



# 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 : 27.06.2023, 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) & 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 27.06.2023

## 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	<b>Mr. Kamlesh Shankarlal Gurnani &amp; Mrs. Simran Gurnani</b> To repay the amount mentioned in the notices being, <b>Rs. 15,08,912/-</b> and further interest & expenses thereon. <b>Authorised Officer : Mrs. Dipti Jain, Mob. : 8950268494</b> <b>Himmatlal Park Branch, Ahmedabad</b>	All piece and parcel of the immovable property being Flat no C/504, on 5th floor, (as per raja chitthi Forth Floor), admeasuring 75.00 square meters built up area, together with right to use common area passage, amenities, and facilities alongwith proportinoate undivided ownership rights, title and interest in land admeasuring 33.04 Sq.Meters in the scheme of "Millenium Heights" constructed on non agriculture land bearing mouje chiloda, (Naroda) Sim survey No. 57/5, admeasuring 3339 Sq.Meteres, Town Planing Scheme No. 99 (Chiloda-Naroda) Final Plot No. 12, admeasuring 2004 Sq.Mtrs. situated lying being at mouje chiloda(Naroda) Taluka Asarwa in the registration district and sub district ahmedabad-6(Naroda), bounded as : , East : Flat no C-503, West : Scheme Common Road, North : Common Margin, South : Stairs, Foyer. Cersai Assets ID : 200030228119 (Property is under Physical Possession)	<b>Rs. 19,06,000/-</b>	<b>Rs. 1,90,600/-</b>
<b>Inspection Date &amp; Time of properties : 13.06.2023 during 12.00 Noon to 04.00 PM.</b>		<b>Remaining Amount of Sale to be deposited : RTGS / NEFT/Fund Transfer to credit of A/c No. 20369020000033, Bank of India, Himmatlal Park Branch, Ahmedabad, IFSC Code : BKID0002036</b>		
2	<b>Mr. Mohd. Riyaz Shar Mohd. Shaikh</b> To repay the amount mentioned in the notices being <b>Rs. 14,48,275/-</b> and further interest & expenses thereon. <b>Authorised Officer : Shri Rameshwar Panwar, Mob. : 9461866375</b> <b>Narol Branch, Ahmedabad. Amol Deore, Mo. 8299468216</b>	<b>Lot No. 1 :-</b> All the part and parcel of the property being flat No. D-104(First Floor) admeasuring 80 Sq. Yards i.e. 66.88 Sq. Mtrs Super Built Up Area together with right to use common areas passage amenities and facilities along with proporportionated undivided ownership right title and interest inthe scheme "Aman city" constructed on Non agricultural land bearing Survey No. 731 allotted draft Town Planning Scheme No. 85, Final Plot No. 75 situate, being and lying at Mouje Vatva, Taluka City in the Registration District Ahmedabad Bounded By : East : Flat Nol. D-101. West : Common Wall, North Flat No. D-105, South : Flat No. D-103 (Property is under Physical Possession)	<b>Rs. 12,70,000/-</b>	<b>Rs. 1,27,000/-</b>
<b>Inspection Date &amp; Time of properties : 13.06.2023 during 12.00 Noon to 04.00 PM.</b>		<b>Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 20129020000033, Bank of India, Narol Branch, Ahmedabad. IFSC Code : BKID0002012</b>		
3	<b>(1) (a) M/s. D P Clothing Company Pvt. Ltd., (b) Mr. Hiren Kirparam Agarwal, (c) Mrs. Seema Hiren Agarwal, (both as Directors on behalf of M/s. D P Clothing Company Pvt. Ltd.) (2) (a) Mr. Hiren Kirparam Agarwal, (Guarantors - Mortgagors); (2) (b) Mrs. Seema Hiren Agarwal, (Guarantor - Mortgagor) and (2) (c) Sourav Kirparam Agarwal,(Guarantor - Mortgagor)</b> To repay the amount mentioned in the notices being <b>Rs. 9,82,94,978.54/-</b> and further interest & expenses thereon. <b>Authorised Officer : Shri Dipak Shukla, Mob. : 9161271617, 9726356511</b> <b>Ahmedabad Recovery Branch, Ahmedabad. Phone : 079 - 25380162</b>	<b>Lot No. 1.</b> All that piece and parcel of the residential property (being used as commercial) bearing City Survey No. 1653/2/13 admeasuring about 65.03 Sq. meters bearing Municipal Census No. 739/19 situated in Shahpur Ward No. II, GheekanthaNagarsheth no Vando, Taluka City, District and Sub District Ahmedabad-1 in the name of Mrs. SeemaHiren Agarwal. CERSAI ID 200047840593, Bounded :- On the East : 15 ft. road land, On the West : Property of city survey no. 1653-2-14, On the North : Property of city survey no. 1653-2-23, On the South : 20 ft. road land..(Property is under Symbolic Possession). <b>Lot No. 2.</b> All that piece and parcel of the immovable property being Commercial Shop / Unit No.27, on the ground floor of Block No. D, admeasuring 43.54 Sq. mtrs Super Built-up area, alongwith undivided share in land admeasuring 26.23 Sq. mtrs, in the scheme known as " Abhishek Complex" situated on the land bearing Sub-Plot No. 1/B of final Plot No. 130 and 131 of Town Planning Scheme No. 8 (Asarva), amalgamated City Survey No. 4765 and 4811, lying and being at Mouje Village Asarva, Taluka Ahmedabad City (East) / Dascroi, within limit of Registration District Ahmedabad & Sub-District Ahmedabad-6 Naroda in the name of Mr. Sourav Kirparam Agarwal. Bounded; On the East : Office No. 7, On the West : Open Land, On the North : Office No. 26, On the South : Office No. 28.(Property is under Physical Possession)	<b>Rs. 2,91,00,000/-</b>	<b>Rs. 29,10,000/-</b>
<b>Inspection Date &amp; Time of properties : 13.06.2023 during 12.00 Noon to 04.00 PM.</b>		<b>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</b>		
4	<b>M/s. Kistee Enterprise (Proprietorship Firm), Mr. Parth Ashokkumar Patel</b> To repay the amount mentioned in the notices being, <b>Rs. 1,33,88,675.93/-</b> and further interest & expenses thereon. <b>Authorised Officer : Shri R.C. Raman, Mob. : 8447787645</b> <b>Ashram Road Branch, Ahmedabad.</b>	a) Equitable Mortgage of Residential <b>Flat No. Y-102</b> admeasuring about <b>75.64 sq. yds.</b> i.e. 63.24 sq. mts. (carpet area) alongwith undivided share in the land admeasuring about <b>20 sq. mts.</b> , situated at 1st floor of Y-Block in the scheme known as <b>Dev Castle</b> , on the non-agricultural land of sub plot no. 1 of Final Plot no. 27 and 28, T.P. Scheme no. 37 (Danilimbada North), Revenue Survey no. 73 and 74 situated, lying and being of mauje Danilimbada (North), Taluka City in the Registration District Ahmedabad and Sub District Ahmedabad-5 (Narol), in the name of Mr. ParthAshokkumar Patel (Proprietor) and said property is bounded as follows: East: Passage, lift & Flat No. Y/ 103, West: Society Margin and Compound Wall, North: Society Margin & Dev Castle Building & Main Road, South: Flat No. Y/101 & Stair. CERSAI Asset ID No.: 200022012494. (Property is under Symbolic Possession) b) Equitable Mortgage of Residential <b>tenement no. 14</b> admeasuring about <b>175.64 sq. mts.</b> together with construction standing thereon admeasuring <b>134.70 sq. mts., Madhav Residency, B/h Tejendra Park Part-2</b> , Viratnagar Road, on the non-agricultural land of Final Plot no. 30, T.P. Scheme no. 1 (Odhav), Old Survey no. 560 situated, lying and being of ward name Odhav Rabari Colony mauje Odhav, Taluka City (Vatva) in the Registration District Ahmedabad and Sub District Ahmedabad-7 (Odhav), in the name of Mr. Parth Ashokkumar Patel (Proprietor)and said property is bounded as follows: East: Tenement no. 13, West: Society Road & Tenement no. 15, North: Tenement no. 11, South: Society Road & Tenement no. 23. CERSAI ASSET ID: 200022012365. (Property is under Symbolic Possession).	<b>Rs. 33,67,000/-</b>	<b>Rs. 3,36,700/-</b>
<b>Inspection Date &amp; Time of properties : 13.06.2023 during 12.00 Noon to 04.00 PM.</b>		<b>Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 20029020000033, Bank of India, Ashram Road Branch, Ahmedabad, IFSC Code : BKID0002002</b>		
5	<b>Mrs. Chandrika Jagdishbhai Goraiya (Borrower)</b> To repay the amount mentioned in the notices being <b>Rs. 23,29,051.19/-</b> and further interest & expenses thereon. <b>Authorised Officer : Mrs. Dipti Jain, Mob. : 8950268494</b> <b>Himmatlal Park Branch, Ahmedabad.</b>	All that piece or parcel of property being Flat No.A-1/505 Fifth Floor, in Block "A-1" (As per Ahmedabad Municipal Corporation Approved Plan Block No.0), admeasuring 68.50 Square Meters. together with right to use common areas, passage, amenities and facilities along with proportionate undivided ownership rights, title, and interest in land, in "SHREENATH (NARODA) COOPERATIVE HOUSING SOCIETY LIMITED", the scheme famously known as "MADHUVAN GLORY", constructed on Non Agricultural Land bearing Mouje Naroda Sim Survey No. 954 Paiki, Town Planning Scheme No. 2, Final Plot No. 71. situate, being and lying at Mouje Naroda, Taluka City in the Registration District of Ahmedabad and Sub District of Ahmedabad-6 (Naroda) belonging to Chandrika Jagdishbhai Goraiya and the same is bounded as under : East : Staircase. West : Margin and Road. North : Block A-2. South : FlatNo.A-1/504. (Property is under Physical Possession)	<b>Rs. 17,14,000/-</b>	<b>Rs. 1,71,400/-</b>
<b>Inspection Date &amp; Time of properties : 13.06.2023 during 12.00 Noon to 04.00 PM.</b>		<b>Remaining Amount of Sale to be deposited : RTGS / NEFT/Fund Transfer to credit of A/c No. 20369020000033, Bank of India, Himmatlal Park Branch, Ahmedabad, IFSC Code : BKID0002036</b>		
6	<b>Smt. Shantaben Malappa Kalade &amp; Shri Prabhakar Malappa Kalade</b> To repay the amount mentioned in the notices being, <b>Rs. 22,75,639.32/-</b> and further interest & expenses thereon. <b>Authorised Officer : Authorised Officer : Mrs. Dipti Jain, Mob. : 8950268494</b> <b>Himmatlal Park Branch, Ahmedabad.</b>	All piece and parcel of property being Flat no B/2/501, on 5th floor, Madhuvan Glory, admeasuring about 68.50 square meters which is 81.93 Sq. Yards (Super Built-up Area) Shreenath (Naroda) Co-operative Housing Society Limited., situate on N.A land bearing Final Plot no. 71, T.P Scheme no 2, Survey no. 954, of the land situate lying & being at Mouje Naroda, Taluka - City, in the Registration District and Sub District of Ahmedabad-6 (Naroda) The boundaries of said property are as under, On the North by : Flat no B-2/502, On the South by : Block B1, On the East by : Stairs, On the West by : Margin thereafter Block A-2. (Property is under Physical Possession)	<b>Rs. 16,18,000/-</b>	<b>Rs. 1,61,800/-</b>
<b>Inspection Date &amp; Time of properties : 13.06.2023 during 12.00 Noon to 04.00 PM.</b>		<b>Remaining Amount of Sale to be deposited : RTGS / NEFT/Fund Transfer to credit of A/c No. 20369020000033, Bank of India, Himmatlal Park Branch, Ahmedabad, IFSC Code : BKID0002036</b>		

### 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 **before Commencement of Bidding**. 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.

(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 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) 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 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 inquires 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. (19) **Bidders are advised to exercise caution while submitting the online bids on the day of e-auction. In any case, once the bid has been submitted the bidder(s) is/are bound to amount submitted and no request/communication will be entertained.**

## STATUTORY 15 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 : 06.06.2023, Place : Ahmedabad** **Authorised Officer, Bank of India**