Ahmedabad



बैक ऑफ़ इंडिया Bank of India Relationship beyond banking

## **ASSET RECOVERY DEPARTMENT**

STAR MEGA E-AUCTION FOR SALE OF PROPERTIES 6TH FLOOR, BANK OF INDIA BUILDING, BHADRA, AHMEDABAD. PHONE: 079 - 66122528, 66122530 SALE NOTICE FOR SALE OF MOVABLE/IMMOVABLE PROPERTIES

DATE AND TIME OF E-AUCTION: 09.08.2024, 12:00 NOON TO 06.00 PM WITH AUTO EXTENSION CLAUSE INCASE OF BID IN LAST 10 MINUTES BEFORE CLOSING -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 PROVISO TO RULE 8(6) & 6(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 09.08.2024.

DESCRIPTION OF THE MOVABLE / IMMOVABLE PROPERTIES WITH KNOWN ENCUMBRANCES IF ANY				
Sr			Reserve	EMD
No	& Outstanding Dues	Description of Properties	Price	Price
1	Mr. Dineshkumar Khemchand Shah To repay the amount mentioned in the notices being, Rs. 48,69,761.99/- and further interest & expenses thereon. Authorised Officer: Mr. Gautam Kumar Ahmedabad Main Branch, Ahmedabad, Mob.: 9099790182	All that part and parcel of the property being non agricultural plot area admeasuring about 102.00.79 SQ.MTRS together with constructed property thereon, Ground floor, First Floor and Second Floor, Municipal Tenement No 0103-19-0356-0001-E, 0103-19-0356-0002-C, 0103-19-0356-0003-A, 0103-19-0356-0004-V, together with building, sheds cabins, store rooms, guard rooms, structures now standing thereon or to be constructed/erected, install or brought thereupon, roads, pathways, waterways, electrical installations, water pipes & installations therof, storage tanks, etc now standing thereon or to be erected / constructed thereupon and together with plant and machinery embedded to earth or permanently fastended to anything attached to earth (both future and sewerages, drains, waters, watercourse, liberties, privileges, easements and appurtenances whatsoever to the aforesaid lands or any part thereof belonging to or in any wise relating to or usually held, occupied, enjoyed rights, title, interest, property, claims and demand whatsover situate being and lying City survey no 2689, House No 1740, Navghariu, Kapadiwad, New Cloth Market Road, Sarangpur of Ahmedabad of Mouje: Ahmedabad, Taluka City Registration Dist Sub-Dist, Ahmedabad owned by Shri Dinesh Kumar Khemchand Shah Bounded as: - By East: Property of C S No 2694 after Margin Space, By West: Street and Road, On North: Common Wall with Property of CS No 2688 and 2706, By South: Common Wall with property of C S No 2690 and margin land. (Property is under Physical Possession).	Rs. 74,53,000/-	Rs. 7,45,300/-
2	Mr. Pratik Sureshbhai Doshi To repay the amount mentioned in the notices being Rs. 32,90,452.75 /- and further interest & expenses thereon. Authorised Officer: Mr. Pranav Kumar Stadium Road Branch, Ahmedabad, Mob.: 7597312220	Remaining Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 200090200000033, Bank of India, Ahmedabad Main Branch, Ahmedabad. IFSC Cod All that piece and parcel of the property consisting of Flat No D/304, om Third Floor, Carpet Area61 Sq.meters in the Scheme Known as "Sankalp Greens", T.P.Scheme No 65 & Final Plot No 228 Mouje Jagatpur Gamtal Ta Ghatlodia Dist Ahmedabad city or Town Survey No 83/ZZ/00/Society Land/107 & City Survey No 83/BD/03/304/78 within the registration Sub-District of Ahmedabad-8(Sola) and District Ahmedabad. Bounded as: East: Society Margin, West: Flat No D/301, North: Flat No D/303, South: Flat No E/303. (Property is under Physical Possession).  Remaining Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 203290200000033, Bank of India, Stadium Road Branch, Ahmedabad. IFSC Code: India Stadium Road Branch, Ahmedabad. IFSC	Rs. 29,77,000/-	Rs. 2,97,700/-
3	Mr. Hardik Kanubhai Siddhpura & Mr. Kanaiyalal Narshibhai Siddhpura To repay the amount mentioned in the notices being, Rs. 47,73,192.76 and further interest & expenses thereon. Authorised Officer: Mr. Pranav Kumar Sharda Mandir Branch, Ahmedabad, Mob.: 8210935403	Flat No. B-3, 2nd Floor, "Triveni Apartment" Mouje Rajpur-Hirpur, Maninagar, Ahmedabad-380008 Admeasuring 55.00 sq. mt. Owned by Mr. Hardik Kanubhai Siddhpura & Mr. Kanaiyalal Narshibhai Siddhpura. Boundaries of Property: East: Flat No. A/4, Sahjanand Apartment, West: Krishnabhumi Apartment, North: Common Passage & Stair, South: Main road Co. Wall. (Property is under Physical Possession). Landmark: Near Bhaduatnagar  Remaining Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 201990200000033, Bank of India, Sharda Mandir Branch, Ahmedabad. IFSC Code:	Rs. 27,60,000/- BKID0002019	Rs. 2,76,000/-
4	Smt. Urmilaben Shravanlal Patel and Shri Shravanlal Mohanlal Patel. To repay the amount mentioned in the notices being, Rs. 21,36,867.06/- and further interest & expenses thereon. Authorised Officer: Mr. Niraj Kumar Paldi Branch, Ahmedabad, Mob.: 9146628929	All the part and parcel of the property being Residential Property situated at Block No H- Flat No 503 "Shreeya Residency," Near Hariom Society, S.P. Ring Road, Gokul Nagar, Odhav, Ahmedabad -382415 owned by Smt. Urmilaben Shravanlal Patel and Shri Shravanlal Mohanlal Patel. (Property is under Physical Possession).  Remaining Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 201190200000033, Bank of India, Paldi Road Branch, Ahmedabad. IFSC Code: BKI	Rs. 16,56,000/-	Rs. 1,65,600/-
5	Mr. Balmukund Dinesh Pandey To repay the amount mentioned in the notices being Rs. 31,82,282/- and further interest & expenses thereon. Authorised Officer: Mr. Niraj Kumar Vasna Branch, Ahmedabad, Mo. 7017366715	Flat No. L-204 in block L, "Paradise Park" final plot no.38/2/2 sub plot no 1 of TP Schme No73- Vinzol Situated at Mouje Vinzol (sim), Ahmedabad Owned by Mr. Balmukund Dinesh Pandey Boundaries of Property: East: Internal Road, West: Staircase, North: Flat No L 203, South: Internal Road. (Property is under Physical Possession).  Remaining Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 204790200000033, Bank of India, Vasna Branch, Ahmedabad. IFSC Code: BKID000	Rs. 16,51,500/-	Rs. 1,65,150/-
6	Mrs. Lali Vinodsingh Sikarvar, Mr. Vinodsingh Nadriyasingh Sikarvar To repay the amount mentioned in the notices being, Rs. 17,12,177.56/- and further interest & expenses thereon. Authorised Officer: Mr. Rajesh Raman Vastrapur Branch, Ahmedabad, Mob.: 9558656063	All that piece and parcel of Freehold immovable property being Flat No. M-406 admeasuring 110 sq.yards together with proportionate applicable undivided share in the land of the scheme known as "Naiya Apartment", a scheme of Raison Infracon Pvt. Ltd. to be constructed, situated and lying on Freehold Non Agricultural land bearing Final Plot No. 110 + 111/2 of T.P. Scheme No. 114 allotted in lieu of Revenue Survey Nos. 724/1 + 724/2 + 725/1/A + 725/1/B + 725/2/B of Moje Ramol of Taluka Vatva in the District of Ahmedabad and Registration Sub District of Ahmedabad - 11 (Aslali) within the state of Gujarat. Boundaries of Property: East: Flat No. M/405, West: Block No. N, North: Staircase & Flat No. M/401, South: Margin. (Property is under Physical Possession).  Remaining Amount of Sale to be deposited: RTGS / NEFT/Fund Transfer to credit of A/c No. 203890200000033, Bank of India, Vastrapur Branch, Ahmedabad, IFSC Cod	Rs. 14,43,000/-	Rs. 1,44,300/-
7	Mr. Sanjaysinh Rajkishor Bhadauriya & 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: Mr. Pranav Kumar Sharda Mandir Branch, Ahmedabad, Mob.: 8210935403	Flat No. 9, 2nd Floor, "Ishwardham Apartment" Mouje Rajpur-Hirpur, Maninagar, Ahmedabad. Admeasuring 37.62 sq. mt. Owned by Mr. Sanjaysinh Rajkishor Bhadauriya & Mrs. Sarojben Sanjaysinh Bhadauriya. Boundaries of Property: East: Tenament No.13&14 (Mato Shree), West: Tenament No.10 (Vijay Nivas), North: Stair Case, South: Society Road. (Property is under Physical Possession). Landmark: Near Ganesh Gali, Daxini.  Remaining Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 201990200000033, Bank of India, Sharda Mandir Branch, Ahmedabad. IFSC Code:	Rs. 10,35,000/-	Rs. 1,03,500/-
8	Mr. Jagdishbhai Nagjibhai Patel To repay the amount mentioned in the notices being Rs. 11,05,769.34/- and further interest & expenses thereon. Authorised Officer: Mr. Gautam Kumar Relief Road Branch, Ahmedabad, Mob.: 9807845039	All that piece and parcel of immovable residential property of Mr. Jagdishbhai Nagjibhai Patel situated on the non-agricultural land being <b>Row House no 31</b> admeasuring about 80.56 square meter in the scheme of Happy Home Residency situate lying and being mouje Rangaipura Block/Survey No 161/1 paiki,161/2 paiki, Taluka Petlad in the District of Anand and Sub District <b>Petlad. Boundaries of Property:</b> East: Society Internal Road, West: Row House No. 37, North: Row House No.30, South: Row House No. 32. ( <b>Property is under Physical Possession</b> ).  Remaining Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 201390200000033, Bank of India, Relief Road Branch, Ahmedabad. IFSC Code: BK	Rs. 10,02,000/-	Rs. 1,00,200/-
9	Mr. Ramdev Suganchand Pareek To repay the amount mentioned in the notices being, Rs. 9,90,751.00/- and further interest & thereon. Authorised Officer: Mr. Gautam Kumar Relief Road Branch, Ahmedabad, Mob.: 9807845039	All that piece and parcel of Immovable residential property of Mr. Ramdev Suganchand Pareek situated on the non-agricultural land being Raw House No. 32 admeasuring about 80.56 square Meters in the scheme of "Happy Home Residency" situate, lying and being mouje: Rangaipura, Block / Survey No. 161/1 paiki, 161/2 paiki, Taluka: Petlad in the District of Anand and Sub District Petlad. Boundaries of Property: East: Society Internal Road, West: Row House No. 36, North: Row House No. 31, South: Row House No. 33. (Property is under Physical Possession).  Remaining Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 201390200000033, Bank of India, Relief Road Branch, Ahmedabad. IFSC Code: BK	Rs. 10,02,000/-	Rs. 1,00,200/-
10	Mr. Shermahamad Dinmahmad Shaikh & Guarantor: Premkunvar Kulpendrasingh Jadav To repay the amount mentioned in the notices being Rs.12,55,950.54/- and further interest & expenses thereon. Authorised Officer: Mr. Raghunath Krovvidi Surendra Mangaldas Road Branch, Ahmedabad, Mob. 9135902450	All the part and parcel of the property at Plot No. 49 admeasuring 52.05 sq.meters i.e. 62.43 Sq. Yards (Carpet Area) equivalent to 69.60 Square Meters i.e. 83.24 Square Yards (Super Built Up Area) along with a Bungalow admeasuring 37.14 Square Meters i.e. 399.75 square feet (carpet area) equivalent to 49.52 Square Meters i.e. 533 Square Feet (Super Built Up Area) constructed on said Plot in Scheme namely BELLEVUE VIERAA-2 situated lying and being at Survey / Block No. 115 (Old Survey / Block No. 448) admeasuring 11,400 Sq. Meters land of Mouje: Adroda, Taluka - Bavla in the Registration District Ahmedabad and Sub District Bavla in the name of Mr. Shermahamad Dinmahmad Shaikh and Mrs. Yasminabanu Shermahamad Shaikh. Boundaries of Property: East: 7.50 Mtr. Wide Road, West: Row House No. 66, North: Row House No. 50, South: Row House No. 48. (Property is under Physical Possession)  Remaining Amount of Sale to be deposited: RTGS / NEFT/Fund Transfer to credit of A/c No. 202490200000033, Bank of India, Surendra Mangaldas Road Branch, Ahmedabad Shaikh.	Rs. 8,48,000/-	Rs. 84,800/-
11	Mr. Nitin Bhikhabhai Sardhara, Mrs. Bhartiben Nitinbhai Sardhara To repay the amount mentioned in the notices being, Rs.4,58,928.05/- and further interest & expenses thereon. Authorised Officer: Mr. Raghunath Krovvidi Vadaj Road Branch, Ahmedabad, Mob.: 7004933525	Residential property situated at Flat No. 610 on 6th floor block D admeasuring 19.80 sq. mtrs. In the scheme "Gokuldham" mouje Sarkhej-Okaf Fatehwadi Taluka Vejalpur Dist. Ahmedabad Owned by Mr. Nitin Bhikhabhai Sardhara. Boundaries of Property: East: Flat No. D/609, West: Marginal Space, North: Common Passage, South: Marginal Space. (Property is under Physical Possession).  Remaining Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 202890200000033, Bank of India, Vadaj Branch, Ahmedabad. IFSC Code: BKID000	Rs. 7,63,000/-	Rs. 76,300/-
12	Mrs. Ami Deepak Zala To repay the amount mentioned in the notices being, Rs. 14,29,323.33/- and further interest & expenses thereon. Authorised Officer: Mr. A.L. Meena Ashram Road Branch, Ahmedabad, Mob.: 9825692206	All that part and parcel of the property Shrimati Ami Deepak Zala being flat no 1/B-101 on first floor admeasuring 449 Sq ft. i.e 41.71 sq.meters together with right to use common areas, passage, amenities and facilities along with proportionate undivided ownership rights, tittle and interest in land admeasuring 13.90 Sq meter, in the scheme "Sukh Residency" constructed on non-agricultural land bearing revenue survey no 749 situated, being and lying at Mouje Kadi Kasba, Taluka Kadi in the registration district Mehsana and sub district Kadi, within the state of Gujarat which is Bounded as: East: Flat No 1/B-104, West: Block No 1/A Block, North: Society Road, South: Flat No 1/B-102. (Property is under Symbolic Possession).  Remaining Amount of Sale to be deposited: RTGS / NEFT/Fund Transfer to credit of A/c No. 200290200000033, Bank of India, Ashram Road Branch, Ahmedabad, IFSC	Rs. 6,69,000/- Code : BKID00020	Rs. 66,900/- 02
13	Mrs. Sunitadevi Vijay Rajput To repay the amount mentioned in the notices being Rs. 15,74,735.80/- and further interest & expenses thereon. Authorised Officer: Mr. Raghunath Krovvidi Vadaj Road Branch, Ahmedabad, Mob.: 7004933525	Residential Property situated at Flat No. 17 on 4th Floor of "Chanchal Apartment" admeasuring 42.00 sq.yards at village isanpur Taluka Maninagar Dist. Ahmedabad Owned by: Mr. Sunitadevi Vijay Rajput bounded as follows: East: Road, West: Flat No 18, North: Flat No 16, South: Society Internal road. (Property is under Physical Possession). Landmark: Near Jogni Mata Temple, Isanpur.  Remaining Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 202890200000033, Bank of India, Vadaj Branch, Ahmedabad. IFSC Code: BKID000	Rs. 5,40,000/- <sup>2028</sup>	Rs. 54,000/-
Inspection Date & Time of Properties for Sr.No. 1 to 13: 30.07.2024 during 12.00 Noon to 03.00 PM.				
14	Mr. Alay Kundlik Sheth & Mrs. Paril Alay Sheth To repay the amount mentioned in the notices being Rs. 2,69,56,652/- and further interest & expenses thereon. Authorised Officer: Arun Kumar Ahmedabad Recovery Branch, Ahmedabad, Mob.: 8986608527	Flat No. A/304, Tower-A, 3rd Floor, Takshshila Air, B/h. Town Hall, Ellisbridge Area: Super Builtup 3050 Sq. Ft. or 283.35 Sq.Mtr. Carpet Area 136.04 Sq.Mtr. Owned by Mr. Alay Kundlik Sheth & Mrs. Paril Alay Sheth. Boundaries of Property: East: Flat No. A/301, West: Road & Open Space, North: Open Space, South: Flat No. A/303. (Property is under Physical Possession). Landmark: Near Town Hall.  Remaining Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 205490200000033, Bank of India, Ahmedabad Recovery Branch, Ahmedabad. IFSC		Rs. 14,70,700/-
15	M/s. Shree Hari Rice Mill - Proprietor - Mr. Vijaykumar Kanubhai Thakkar, Guarantor: Mrs. Hinaben Vijaykumar Thakkar To repay the amount mentioned in the notices being Rs. 4,43,82,447.96/- and further interest & expenses thereon. Authorised Officer: Arun Kumar Ahmedabad Recovery Branch, Ahmedabad, Mob.: 8986608527	All that part and parcel of the property obeing <b>plot no. B-38</b> admeasuring about 151.68 Sq.Mtrs. together with construction admeasuring about 96.16 Sq.Mtrs. in the scheme known as <b>Yash Bunglows</b> situated on the land bearing TP Scheme No. 1 the final plot No. 113 admeasuring 32093 Sq.Mtrs. was given lieu of all that land bearing survey No. 207 admeasuring 43099 sq.Mtrs. situate, lying and being at Mouje Ghodasar Taluka Maninagar (Old Taluka City East) in the registration <b>Ahmedabad</b> and Sub-Dist. Ahmedabad - 05 (Narol), Owned by Mr. Vijaykumar Kanubhai Thakkar & Mrs. Hinaben Vijaykumar Thakkar. <b>Boundaries of Property:</b> East: Plot No. B-37, West: Plot No. B-39, North: Plot No. B-27, South: Internal Road. <b>(Property is under Physical Possession). Landmark: Near Prestige Bunglows, Smruti Mandir</b> Remaining Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 205490200000033, Bank of India, Ahmedabad Recovery Branch, Ahmedabad. IFSC	Rs. 1,05,70,000/-	Rs. 10,57,000/-
16	M/s. Sara Guest House - Mr. Abbas Gaffar Shaikh & Mrs. Sairabi Abbas Shaikh (Borrower)  To repay the amount mentioned in the notices being Rs. 1,26,16,563.51/- and further interest & expenses thereon. Authorised Officer: Arun Kumar	All that piece and parcel of the freehold immovable property in respect of Commercial property situated at all piece and parcel of property being all that undivided proportionate share in the piece or parcel of Non Agricultural land being at <b>Shop No. 201 to 210 Subham Complex</b> Opp. V.S. Civil Hospital, Petlad GIDC Petlad Taluka <b>Petlad - 388450</b> District and Registration Sub-District Anand on Second Floor super built up area admeasuring about 6797 Sq.ft. in name of M/s. Sara Guest House <b>Bounded as:</b> East: Construction of Building C, North: Oper Terrace, West: Open Land, South: Open Parking Land of Shubham Arcade. <b>(Property is under Physical Possession). Landmark: Near Opp. V.S. Civil Hospital, Petlad.</b>	Rs. 98,83,000/-	Rs. 9,88,300/-
17	Ahmedabad Recovery Branch, Ahmedabad, Mob.: 8986608527  M/s. Daysun India To repay the amount mentioned in the notices being Rs. 90,57,518.90/- and further interest & expenses thereon. Authorised Officer: Arun Kumar Ahmedabad Recovery Branch, Ahmedabad, Mob.: 8986608527	Remaining Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 205490200000033, Bank of India, Ahmedabad Recovery Branch, Ahmedabad. IFSC Commercial Property situated at office shop No. 415, admeasuring 65.03 sq.mts. Freeway Trade Centre, Narol, Ahmedabad (Survey No. 245/B, TPS No. 56, Final Plot No. 19) in the name of M/s. Dyaysun India Proprietor Mr. Suresh Mohanlal Joshi. Boundaries as per Sale Deed: East: Open Space, West: Common Passage, North: Office No. 414, South: Office No. 416. (Property is under Physical Possession). Landmark: Near Narol gam.  Remaining Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 205490200000033, Bank of India, Ahmedabad Recovery Branch, Ahmedabad. IFSC	Rs. 18,20,000/-	Rs. 1,82,000/-
18	Ms. Farriti Marchandise Pvt. Ltd. To repay the amount mentioned in the notices being Rs. 7,59,62,242.64/- and further interest & expenses thereon. Authorised Officer: Arun Kumar	Movable Assets i.e. stock own by M/s. Farriti Merchandiwze (I) Pvt. Ltd. lying at godown situated at Nr. RKT Favrication, B/h. Viva composite panel Pvt. Ltd. Navi Fatevadi, Sarkhej, Ahmedabad - 380055. (Property is under Physical Possession). Landmark: Near RKT Fabrication.	Rs. 11,20,000/-	Rs. 1,12,000/-

Inspection Date & Time of Properties for Sr.No. 14 to 18: 29.07.2024 during 12.00 Noon to 03.00 PM.

Remaining Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 20549020000033, Bank of India, Ahmedabad Recovery Branch, Ahmedabad. IFSC Code: BKID0002054

TERMS & CONDITIONS :-

expenses thereon. Authorised Officer: Arun Kumar

Ahmedabad Recovery Branch, Ahmedabad, Mob.: 8986608527

(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 before Commencement of Bidding. Intending Bidders are advised to go through the website of the e-auction service providers - https://www.mstcecommerce.com/https://auctionhome/ibapi/index.jsp/ebkray.in 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, 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.

(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 Authorised Officer of the ank. The successful bidder shall deposit 25% of the sale price on the same day or not later than next working day (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 be borne by the buyer. (4) Incase 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 Authorised 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 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, 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 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 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) If the final bid amount of any lot exceeds Rs. 50 Lakh, the auction buyer, while making final payment to Bank, has to deduct 1% of the Sale Price of the immovable properties as TDS as per Section 194 IA of Income Tax Act & Remit it to Income Tax Department in the name of Bank of India PAN No. AAACB0472C & should mandatorily submit Challan / Taxpayers Counterfoil & Form 26QB to Bank. The buyer shall also bear all other similar charges & all other similar charges etc. (18) In case of any discrepancy between the English version & vernacular language version, the English version will be preferred. (19) Bidders are advised to exercise caution while submitting the online bids on the day of e-auction. In any case, once the bidder(s) is/are bound to amount submitted and no request/communication will be entertained. (20) As per 'The Registration (Gujarat Amendment) Act, 2018', the sale Certificate shall be registered in lieu of sale deed.

## STATUTORY 15/30 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: 07.07.2024, Place: Ahmedabad Sd/- Authorised Officer, Bank of India