-101, On or towards North by: Flat No B-103 On or towards South by: T.P. Road. (Property is under Physical Possession)	Rs. 19,29,000/-	Rs. 1,92,900/-
Inspection Date & Time of properties : 10.02.2022 & 18.02. 2022 during 12.00 Noon to 04.00 PM.		Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 200890200000033, Bank of India, Maninagar Branch, Ahmedabad. IFSC Code : BKID0002008		
4	Mr. Amrutlal Jagdishsinh Sinha and Mr. Dhoopsinh Amrutlal Sinha (Borrower) To repay the amount mentioned in the notices being Rs. 25,31,096.35 and further interest & expenses thereon. Authorised Officer : Shri A. K. Makwana, Mob. : 9427384122 Maninagar Branch, Ahmedabad. Phone: 079 - 25452337	Lot No. 1 :- All that part and parcel of the property owned by Shri Amrutlal Jagdishsinh Sinha being freehold immovable property Being house No 50 having plot area admeasuring 94.24 Sq.mts. together with construction admeasuring 59.36 sq.mts standing there on in the scheme known as Shrinathji Park, a scheme situate and lying in Freehold Non-agricultural land bearing new survey no 639 allotted in lieu of Old revenue Survey No 264 = 265 of Moje Singrav, Taluka Daskroi in the district of Ahmedabad and registration Sub-District of Ahmedabad-12 (Nikol) bounded as: On or towards East by: House No 51, On or towards West by: House No 49, On or towards North by: Internal Road, On or towards South by: House No. 55. (Property is under Physical Possession)	Rs. 25,73,000/-	Rs. 2,57,300/-
Inspection Date & Time of properties : 10.02.2022 & 18.02. 2022 during 12.00 Noon to 04.00 PM.		Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 200890200000033, Bank of India, Maninagar Branch, Ahmedabad. IFSC Code : BKID0002008		
5	Mr. Ravijibhai Harjibhai Desai (Borrower) Mr. Vijaykumar Kirtibhai Mistry, To repay the amount mentioned in the notices being Rs. 33,55,482.12/- and further interest & expenses thereon. Authorised Officer : Shri Jugal Kishor Mob. : 9897610694 Bhadra Retail Hub Branch, Ahmedabad. Phone : 079-266122534	Lot No. 1 :- Bunglow No. C/36, Dev Vivan, Nr. Kalikund Elementary English School, Nr. Kalikund Circle, Dholka-Ahmedabad Highway, Block No. 1492 at Mafliapur, Taluka Dholka, Dist. Ahmedabad - 382225, admeasuring Plot Area 84 Sq. Mtrs and Built-up area 87 Sq. Mtrs. alongwith 61 Sq. Mtrs. undivided share of land. (Property is under Physical Possession)	Rs. 18,85,000/-	Rs. 1,88,500/-
Inspection Date & Time of properties : 10.02.2022 & 18.02. 2022 during 12.00 Noon to 04.00 PM.		Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 203990200000033, Bank of India, Bhadra Retail Hub Branch, Ahmedabad. IFSC Code : BKID0002039		
6	Smt. Sumanben Ramchandrabhai Gupta & Shri Ramchandra Rajendrakumar Gupta (Borrower) Rs. 30,71,024.50 with further interest thereon as mentioned in the notice, and incidental expenses, costs, charges Authorised Officer : Shri R. R. Patel, Mob. : 9408495419 Veletva Branch, Ahmedabad. Phone : 02697 - 247042, 9651671057	Lot No. 1 :- All that piece and parcel of Property of Raw House No. 19 of "Nidhi Homes", Block No. 1083 paiki 2, Totally Admeasuring 4000 Sq. Mtrs., Situated At Mouje Vadtal, Taluka Nadiad, in the Registration Dist. Kheda and Sub Dist. of Nadiad. Which is bounded as follows :- North : Internal Road of Society, South : Adjoining Block / Survey No. 1084, East : Common Wall of Unit No. 18, West : Unit No. 20. (Property is under Physical Possession)	Rs. 29,14,000/-	Rs. 2,91,400/-
Inspection Date & Time of properties : 10.02.2022 & 18.02. 2022 during 12.00 Noon to 04.00 PM.		Remaining Amount of Sale to be deposited : RTGS / NEFT/Fund Transfer to credit of A/c No. 207990200000033, Bank of India, Veletva Branch, Ahmedabad, IFSC Code : BKID0002079		

TERMS & CONDITIONS :-

(1) The auction/bidding will be done "On Line e-Auctioning" through website : <https://ibapi.in> on the time & date mentioned above against secured assets. (2) Before submitting bid, Earnest Money Deposit (EMD) shall be deposited through NEFT / Fund Transfer in working hours on or before 24.02.2022. Intending Bidders are advised to go through the website of the e-auction service providers - <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp> For downloading further details, Process Compliance and Terms & Conditions, Please visit :- Bidder may visit, <https://www.ibapi.in> where "Guidelines" for bidders are available with educational videos. Bidders have to complete following formalities well in Advance :-

Step 1 :- Bidder/Purchaser Registration: Bidder to register on e-Auction Platform (link given above) using his mobile number and email-id

Step 2 :- KYC Verification :- Bidder to upload requisite KYC documents. KYC documents shall be verified by e-auction service provider (may take 2 working days).

Step 3 :- Transfer of EMD amount to Bidder Global EMD Wallet: Online/off-line transfer of fund using NEFT/Transfer, using challan generated on e-Auction Platform.

Step 4 :- Bidding Process and Auction Results: Interested Registered bidders can bid online on e-Auction Platform after completing Step 1, 2 and 3. Please note that Step 1 to Step 3 should be completed by bidder well in advance, before e-Auction date.

(3) The Offer without EMD or proper documents submission will summarily be rejected. The bidder whose bid will be found highest at the close of the e-auction process shall be declared as successful bidder and a communication to this effect will be issued through electronic mode which shall be subject to the approval by the Authorized Officer of the Bank. The successful bidder shall deposit 25% of the sale price immediately (including the EMD 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 property may be offered to the second highest offer/bidder or resold and defaulting purchaser shall not have any claim whatsoever. Any statutory and other dues payable and due on the property/ies shall be borne by the buyer. (4) In case sale is not confirmed or set aside on any ground 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. (5) In case of a single bidder who paid the EMD but not participated in the e-auction will be considered as successful bidder for the minimum reserve price by the Bank. (6) The interested parties/intending bidder may contact for further details to The Authorized Officer, Bank of India. (7) The decision of the Bank/authorized officer regarding sale of property shall be final, binding and unquestionable. The bank reserves its right to cancel/postpone the sale without assigning any reasons. (8) On Payment of entire sale price and completion of sale formalities a sale certificate (as per format prescribed in the SARFAESI Rule) will be issued to the successful purchaser/bidder. The successful purchasers shall bear all existing/future taxes, stamp duty, registration fee, incidental expenses etc. for getting the sale certificate registration. (9) This notice is also a notice to the above borrowers/mortgagors/guarantors under Rule 8(6) of the Security Interest (Enforcement) Rules-2002. (10) 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. (11) EMD of the unsuccessful bidder will be returned on 3rd day of the closure of E-auction sale proceedings, No interest shall be paid on the EMD refunded to the unsuccessful bidders. (12) The intending bidders should make discreet inquiries as regards any claim, charge and encumbrances on the property any authority besides the Banks charges and should satisfy themselves about the title, extent, quality and quantity of the property before submitting their bid. (13) If the borrower pays the amount dues to the banks in full before the date of sale, auction liable to be stopped/canceled/withdrawn. (14) The sale shall be subject to the conditions prescribed in the security interest (Enforcement) Rules-2002 and the guidelines of the Banks in pursuance of the instructions of Govt. of India in this regard. (15) Priority will be given to offer of Composite Lot and bid for Plant and Machinery will be considered for sale only if no bid is received for Land and Building. (16) The bid price shall be above the reserve price and bidder shall improve their future offer in multiple of Rs. 10,000/- (17) The buyer shall bear the TDS wherever applicable including other statutory dues, registration charges, stamp duty, etc. (18) In case of any discrepancy between the English version & vernacular language version, the English version will be preferred.

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. **Sd/-**
Date : 22.01.2022, Place : Ahmedabad
Authorised Officer, Bank of India