

BANK OF INDIA

AHMEDABAD ZONAL OFFICE: 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: 11.03.2025, 11:00 AM TO 06.00 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 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 11.03.2025.

Sr.	DESCRIPTION OF THE MOVABLE / IMMOVABLE PROPERTIES WITH KNOWN ENCUMBRANCES IF ANY Name of Borrower / Guarantor & Address & Name of the Branch Reserve			
No.	& Outstanding Dues	Description of Properties Lot 1: All that part and parcel of the property owned by M/s Radiant Media Convergence Pvt Ltd being Office No. A-1002 on 10th floor, admeasuring about 1010 sq ft. building known as "Premium House" of	Price	EMD Price
'	M/s Radiant Media Convergence Pvt Ltd., Mr. Govindbhai C Patel (Director & Guarantor), Jayeshbhai M Mistry (Director & Guarantor) To repay the amount mentioned in the notices being Rs. 60,14,244.03/- and further interest & expenses thereon. Authorised Officer: Mr. Priyaranjan Kumar	Vardhman (Gandhi Gram) Association, situated upon non-agricultural land bearing Final Plot No. 487/2 of town planning scheme No.3 of mouje Changsipur, Taluka city registration District Ahmedabad and Sub Districh Ahmedabad (Memnagar) which is bounded as under: On or towards East by: Passage, On or Towards West: Road, On or towards North by: Margin space and Road, On or towards South by: Common Passage. (Property is under Symbolic Possession).		Rs. 4,84,800/-
	Ahmedabad Main Branch, Ahmedabad. Mob. : 9630095235	Lot 2: All that part and parcel of the property owned by M/s Radiant Media Convergence Pvt Ltd being Office No. A-1003 on 10th floor, admeasuring about 575 sq ft. building known as "Premium House" of Vardhman (Gandhi Gram) Association, situated upon non-agricultural land bearing Final Plot No. 487/2 of town planning scheme No.3 of mouje Changsipur, Taluka city registration District Ahmedabad and Sub Districh Ahmedabad (Memnagar) which is bounded as under: On or towards East by: Passage, On or Towards West: Road, On or towards North by: Margin space and Road, On or towards South by: Common Passage. (Property is under Symbolic Possession). If Someone Is Submitting Bid For Lot No. 1, He Also Has To Submit Bid For Another Lot. Both Property Will Be Sold To Single Purchaser. 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 Code: BKID0002000	ns. 27,60,000/-	Rs. 2,76,000/-
	M/s. Keshav Packaging (Proprietor - Mr. Mahendrabhai Virabhai Patel & Guarantor - Mrs. Surekhaben Mahendrabhai Patel) To repay the amount mentioned in the notices being Rs. 41,22,126.48/- and further interest & expenses thereon. Authorised Officer: Mr. Raghunath Krovvidi Ognaj Branch, Ahmedabad. Mob.: 9998654348	All that part and Parcel of Equitable Mortgage of Immovable Property Situated at Flat No. F/302 , on the 3rd Floor, Block No. F having carpet area admeasuring 63.77 sq.mtrs. Balcony area admeasuring 6.39 sq.mtrs. and Wash Area admeasuring 3.04 sqmtrs. total admeasuring 73.2 sqmtrs. along with proportionate undivided share in the land admeasuring 29.82 sq.mtrs., in the scheme which is famously known as Anmol Life Style constructed on the non agricultural land bearing survey No. 206 admeasuring 10016 sq.mtrs. Town Planning Scheme No. 241 (Nana Chiloda), Final Plot No. 129 admeasuring 4859 sqmtrs for Residential and admeasuring 1151 sqmtrs. for commercial total admeasuring 6010 sqmtrs situate, being and lying at Mouje Chiloda (Naroda), Taluka Gandhinagar in the Registration District and Sub District Gandhinagar . Boundaries of Property: East: Flat No. F/301, West: Margin Space, North: Lift & Passage, South: Margin Space. (Property is under Symbolic Possession). Remaining Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 210490200000033, Bank of India, Ognaj Branch, Ahmedabad. IFSC Code: BKID0002104		Rs. 3,80,000/-
3	Gunarantors Mr. Krishnakumar Gangabishan Periwal, Mrs. Kaushalayadevi Krishnakumar Periwal & Mr. Rajkumar Gangabishan Periwal To repay the amount mentioned in the notices being, Rs. 57,35,923.10/- and further interest & expenses thereon. Authorised Officer: Mr. Priyaranjan Kumar	EQM of All that piece or parcel of Freehold Immovable Commercial Property being Shop No. H-32 on First Floor, Block C/3 admeasuring 516.10 Square Feet in the Scheme known as " The Ahmedabad Madhavpura Market Shops and Warehouses Co.Op. Soc. Ltd. " which is famously known as " Madhavpura Market " together with proportionate undivided ownership rights title and interest in land of Scheme known as " Madhavpura Market " constructed on Non-Agricultural Land bearing T.P. Scheme No. 14, Final Plot No. 103 Situate, being and lying at Mouje Village: Dariyapur - Kazipur, Taluka City Now Taluka Asarwa in the District Ahmedabad, in the Registration District Ahmedabad and Sub District Ahmedabad - 6 (Naroda) in the state of Gujarat owned by Mrs. Kaushalyadevi Krishnakumar Periwal which is bounded as under - On or towards North: Unit No. H-11, On or towards South: Unit No. H-33, On or towards East: Passage (After Passage Unit No. G 34), On or towards West: Estate Road & Parking. (Property is under Symbolic Possession). 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 Code: BKID0002000	Rs. 34,16,000/-	Rs. 3,41,600/-
	Guarantors: Mrs. Kaushalayadevi Krishnakumar Periwal & Mrs. Renu Rajkumar Periwal	EQM of All that piece or parcel of Freehold Immovable Commercial Property being Shop No. G-34 on First Floor, Block C/3 admeasuring 514 Square Feet in the Scheme known as "The Ahmedabad Madhavpura Market Shops and Warehouses Co.Op. Soc. Ltd." which is famously known as "Madhavpura Market" together with proportionate undivided ownership rights title and interest in land and common plot and together with all the rights to use common areas, passages, amentities and facilities along with undivided ownership rights, title and interest in land of Scheme known as "Madhavpura Market" constructed on Non-Agricultural Land bearing T.P. Scheme No. 14, Final Plot No. 103 Situate, being and lying at Mouje Village: Dariyapur - Kazipur, Taluka City Now Taluka Asarwa in the District Ahmedabad, in the Registration District Ahmedabad and Sub District Ahmedabad - 6 (Naroda) in the state of Gujarat owned by Mr. Krishnakumar Gangabisan Periwal which is bounded as under - On or towards North: Unit No. G-33, On or towards South: Unit No. G-35, On or towards East: Block F of Madhupura Market, On or towards West: Passage (After Passage Unit No. H 32). (Property is under Symbolic Possession) Remaining Amount of Sale to be deposited: RTGS / NEFT/Fund Transfer to credit of A/c No. 20009020000033, Bank of India, Ahmedabad Main Branch, Ahmedabad, IFSC Code: BKID0002000	Rs.	Rs. 3,49,600/-
	expenses thereon. Authorised Officer: Mr. Priyaranjan Kumar	EQM of All that piece or parcel of Freehold Immovable Commercial Property being Shop No. G-33 on First Floor, Block C/1 admeasuring 511 Square Feet in the Scheme known as " The Ahmedabad Madhavpura Market Shops and Warehouses Co.Op. Soc. Ltd. " which is famously known as " Madhavpura Market " together with proportionate undivided ownership rights title and interest in land and common plot and together with all the rights to use common areas, passages, amentities and facilities along with undivided ownership rights, title and interest in land of Scheme known as " Madhavpura Market " constructed on Non-Agricultural Land bearing T.P. Scheme No. 14, Final Plot No. 103 Situate, being and lying at Mouje Village: Dariyapur - Kazipur, Taluka City Now Taluka Asarwa in the District Ahmedabad, in the Registration District Ahmedabad and Sub District Ahmedabad - 6 (Naroda) in the state of Gujarat owned by Mr. Rajkumar Gangabisan Periwal which is bounded as under per Sale Deed - On or towards North: Unit No. G-32, On or towards South: Unit No. G-34, On or towards East: Road of the Society, On or towards West: Passage (After Passage Unit No. H 31). (Property is under Symbolic Possession) 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 Code: BKID0002000	Rs. 34,96,000/-	Rs. 3,49,600/-
6	Mr. Dhiraj Rambali Sharma & Mrs. Rakhi Dhiraj Sharma To repay the amount mentioned in the notices being, Rs. 36,95,418.20/- and further interest & expenses thereon. Authorised Officer: Mr. Prafulchandra Ghetia Vadtal Branch, Ahmedabad. Mob.: 8437500816	EQM of all that piece and parcel of the immovable property situated at R S No. 187 He. 15479 Sq.Mtrs. Sant Villa, Unit No. 29/2 admeasuring 136.88 Sq.Mtrs. and proposed built up area admeasuring 119.21 Sq.Mtrs. At & PO Manjipura Taluka Nadiad District Kheda 387001 Owned by Mr. Dhiraj Rambali Sharma & Mrs. Rakhi Dhiraj Sharma, Boundaries of Property: East: Bunglow No. 29/3, West: Bunglow No. 29/1, North: Society Common Wall, South: Society Common Road. (Property is under Symbolic Possession) Remaining Amount of Sale to be deposited: RTGS / NEFT/Fund Transfer to credit of A/c No. 280490200000033, Bank of India, Vadtal Branch, Ahmedabad, IFSC Code: BKID0002804	Rs. 30,90,000/-	Rs. 3,09,000/-
		All that piece or parcel of none agriculture leasehold owned by M/s. Satyam Salt Traders, (Partner: Yogeshkumar V Bhatt and Mrs. Dhruti Yogeshbhai Bhatt) industrial use land bearing Plot No 99, Admeasuring about 590.24 Square Meters, in the Halvad GIDC industrial Estate with all buildings, construction, shed there on and all the cabin, store room, guard room structure now standing thereon, or to be constructed/erected and all fittings and fixtures now erected or installed thereon or to be erected, installed, together with all roads, pathways, electrical installations, water pipes & installation thereon and together with all tree, fences, hedges, ditches, ways, sewerages, drains, waters, watercourse, liberties, privileges, easements and appurtenances whatsoever to the aforesaid land or any part thereof belonging to or in any wise relating to or usually held, occupied, enjoyed therewith or reputed to belong or be appurtenant thereto and all the estate, rights, title, interest, Property, claim and demand whatsoever situated, being and lying at Mouje Village Halvad-Morbi the jurisdiction of registration district Morbi, which is bounded as under: On or towards the north: 14 Meter wide Road, On or Towards the South: Plot No 98, On or Towards the East: 14 Meter Wide Road, On or Towards the West: Plot No 100. (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 Code: BKID0002002	Rs. 27,52,000/-	Rs. 2,75,200/-
8	Mr Vishal Ganeshbhai Adesara To repay the amount mentioned in the notices being Rs. 35,28,891.30/- and further interest & expenses thereon. Authorised Officer: Mr. Prafulchandra Ghetia Vadtal Branch, Ahmedabad. Mob.: 8437500816	All that part and parcel of the property situated at Mouje Lambhavel revenue survey No.118/2B+120+121+1A+2B/ paiki 1-18-37 sq.mtrs. paiki 0-80-94 sq.mtrs. paiki Flat No. Tulip 201 (1465 sqft super built up) second floor "Riverstone" situated Anand Boriavi road near Moti canal at Lambhavel Taluka Anand District Anand. Owned by Vishal Ganeshbhai Adesara Boundaries of Property: East: Society Internal Road, West: Flat No.204, North: Society Internal Road & then Twin No.19, South: Common Passage then Flat No.202. (Property is under Physical Possession). Remaining Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 280490200000033, Bank of India, Vadtal Branch, Ahmedabad. IFSC Code: BKID0002804	Rs. 21,17,000/-	Rs. 2,11,700/-
9	Smt. Ritaben Harijan, Shri Nareshbhai Harijan, Shri Pravinbhai Parsottambhai Harijan and (Guarantor) Shri Ghanshyambhai Fakirbhai Vasava & Dilipbhai Lalbhai Purabiya To repay the amount mentioned in the notices being Rs. 9,54,182.59/- and further interest & expenses thereon. Authorised Officer: Mr. Prafulchandra Ghetia	EQM of all that piece and parcel of the immovable property owned by Smt. Ritaben Harijan and Shri Nareshbhai Harijan Situated at Mouje Salon Talpad Khata No. 1232 Survey No. 884 (0-36-42 sq.mtrs. & Revenue Survey No. 885 (0-34-40 Sq.Mtrs.) whose consolidated no. paiki Total admeasuring He. 0-70-82 known as 42 Sant Plaza Salun Talpad Opp. Anupam Factory, Nadiad Kheda - 387001. Boundaries of Property: East: House No. 43, West: House No. 41, North: Shop No. 16, South: Road / Common Plot). (Property is under Symbolic Possession).	Rs. 12,58,000/-	Rs. 1,25,800/-
10	Vadtal Branch, Ahmedabad. Mob.: 8437500816 Shri Kalubhai Mojiram Prajapati & Smt. Radhaben Mojiram Prajapati To repay the amount mentioned in the notices being Rs. 15,57,258.40 and further interest & expenses thereon. Authorised Officer: Mr. Prafulchandra Ghetia Vadtal Branch, Ahmedabad. Mob.: 8437500816	Remaining Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 280490200000033, Bank of India, Vadtal Branch, Ahmedabad. IFSC Code: BKID0002804 All that piece and parcel of the property of immovable property being N.A. Residential property Sant Plaza situated at Salun Talpad, Ta. Nadiad, Dist. Kheda bearing revenue Survey No. 884 admeasuring hec. 0-36-42 & 885 admeasuring hec. 0-34-40 total admeasuring He. 0-70-82 whose consolidated No. 884 paiki as per layout plan plot No. 33 admeasuring 42.18 sq.mtrs and undivided share of common plot and road admeasuring 40.53 sq.mtr. i.e. total admeasuring 82.71 sq.mtrs. (Property is under Physical Possession).	Rs. 11,05,000/-	Rs. 1,10,500/-
	Shri. Hiteshkumar Bharatbhai Goraiya, To repay the amount mentioned in the notices being Rs. 25,25,649.31/- and further interest & expenses thereon. Authorised Officer: Mr. Niraj Kumar Vasna Branch, Ahmedabad. Mob.: 7017366715	Remaining Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 28049020000033, Bank of India, Vadtal Branch, Ahmedabad. IFSC Code: BKID0002804 All that piece and parcel of the immovable property being Flat No I-303, 3rd Floor in Block No I admeasuring about 58.62 Sq.mtrs Builtup area and undivided share in land admeasuring about 22.082 Sq.mtrs in Scheme known as "Samor Residency" on Non Agricultural land bearing Amalgamated Survey No 411/1 admeasuring about 9105 Sq.mtrs(Survey No. 411/1 admeasuring about 1821 Sq,Mtrs survey No 413/2 admeasuring about 1113 sq.mtrs survey No 412 admeasuring about 6171 Sq.mtrs) included in T.P.S No 79 allotted Final Plot No 61/3 admeasuring about 5463 Sq,Mtrs lying and being at Village Vatva Taluka Vatva, within registration District & Sub District of Ahmedabad-11(Aslali) and the same is bounded as under: On the North by: Society common wall, On the South by: stair of block No I, On the East by: Flat No J-302, On the West by: Flat No I-304. (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: BKID0002047	Rs.	Rs. 1,79,100/-
12	1) Jigar Ratilal Lodha & Mrs. Gangaben Ratilal Lodha To repay the amount mentioned in the notices being Rs. 23,30,148.96/- and further interest & expenses thereon. Authorised Officer: Mr. Rajesh Raman Akhbarnagar Branch, Ahmedabad. Mob.: 9662727870	All that piece and parcel of the immovable property being Resi. Flat No. 3/B on 2nd Floor Adm. 70 Sq. Yrds. in the new Prerna Owner Association Constructed on Agricultural Land bearing being mouje rajpur - hirpur Survey No. 170/1/25 T.P.Scheme No. 24 Final Plot No. 282 situated, being and lying at mouje rajpur - Hirpur Taluka Maninagar in the registration Dis. Ahmedabad and Sub Dis,. Ahmedabad - 7 (Odhav) owned by Mr. Jigarkumar Ratilal Lodha & Mrs. Gangaben Ratilal Lodha. Bounded: East: Anand Flat, West: Flat No. 03, North: Flat No. A/3, South: Flat Stair. (Property is under Physical Possession). Remaining Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 204990200000033, Bank of India, Akhbarnagar Branch, Ahmedabad. IFSC Code: BKID0002049	Rs. 16,20,000/-	Rs. 1,62,000/-
13	Mrs. Jhemiben Mahadevbhai Rabari, Mr. Mahadevbhai Rabari To repay the amount mentioned in the notices being Rs. 20,91,456.95/- and further interest & expenses thereon. Authorised Officer: Mr. Pranav Kumar Sharda Mandir Road Branch, Ahmedabad. Mob.: 8210935403	Residential Flat Situated at G1 , Ishwardham Apartment , Ganesh Gali, Beside Guruji Flyover, Maninagar, Ahmedabad. All that part and parcel of the property consisting of Flat No. G1 admeasuring 70 sq. yards i.e. 58.72 sq.mtrs. built up area in the scheme known as " Ishwardham Apartment " situated at on Non Agricultural land bearing sub plot No. 12, forming part of land of Final Plot No. 274 paiki of Town Planning Scheme No. 24 allotted in lieu of Revenue Survey No. 170/1/12, situate, being and lying at Mouje Rajpur - Hirpur Taluka Maninagar District Ahmedabad and sub district Ahmedabad 7 (Odhav) and bounded under: East: Common Wall, West: Flat No. G 4, North: Common Wall, South: Flat No. G 2 and stair. (Property is under Symbolic Possession). 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	Rs. 11,94,000/-	Rs. 1,19,400/-
	Smt. Brinda Chintan Mehta To repay the amount mentioned in the notices being Rs. 12,31,793/- and further interest & expenses thereon. Authorised Officer: Mr. Niraj Kumar Vasna Branch, Ahmedabad. Mob.: 7017366715	All that piece and parcel of the immovable property being Flat No C-504, 5th floor in Block C admeasuring 57.69 sq.mtrs (super built up area) and share in undivided land admeasuring 18.70 sq.mtrs in the scheme known as "SHRINATH RESIDENCY situated on the non-agricultural land admeasuring about 12374 sq.mtrs bearing consolidated Survey No 569/1 + 2,571,572,573/1, T.P. Scheme No 58 & Final Plot No 53, 54 and 60 paiki 8322 Sq,Mtrs and 55/1 paiki 771 sq.mtrs(total 9093 sq.mtrs) situate lying and being at Mouje Vatva Taluka- Dascroi, within registration District of Ahmedabad & registration sub District of Ahmedabad-11(Aslali) and the same is bounded as under : On the North by: Common Road, On the South by: Flat No C/505, On the East by: Common Road, On the West by: Passage & Flat No C/503. (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: BKID0002047	_	Rs. 1,15,000/-
	Shri Asvin Prakash Pandit To repay the amount mentioned in the notices being Rs. 12,59,980.19/- and further interest & expenses thereon. Authorised Officer: Mr. Avinash Kumar Ghuma Branch, Ahmedabad. Mob.: 9860919266	All that piece or parcel of the property of Shri. Asvinbhai Prakashbhai Pandit of unit no B1-201 on the second floor having 37.37 Sq meters carpet area along with 34.83 undivided interest in land etc in the scheme known as Umang Aditya being non agricultural freehold land situate lying and being at Mouje Lambha, Block No 644 and 646, Final Plot No 293 of Town Planning Scheme No 19 Taluka Vatva(City/city East) in the registration district Ahmedabad Sub-District Ahmedabad-11(Aslali) being a free hold property with a right to use and occupy the same and common amenties bounded as: On or towards East by: Unit No B2-202, On or towards West by: Unit No B1-204, On or towards North by: Building No C1, On or towards South by: Unit No B1-202. (Property is under Physical Possession). Remaining Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 205690200000033, Bank of India, Ghuma Branch, Ahmedabad. IFSC Code: BKID0002056	Rs.	Rs. 99,500/-
	Mr Sanjaysinh Rajkishore Bhaduriya & Mrs Sarojben Sanjaysinh Bhaduriya 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 Road Branch, Ahmedabad. Mob.: 8210935403	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) . 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		Rs. 93,500/-
17	Mr. Sanjay Amratbhai Rabari To repay the amount mentioned in the notices being Rs. 7,89,132.50/- and further interest & expenses thereon. Authorised Officer: Mr. Avinash Kumar Changodar, Ahmedabad. Mob.: 9464764137	All that piece and parcel of immovable residential property of - Mr. Sanjay Amratbhai Rabari situated on Flat No 102, on Ground Floor, admesuring 58.52 Sq. Mtrs i.e. 70 Sq Yards (Supper Built up) together with right to use common area, passage, ameneties and facility along with proportionate undivided ownership right, title and interest in land admeasuring 16.5 Sq. Mtrs in Scheme "RATNAM RESIDENCY" constructed on Non Agricultural land bearing Block/Survey No 476 (old Survey No 366) Ac No 2204 admeasuring 1056 Sq. Mtrs situate being and lying at Mouje Changodar, Taluka: Sanand in the Registration District Ahmedabad and Sub-District Sanand: East: Margin, West: Road, North: Flat No 101, South: Flat No 103. (Property is under Physical Possession). Remaining Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 204590200000033, Bank of India, Changodar Branch, Ahmedabad. IFSC Code: BKID0002045		Rs. 65,800/-

Inspection Date & Time for Above Mention Properties For Sr. No. 1 to 9: Dt. 03.03.2025 & Sr. No. 10 to 17: Dt. 04.03.2025 during 12.00 Noon to 03.00 PM.

TERMIS & CONDITIONS: - (1) The e-auction is conducted by PSB alliance through the website: https://baanknet.com/ (2) To participate in the auction, bidders must have a valid pan and aadhar card. (4) After successful registration bidder must deposite the earnest money deposit (EMD) as specified for each property, the EMD will be refunded to unsuccessful bidders after the auction. (5) Bidders can place bids on the property during the 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 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. (7) Incase sale is not confirmed or set aside on any ground whatsoever, the bidder shall be and all the incidental expenses, if any to the sale and completion of sale formalities a sale certificate sale is not confirmed or set aside on any ground whatsoever, the bidder shall be and under the claim any compensation or damages whatsoever. (8) The interested parties/intending bidder may contact for further details to the authorised officer, bank of india. (9) The decision of the bank/authorized officer regarding sale of property shall be final, binding and unquestionable. The bank reserver is right to cancely prospone the sale without assigning any reasons. (10) 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 sale property shall be final, binding and unquestionable. The bank reserver is right to cancely purchas

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/- Authorised Officer, Bank of India

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For the Indian Intelligent.



I arrive at a conclusion not an assumption.

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Ahmedabad

