

**SBI** RACPC Navsari (Branch Code: 64135) Italva, Dist.Navsari (Guj) Mo.:7575053707 E-mail - sbi.64135@sbi.co.in

**POSSESSION NOTICE**

Whereas the undersigned being the Authorized Officer for State Bank of India, RACPC Navsari (64135), Italva, Ta-Navsari, Dist-Navsari (Guj) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred upon me under section 13(2) read with Rule 9 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice dated 27.11.2023 calling upon the borrower Mrs. Samira Sabirhusain Tanwar (Borrower) and Mr. Mahamad Pervez Liyakat Naru (Guarantor) to repay the amount mentioned in the notice being Rs.19,26,860.00 (Rupees Nineteen lacs Twenty Six Thousand Eight hundred sixty only) as on 24.11.2023 with further interest incidental expenses, cost, charges etc. within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, notice is hereby given to the borrowers, guarantor and the public in general that the undersigned has taken **Symbolic Possession** of the property described herein below in exercise of powers conferred on me under Section 13(4) of the said Act read with Rule 9 of the said rules on this 20<sup>th</sup> day of February of the year 2024. The borrower and guarantor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the State Bank of India, RACPC Navsari (64135) Tal-Navsari Dist-Navsari for an amount of Rs.19,26,860.00 (Rupees Nineteen lacs Twenty Six Thousand Eight hundred sixty only) Plus Interest and further interest thereon.

**DESCRIPTION OF IMMOVABLE PROPERTY**

All the piece ad parcels of property situated at viravav, Italva, Navsari City and Dist-Navsari having Revenue Survey No.112/2 N.A. land admeasuring 2428.00 sq.mts.paiki land admeasuring 1517.00 sq.ft. i.e. 1410.059 sq.mtrs. and building construction there upon which is known as Royal Arcade-A & Royal Arcade-B (B-wing) constructed on land admeasuring 6137.93 sq.ft. i.e. 570.44 sq.mtrs. flat situated at 3rd floor of B-wing having flat No.B/305 build up area admeasuring 744.00 sq.ft. i.e. 69.14 sq.mtrs super build up area admeasuring 144.00 sq.ft. i.e. 106.32 sq.mtrs and 1/30unwidened share admeasuring 19.01 sq.mtrs. having Navsari Vijalpore Nagarpalika ward No.1 and municipal House No.12238/0 (old No.1965). Boundaries as under : East By : Open Passage, West By : Open Passage, North By : Open Passage, South By : Flat No.B-306.

Date : 20.02.2024  
Place : Navsari

Authorised Officer,  
State Bank of India, Navsari.

**SBI** RACPC Navsari (Branch Code: 64135) Italva, Dist.Navsari (Guj) Mo.:7575053707 E-mail - sbi.64135@sbi.co.in

**POSSESSION NOTICE**

Whereas the undersigned being the Authorized Officer for State Bank of India, RACPC Navsari (64135), Italva, Ta-Navsari, Dist-Navsari (Guj) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred upon me under section 13(2) read with Rule 9 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice dated 27.11.2023 calling upon the borrower Mr. Jignesh Harendrabhai Soni to repay the amount mentioned in the notice being Rs.28,96,591.85 (Rupees Twenty Eight lacs Ninety Six Thousand Five hundred Ninety One and paise Eight Five only) as on 25.11.2023 with further interest incidental expenses, cost, charges etc. within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, notice is hereby given to the borrowers, guarantor and the public in general that the undersigned has taken **Symbolic Possession** of the property described herein below in exercise of powers conferred on me under Section 13(4) of the said Act read with Rule 9 of the said rules on this 20<sup>th</sup> day of February of the year 2024. The borrower and guarantor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the State Bank of India, RACPC Navsari (64135) Tal-Navsari, Dist-Navsari for an amount of Rs.28,96,591.85 (Rupees Twenty Eight lacs Ninety Six Thousand Five hundred Ninety One and paise Eight Five only) Plus Interest and further interest thereon.

**DESCRIPTION OF IMMOVABLE PROPERTY**

All the piece ad parcels of immovable property bearing Utsav Apartment Bearing Flat No.502, bearing Navsari Municipal House No.1499/502 admeasuring 109.20.07 sq mtrs super built up area admeasuring 88.44 sq.mtrs with undivided share in the land below the building tune of 15.5353 sw.mtrs. Utsav Apartment is situated over the city Survey Tika No.4/5 City Survey No.5,6,7 City Survey 5, Total admeasuring 222.4105 sq.mtrs. of land. Boundaries as under : East By : Property of City Survey No.4, West By : Property of City Survey No.8, North By : Property of City Survey No.1, South By : Common Passage and Stairs.

Date : 20.02.2024  
Place : Navsari

Authorised Officer,  
State Bank of India, Navsari.

**SBI** Main Road, Vyara Branch (60375), Dist VYARA (Guj) Ph : 7600039329, E-mail sbi.60375@sbi.co.in,

**POSSESSION NOTICE**

Whereas, the undersigned being the Authorized Officer for State Bank of India, Main Road, Vyara Branch (60375), Taluka-Vyara, Dist-Tapi (Guj) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred upon me under section 13(2) read with Rule 9 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice dated 13.12.2023 calling upon the borrower Mr. Kalubhai Shaibali Ansari to repay the amount mentioned in the notice being Rs. 15,85,147/- (Rupees Fifteen Lakh Eighty Five Thousand One Hundred and Forty Seven only) as on 12.12.2023 with further interest incidental expenses, cost, charges etc. within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, notice is hereby given to the borrowers, guarantor and the public in general that the undersigned has taken **Symbolic Possession** of the property described herein below in exercise of powers conferred on me under Section 13(4) of the said Act read with Rule 9 of the said rules on this 21<sup>st</sup> Day of February of the year 2024. The borrower and guarantor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the State Bank of India, Main Road, Vyara Branch (60375) Taluka-Vyara Dist- Tapi (Guj) for an amount of Rs. 15,85,147/- (Rupees Fifteen Lakh Eighty Five Thousand One Hundred and Forty Seven only) Plus Interest and further interest thereon.

**DESCRIPTION OF IMMOVABLE PROPERTY**

All that piece and parcel of immovable property bearing Plot No-223-D, "Barsana Residency", Block No. 443 (After KJP Block No. 443/D-23), Kanpura Tal. Vyara, Dist. Tapi (Guj) - 394650 admeasuring 47.28 sq. meter. Bounded as below. East By : Plot No. 24-D, West By : Plot No. 22-D, North By : Road, South By : Block No. 444.

Date : 21.02.2024  
Place : Vyara

Authorised Officer,  
State Bank of India

**SBI** Fort Songadh Br. (00281) Songadh - 394 670, Dist Tapi. Mo. : 7600039252 E-mail - sbi.00281@sbi.co.in

**POSSESSION NOTICE**

Whereas the undersigned being the Authorized Officer for State Bank of India, Fort Songadh Branch (00281) Tal- Songadh, Dist-Tapi (Guj) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred upon me under section 13(2) read with Rule 9 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice dated 20.12.2023 calling upon the borrower Mr. Jitugiri Dharamgiri Gosawi & Ms. Chhayaben Jitugiri Gosawi to repay the amount mentioned in the notice being Rs. 21,68,143.27/- (Rupees Twenty One Lacs Sixty Eight Thousand One Hundred and Forty Three Only Paise Twenty Seven) as on 18.12.2023 with further interest incidental expenses, cost, charges etc. within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, notice is hereby given to the borrowers, guarantor and the public in general that the undersigned has taken **Symbolic Possession** of the property described herein below in exercise of powers conferred on me under Section 13(4) of the said Act read with Rule 9 of the said rules on this 21<sup>st</sup> Day of February of the year 2024. The borrower and guarantor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the State Bank of India, Fort Songadh Branch (00281) Tal-Songadh, Dist- Tapi for an amount of Rs. 21,68,143.27/- (Rupees Twenty One Lacs Sixty Eight Thousand One Hundred and Forty Three Only Paise Twenty Seven) Plus Interest and further interest thereon.

**DESCRIPTION OF IMMOVABLE PROPERTY**

All The Piece & Parcel of the Property Sub Plot No. 220, Manglam Residency, Vankvel, Fort Songadh, S. No. NA/50/1, Dist Tapi (Guj) PIN 394670 bearing admeasuring 100.66 sq. mtr. Bounded as below. Property location - East By : Sub Plot No. 223, West By : Internal Road, North By : Sub Plot No. 221, South By : Sub Plot No. 219.

Date : 21.02.2024  
Place : Fort Songadh

Authorised Officer,  
State Bank of India

**Bank of India BOI** Relationship beyond banking

**ASSET RECOVERY DEPARTMENT** 6TH FLOOR, BANK OF INDIA BUILDING, BHADRA, AHMEDABAD. PHONE : 079 - 66122528, 66122530

**STAR MEGA E-AUCTION FOR SALE OF PROPERTIES**

**DATE AND TIME OF E-AUCTION : 27.03.2024, 11:00 NOON TO 05.00 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 27.03.2024.

**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>Shri Sukhdevbhai Ramnaresh Prajapati (Borrower),</b> To repay the amount mentioned in the Demand notice dated 02.04.2019 being <b>Rs. 18,90,094.58/-</b> Plus further interest & expenses thereon. (Less recovery made after issuance of Demand Notice) <b>Authorised Officer : Shri Arpit Saresa, Mob. : 9904774858</b> <b>Paldi Branch, Ahmedabad.</b>	Flat no. G 202, Second Floor, Naiya Apartment, Near Ramol Toll Plaza, Vastral RTO Road, Ramol, Ahmedabad owned by Shri Sukhdevbhai Ramnaresh Prajapati admeasuring net carpet area 62.50 Sq.Mtrs constructed, situated & lying on non-agriculture Land bearing Plot no. 110 + 111/2 of T.P. Scheme No. 114 allotted in the lieu of Revenue Survey No. 724/1 + 724/2 + 725/1/A, 725/2/B of Mouje Ramol, Taluka Vatva in the District of Ahmedabad & Sub-District of Ahmedabad-11 (Aslali), Gujrat. Owned by Mr. Sukhdevbhai Ramnaresh Prajapati Boundaries of Property: East: Block H, West: Passage and Flat no. G/2023, North : Flat no. G/201, South: Block I. (Property is under Physical Possession).	<b>Rs. 11,91,000/-</b>	<b>Rs. 1,19,100/-</b>
Inspection Date & Time of properties : 20.03.2024 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. 201190200000033, Bank of India, Paldi Branch, Ahmedabad. IFSC Code : BKID0002111		
2	<b>Ms. Nisha Rajesh Soni</b> To repay the amount mentioned in the Demand notice dated 05.09.2022 being <b>Rs. 21,52,198.50</b> plus further interest & expenses thereon. (Less recovery made after issuance of Demand Notice) <b>Vasna Branch, Ahmedabad, Mrs. Pratibha Loomba, Mob. : 8005712514</b> <b>Authorised Officer : Mr. R.S. Narvariya, Mo. 9424371945</b>	Flat No. P/101, Aditya India Colony Near Radhe Upvan Resort, Hathijan Ahmedabad 382445. Admeasuring 65.06 sq.mt. Owned by Ms.Nisha Rajesh Soni. Boundaries of Property: East : Block 0, West : Flat No.P-102, North : Flat No.P-104, South : Society Road. (Property is under Physical Possession).	<b>Rs. 18,24,000/-</b>	<b>Rs. 1,82,400/-</b>
Inspection Date & Time of properties : 20.03.2024 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. 204790200000033, Bank of India, Vasna Branch, Ahmedabad. IFSC Code : BKID0002047		
3	<b>M/s Sara Guest House (Mr. Abbas Gaffar Shaikh &amp; Mrs. Sairabi Abbas Shaikh</b> To repay the amount mentioned in the notices being <b>Rs. 1,26,16,563.51/-</b> and further interest & expenses thereon. <b>Income Tax Char Rasta Branch, Ahmedabad. Mrs. Chetna, Mob. : 8302955518</b> <b>Authorised Officer : Mr. Vijay Parmar, Mo. 8866586144</b>	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 Shop No. 201 to 210 Subham Complex, Opp. V.S. Civil Hospital, Petlad GIDC Petlad Taluka Vadva in the District of Ahmedabad & Sub-District Anand on second floor super built up area admeasuring about 6797 Sq. Ft. in name of M/s Sara Guest House. bounded as: East: Construction of Building C, North: Open Terrace, West: Open Land, South: Open Parking Land of Shubham Arcade. (Property is under Physical Possession).	<b>Rs. 98,83,000/-</b>	<b>Rs. 9,88,300/-</b>
Inspection Date & Time of properties : 20.03.2024 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. 203490200000033, Bank of India, Income Tax Char Rasta Branch, Ahmedabad, IFSC Code : BKID0002034		
4	<b>Mr. Balmukund Dinesh Pandey</b> To repay the amount mentioned in the notices being <b>Rs. 31,82,282/-</b> and further interest & expenses thereon. <b>Vasna Branch, Ahmedabad, Mrs. Pratibha Loomba, Mob. : 8005712514</b> <b>Authorised Officer : Mr. R.S. Narvariya, Mo. 9424371945</b>	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).	<b>Rs. 18,35,000/-</b>	<b>Rs. 1,83,500/-</b>
Inspection Date & Time of properties : 20.03.2024 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. 204790200000033, Bank of India, Vasna Branch, Ahmedabad, IFSC Code : BKID0002047		
5	<b>Mrs. Bhartiben Ishwarbhai Prajapati &amp; Mr. Ishwarbhai Amrutlal Prajapati</b> To repay the amount mentioned in the notices being <b>Rs. 10,28,153/-</b> and further interest & expenses thereon. <b>Relief Road Branch, Ahmedabad. Mr. Harshal Shah, Mo. 9427880142</b> <b>Authorised Officer : Mr. R.S. Narvariya, Mo. 9424371945</b>	All that part and parcel of property consisting of SIM Survey No. 58, T P S No. 73, F P No. 27/1, Flat No. 103, Block No. A, 1st floor Devkrupa divine, Opp. Ayojan Nagar, Hathijan Circle, Mouje Vinzol, Taluka Vatva District Ahmedabad - 382445 Admeasuring Built up area of 75.22 Square Meters Owned by Mrs. Bhartiben Ishwarbhai Prajapati Boundaries of Property: East : Flat No. 102 (Excluding Passage), West : Block B, North : Flat No. 104, South : Open Plot (excluding margin) (Property is under Physical Possession).	<b>Rs. 16,92,000/-</b>	<b>Rs. 1,69,200/-</b>
Inspection Date & Time of properties : 20.03.2024 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. 201390200000033, Bank of India, Relief Road Branch, Ahmedabad, IFSC Code : BKID0002013		
6	<b>Mr. Karan Anilkumar Patadia</b> To repay the amount mentioned in the notices being <b>Rs. 22,48,392.24</b> and further interest & expenses thereon. <b>Vasna Branch, Ahmedabad, Mrs. Pratibha Loomba, Mob. : 8005712514</b> <b>Authorised Officer : Mr. R.S. Narvariya, Mo. 9424371945</b>	Flat No. B/501 5th floor of Samor Residency, Survey No.411/1 FP No.61/3 TP No.79, Nr Devi Mata Temple on Ghodasara Canal Road, Vatva Ahmedabad Admeasuring Super Built up area of 1016.60 sqfts. With undivided share of land rea 270.18 sq. fts. Owned by Mr. Karan Anilkumar Patadia. (Property is under Physical Possession).	<b>Rs. 16,94,000/-</b>	<b>Rs. 1,69,400/-</b>
Inspection Date & Time of properties : 20.03.2024 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. 204790200000033, Bank of India, Vasna Branch, Ahmedabad, IFSC Code : BKID0002047		
7	<b>Mr. Kartar Singh Devel &amp; Mrs. Surekhaben Pratapbhai Jadeja</b> To repay the amount mentioned in the notices being <b>Rs. 27,40,247</b> and further interest & expenses thereon. <b>Vasna Branch, Ahmedabad, Mrs. Pratibha Loomba, Mob. : 8005712514</b> <b>Authorised Officer : Mr. R.S. Narvariya, Mo. 9424371945</b>	Flat No. G-301, Parth Avenue, Near AvaniBhavan, Motera Road, Ahmedabad Owned by Mr. Kartar Singh Devel & Mrs. Surekhaben Pratapbhai Jadeja Boundaries of Property: East : Internal Boundary wall of society, West : Flat No.G-304, North : Block No-E, South : Flat No. G-302. (Property is under Physical Possession).	<b>Rs. 48,50,000/-</b>	<b>Rs. 4,85,000/-</b>
Inspection Date & Time of properties : 20.03.2024 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. 204790200000033, Bank of India, Vasna Branch, Ahmedabad, IFSC Code : BKID0002047		
8	<b>Mrs. Margi Samir Mehta, Mr.Samir Ratilal Mehta &amp; Mr.Nandish Samirbhai Mehta.</b> To repay the amount mentioned in the notices being <b>Rs. 90,74,128.37/-</b> and further interest & expenses thereon. <b>Income Tax Char Rasta Branch, Ahmedabad. Mrs. Chetna, Mob. : 8302955518</b> <b>Authorised Officer : Mr. Vijay Parmar, Mo. 8866586144</b>	Flat No. A/1/7, Tirthjal Complex (Avantika Park CHSL Vihag-2) 132 Ft. Ring Road, Opp. Shivranjani Society, Satellite Road, Ahmedabad Built up area of 230.00 sq yards Owned by Mrs.Margi Samir Mehta, Mr. Samir Ratilal Mehta & Mr. Nandish Samirbhai Mehta. Boundaries of Property: East : Final Plot No. 191, West : 132 ft Road, North : Final Plot No. 65/2, South : Final Plot No 109. (Property is under Symbolic Possession).	<b>Rs. 1,02,78,000/-</b>	<b>Rs. 10,27,800/-</b>
Inspection Date & Time of properties : 20.03.2024 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. 203490200000033, Bank of India, Income Tax Char Rasta Branch, Ahmedabad, IFSC Code : BKID0002034		
9	<b>Mrs. Sumanben Ramchandra Gupta &amp; Mr. Ramchandra Rajendrakumar Gupta.</b> To repay the amount mentioned in the notices being <b>Rs. 30,71,000/-</b> and further interest & expenses thereon. <b>Valetva Branch, Ahmedabad. Mr. Ashishkumar Jha, Mob. : 7990954754.</b> <b>Authorised Officer : Mr. Prafulchandra Ghetia, Mo. 9898885797</b>	Raw House No.19, Survey no 1083 paiki - 2 Nidhi Homes, B/H HariKrushna Homes, Nr. Gomti lake, Vadtal Changa Road, Vadtal, Dist. Kheda Admeasuring 155.67 sq Mtrs. Owned by Mrs. Sumanben Ramchandra Gupta & Mr. Ramchandra Rajendra kumar Gupta. Boundaries of Property: East : Plot No. 18, West : Plot No.20, North : Society internal Road, South : Survey No.1084. (Property is under Physical Possession).	<b>Rs. 27,21,000/-</b>	<b>Rs. 2,72,100/-</b>
Inspection Date & Time of properties : 20.03.2024 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. 207990200000033, Bank of India, Valetva 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 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) 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 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 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 : 25.02.2024, Place : Ahmedabad

Authorised Officer, Bank of India