

बैंक ऑफ़ इंडिया BOI Bank of India BOI Relationship beyond banking

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: 25.06.2025, 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

ALE OF MOVABLE/IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMEN 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" hasis on 25.06.2025.

	DESCRIPTION OF THE MOVA	BLE / 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
	Mrs. Sharmistha Jigneshbhai Patel, Mr. Jignesh Kalidas Patel & Mr. Yash Jigneshbhai Patel To repay the amount mentioned in the notices being Rs. 1,08,78,349.25/- and further interest & expenses thereon. Authorised Officer: Mr. Bipinkumar Solanki Ghuma Branch, Ahmedabad. Mob.: 9860919266	All that piece and parcel of Immovable Property being Flat No. D-403, on 4th Floor, admeasuring 112.22 Sq.Mtrs. (1207.90 Sq.Feet) that excludes the area covered by the external walls, area under service shafts, net carpet area Balcony admeasuring 3.76 Sq.Mtrs. (40.47 Sq.Feet) and net carpet area wash area admeasuring 2.89 Sq.Mtrs. (31.10 Sq.Feet) that cumulatively admeasures 118.87 Sq.Mtrs. (1279.50 Sq.Feet) but includes the area covered by the internal partition walls of the apartment in the scheme known as "SARANSH AMBIENCE" together with undivided proportionate share in land admeasduring 49.16 Sq.Mtrs. shall be written together with the parking space in basement / hallow plinth, construction on freehold non - agricultural land bearing survey No. 222 admeasuring 12716 Sq.Mtrs. Paiki 10665 Sq.Mtrs., Final Plot No. 41 admeasuring 12716 Sq.Mtrs. Paiki 10500 Sq.Mtrs. of thereabout together with construction of Flat / Unit thereon, forming part of Non - Agricultural land, Town Planning Scheme No. 26 Situated and lying at village / Mouje: Vasna, Taluka City, Registration District: Ahmedabad and Sub District - Ahmedabad - 4 (Paldi) within the State of Gujarat, Owned by: Mrs. Sharmistha Jigneshbhai Patel, bounded as under: East: Margin, West: Flat No. D-404, North: Stairs, South: Site Road. (Property is under Physical Possession). Remaining Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 205690200000056, Bank of India, Ghuma Branch, Ahmedabad. IFSC Code: BKID0002056	Rs. 92,42,000/-	Rs. 9,24,200/-
		All that piece and parcel of Immovable Property being Flat No. D/903, on 9th Floor, admeasuring 112.22 Sq.Mtrs. (1207.90 Sq.Feet) that excludes the area covered by the external walls, area under service shafts, net carpet area Balcony admeasuring 3.76 Sq.Mtrs. (40.47 Sq.Feet) and net carpet area wash area admeasuring 2.89 Sq.Mtrs. (31.10 Sq.Feet) that cumulatively admeasures 118.87 Sq.Mtrs. (1279.50 Sq.Feet) but includes the area covered by the internal partition walls of the apartment in the scheme known as "SARANSH AMBIENCE" together with undivided proportionate share in land admeasduring 49.16 Sq.Mtrs. shall be written together with the parking space in basement / hallow plinth, construction on freehold non - agricultural land bearing survey No. 222 admeasuring 12716 Sq.Mtrs. Paiki 10665 Sq.Mtrs., Final Plot No. 41 admeasuring 12716 Sq.Mtrs. Paiki 10500 Sq.Mtrs. of thereabout together with construction of Flat / Unit thereon, forming part of Non - Agricultural land, Town Planning Scheme No. 26 Situated and lying at village / Mouje: Vasna, Taluka City, Registration District: Ahmedabad and Sub District - Ahmedabad - 4 (Paldi) within the State of Gujarat, Owned by: Mrs. Palak Prashant Vyas & Mrs. Khushali Priyank Vyas bounded as under: East: Margin, West: Flat No. D/904, North: Stairs, South: Site Road. (Property is under Physical Possession). Remaining Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 205690200000056, Bank of India, Ghuma Branch, Ahmedabad. IFSC Code: BKID0002056	Rs. 92,42,000/-	Rs. 9,24,200/-
	To repay the amount mentioned in the notices being Rs. 39,19,920.27 and further interest & expenses thereon.	Equitable Mortgage / Extension of Equitable Mortgage of all that piece and parcel of the immovable property being House No. 7/3 and 7/4 plot area admeasuring about 63.17 sq.meter with construction of 29.15 sq.meter on ground floor and 56.70 sq.meter on first floor and second floor total construction admeasuring 85.85 sq.meter in Gupta ni Chali situate lying and being at mouje Khokhra Mahemdabad T.P.S. No. 24 Ta. Maninagar in the District of Ahmedabad and Registration Sub District of Ahmedabad - 5 (Narol) and the same is bounded as under: On the North by: Other Property, On the South by: Internal Road, On the East by: House of Purushottambhai Somani, On the West by: House No. 5. (Property is under Symbolic Possession). Remaining Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/c No. 202790200000033, Bank of India, Jawahar Chowk Branch, Ahmedabad. IFSC Code: BKID0002027	Rs. 46,00,000/-	Rs. 4,60,000/-
	Authorised Officer: Mr. Nitin Makwana	EQM of All that place and parcel of the Immovable property owned by Mrs. Minaben Premkumar Rajput and Mr. Premkumar Tapeshwarsingh Rajput being Flat No. F/201 on second floor, built up area admeasuring 113 Sq. yards i.e. 94.48 Sq. Mtrs. in the scheme known as Shrinath Residency and undivided proportionate share along with common amenities admeasuring 31 sq. meters land bearing survey No. 569/1 + 569/2 + 571 + 572 + 573/1 amalgamated survey No. 569/1 land area admeasuring 12374 sq. mtrs. TP scheme No. 58 and Final Plot No. 53,54,60 and 55/1 paiki residfential NA land area admeasuring 9093 Sq. mtrs. situated lying and being at Mouje Vatva Taluka Daskroi District Ahmedabad and Registration Sub District Ahmedabad - 11 (Aslali) within the state of Gujarat and the same is bounded as under: On the North by: Open Space, On the South by: Flat No. F-202, On the East by: Flat No. F-204, On the West by: 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. 200490200000033, Bank of India, Ellisbridge Branch, Ahmedabad. IFSC Code: BKID0002004	Rs. 20,32,000/-	Rs. 2,03,200/-
	Chandrikaben Laljibhai Solanki To repay the amount mentioned in the notices being Rs. 10,04,899.60/- and further interest & expenses thereon. Authorised Officer: Mr. Bipinkumar Solanki Ghuma Branch, Ahmedabad. Mob.: 9860919266	All that piece or parcel of being Flat No. G/206 on Second Floor, Carpet Area admeasuring 30.21 Sq.Mtrs. in the Scheme known as Rashmi Vihar constructed on the land bearing (1) Block / Survey No. 387/2 Khata No. 1573 land area admeasuring 8498 Sq.Mtrs. of T.P. Scheme No. 79 (Vatva 7) allotted Final Plot No. 52/1 land area admeasuring 2770 Sq.Mtrs. and Final Plot No. 52/2 land area admeasuring 11434 Sq.Mtrs. total admeasuring 14204 Sq.Mtrs. paiki 5311.25 Sq.Mtrs. and (B) Block / Survey No. 386, Khata No. 1573 land area admeasuring 18616 Sq.Mtrs. and (C) Block / Survey No. 1525, Khata No. 1573 land area admeasuring 405 Sq.Mtrs. of Draft T.P. Scheme No. 79 (Vatva-7) allotted Final Plot No. 51 land area admeasuring 11656 Sq.Mtrs., situated and lying at Village / Mouje: Vatva, Taluka: City (East) (Old Taluka: Dascroi) Registration District: Ahemdabad and Registration Sub - District Ahmedabad - 11 / Aslali within the state of Gujarat, Boundaries of Property: East: Flat No. G-205, West: Block H, North: Flat No. G-207, South: Open Space. (Property is under Symbolic 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. 12,29,000/-	Rs. 1,22,900/-
	Dulari Mitul Brahmbhatt & Mitul Hashmukh Brahmbhatt To repay the amount mentioned in the notices being, Rs. 8,98,681.54/- and further interest & expenses thereon. Authorised Officer: Mr. Niraj Kumar Gomtipur Branch, Ahmedabad. Mob.: 9898703094	All the piece & parcel of Immovable Property Being Flat No. 606 on 6th Floor in block no. D Having area admeasuring about 27.45 sq.mtrs. and wash area admeasuring about 1.65 sq.mtrs. and undivided share of land admeasuring 13.88 sq.mtrs. in the scheme known Radhe Om City constructed on NA land bearing S.No. 213 included in TPS No. 127 Allotted Final Plot No. 11 Sub Plot 1&2 admeasuring about 12202 sq.mtrs. Lying at Mouje: Vinzol Taluka Vatva Ahmedabad 380011. Boundaries of Property: East: Block No. D, Flat No. 607, West: Block No. D, Flat No. 605, North: Open Space, South: Block No. D, Flat No. 609. (Property is under Physical Possession) Remaining Amount of Sale to be deposited: RTGS / NEFT/Fund Transfer to credit of A/c No. 202590200000033, Bank of India, Gomtipur Branch, Ahmedabad, IFSC Code: BKID0002025	Rs. 9,76,000/-	Rs. 97,600/-
	To repay the amount mentioned in the notices being Rs. 15,47,276.84/- and further interest & expenses thereon. Authorised Officer: Mr. Bipinkumar Solanki Ghuma Branch, Ahmedabad. Mob.: 9860919266	All that piece and parcel of property of Mr. Pradeepkumar Parsottambhai Kothiya, of Unit No. A1-201 on the second floor having 33.57 sq. carpet area along with 31.45 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 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 amenities and bounded: East: Unit No. A2-202, West: Unit No. A1-204, North: Building No. B, South: Unit No. A1-202. (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. 8,98,000/-	Rs. 89,800/-
	Inspection Date & Time for Above M	ention Properties For Sr. No. 1 to 7: Dt. 17.06.2025 during 12.00 Noon to 03.00 PM.		
	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: Santosh Kumar	Flat No. A/304, Tower-A, Third Floor, Takshshila Air, B/h. Town Hall, Ellisbridge Ahmedabad, Gujarat 380006 in the name of Mr. Alay Kundlik Sheth & Mrs. Paril Alay Sheth, Area: Super Builtup 283.35 Sq. Mt. (3050 Sq. Ft.), Carpet Area 139.22 Sq.Mt. (1498 Sq.Ft.) Boundaries as per Sale Deed: North: Open Space, South: Flat No. A/303, East: Flat No. A/301, West: Road & Open Space. (Property is under Physical Possession).	Rs. 1,30,00,000.00/-	Rs. 13,00,000.00
9	M/s. Sara Guest House - Mr. Abbas Gaffar Shaikh & Mrs. Sairabi Abbas Shaikh (Borrower) To repay the amount mentioned in the notices being Rs. 1,38,41,304.13/- and further interest & expenses thereon. Authorised Officer: Santosh Kumar Ahmedabad Recovery Branch, Ahmedabad, Mob.: 9969950473	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 Code: BKID0002054 Commercial property at the land being Block / Survey No. 110, Final Plot No. 27 TP Scheme No. 1 of Petlad City Survey Office, Situated and lying and being at Mouje Village Petlad Taluka Anand Shop No. 201 to 210 in Shubham Complex, Building A (Datar) Match Factory Land) Opp. S S Civil Hopital, Nr. Dharamnagar Soc., Petlad-GIDC, Petlad - 388450 Sub Dist. Anand on the 2nd Floor, Super Built up area about 5797 sq.ft. in the name of M/s. Sara Guest House through its partners. Boundaries of the Mortgaged Property: North: Open Terrace of North side of Commercial complex, South: Open Parking Land of Shubham Arcade, East: Construction of Building C, West: Open Land. (Property is under Physical Possession). 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 Code: BKID0002054	Rs. 81,00,000/-	Rs. 8,10,000/-
	M/s J D Textile Proprietor - Shri. Jagdishbhai Dungarbhai Leuva, Mr. Jagdishbhai Dungarbhai Leuva (Proprietor) To repay the amount mentioned in the notices being Rs. 1,12,00,631.67/- and further interest & expenses thereon. Authorised Officer: Santosh Kumar	Factory land and building Situated at B-60, Dev-1 land industrial Estate Nr. shyam Industrial Estate Kathwada, Ahmedabad - 382415 in the name of M/s. J D Textile admeauring 68.24 sq.mtr. Boundaries as per sale deed: North: Shed No. B/61, South: Shed No. B/59, East: Shed No. B/41, West: 9.00 mtr. Road. (Property is under Physical Possession).	Rs. 32,50,000/-	Rs. 3,25,000/-
11	M/s. Neeru Cotton Pvt. Ltd., Ms. Disha Dinesh Oswal & Mr. Dineshkumar Khemchand Shah	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 Code: BKID0002054 Commercial Shop at City Survey No. 607/24 or 924, Mahavir Market, Behind Kapasiya Bazar, Old Railway Station Road, City Survey No. 924, F. P. no. NA, T.P.S. No. NA, Mouje - Railwaypura, Kalupur, Ahmedabad 380001, Gujarat in the name of Dineshkumar Khemchand Shah (Director & Guarantor of M/s Neeru Cotton Pvt. Ltd.); area: Land Area 23.41 Sq. Mt.; Built-up Area (GF+FF) Total 46.82 Sq. Mt. Boundaries: (Demarcation: N: 23° 48′48.00, S: 72°, 35′59.76). North: Road Toward Market, South: Another Market, East: Bhagwanji Rupchand, West: Lalubhai Bhaichand. (Property is under Physical Possession). 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 Code: BKID0002054	Rs. 22,00,000/-	Rs. 2,20,000/-
	M/s. A.R. Communication, Mr. Imran Khan Nyazmohmed Batangi (Proprietor), Ms. Fatma Khatun Majid Khan Batangi (Guarantor), Mr. Firoz Khan Nyazmohmed Khan Batangi (Guarantor) To repay the amount mentioned in the notices being Rs.1,14,53,406.09/- and further interest & expenses thereon. Authorised Officer: Mr. Santosh Kumar Ahmedabad Recovery Branch, Ahmedabad, Mob.: 9969950473	Residential Property admeasuring of 118.90 Sq. Mt. situated at Revenue Survey No. 125/1 paiki, Plot No. 176, Vijapur Road, Village - Savgadh, Taluka - Himatnagar, Sabarkantha, Gujarat in the name of Mr. Imran Khan Batangi (Proprietor). Boundaries as per Sale Deed: North: Plot No. 177, South: 7.50 Mt. Road, East: Margin then Plot No. 191, West: 7.50 Mt. Road. (Property is under Physical Possession).	Rs. 29,10,000/-	Rs. 2,91,000/-
13	M/s. Dharti Zinc, Mr. Bhupendrabhai Ramabhai Patel (Partner), Mr. Dilipkumar Kodarlal Patel (Partner) Mr. Rahulkumar Narayanbhai Patel (S/o. Late Narayanbhai K. Patel - Partner), Mr. Shankarlal Kodarlal Patel (Guarantor), Mr. Jayantibhai Karshanbhai Patel (Guarantor), Ms. Shardaben Jagdishbhai Patel (Guarantor), Mr. Jagdishbhai K. Patel (Guarantor), Mr. Hiren Dilipkumar Patel (Guarantor)	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 Code: BKID0002054 Property 1: Residential Property: Panchayet No. 1/50 at & Post Narsinhpura, Taluka - Idar, District - Sabarkantha in the name of Mr. Bhupendra Ramabhai Patel, admeasuring 1350.00 Sq.Ft. (125.41 Sq.Mt.) Boundaries: East: Open Land, West: Land of Patel Nathabhai Danabhai, North: Land of Patel Motibhai Joitabhai, South: Land of Patel Ramabhai Lavjjibhai. (Property is under Physical Possession).	Rs. 23,38,000/-	Rs. 2,33,800/-
		Property 2: Residential Property: Property No. 438 of Parvana No. 833, 955, 230, 956 at & Po Laloda, Taluka - Idar, District - Sabarkantha in the name of Late Narayanbhai Karsanbhai Patel, admeasuring 2238.00 sq.ft. (207.91 Sq.Mt.) Boundaries: East: Open Land, West: Road, North: Patel Nanjibhai Khushalbhai House, South: Open Land then Road. (Property is under Physical Possession).	Rs. 23,92,000/-	Rs. 2,39,200/-
		Property 3: Residential Property: Property No. 1/108 of Survey No. 148A, Plot No. 3 at Rampur, Taluka - Idar, District - Sabarkantha, Gujarat in the name of Mr. Dilipkumar Kodarlal Patel, admeasuring of 2657.60 Sq.ft. (246.90 Sq.Mt.) Boundaries: East: After leaving Margin Survey No. 149, West: Road, North: Plot No. 2, South: Plot No. 4. (Property is under Physical Possession). Property 4: Residential Property: Survey No. Parvano No. 344 Patel at Laloda, Patel Fadiyu, Taluka - Idar, District - Sabarkantha, Gujarat in the name of Jayantibhai Karshanbhai Patel, admeasuring of 1217.30	Rs. 29,96,000/-	Rs. 2,99,600/-
		Sq.ft. (113.08 Sq.Mt.) Boundaries : East: Road is situated, West: Naveri is situated, North: House of Amirchand Kodar Lavji, South: House of Sakabhai Bhavanbhai. (Property is under Physical Possession).	Rs. 16,37,000/-	Rs. 1,63,700/-
		Property 5: Residential Property: Parvana No. 551, Patel Fali at Post Laloda, Taluka - Idar, District - Sabarkantha, Gujarat in the name of Shardaben Jagdishbhai Patel. admeasuring of 1649.89 Sq.Ft. (153.28 Sq.Mt.) Boundaris: East: Back Side Road, West: Open Space, North: Babubhai Patel House, South: Ramanbhai Patel House. (Property is under Physical Possession). 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 Code: BKID0002054	Rs. 18,26,000/-	Rs. 1,82,600/-
	To repay the amount mentioned in the notices being Rs. 66,52,249.80/- and further interest & expenses thereon. Authorised Officer: Santosh Kumar Ahmedabad Recovery Branch, Ahmedabad, Mob.: 9969950473	Residential House Premises admeasuring 1,300.00 Sq.Ft. (120.81 Sq. Mt.) (Built Up Area 2600.00 Sq.Ft.) situated at Revenue Survey No. 207 paiki, F.P. No. 63, T.P.No. 15, Plot No. D/15, Ashok Nagar Cooperative Housing Society, Near Rajnigandha Apartment, Opposite of Ami Society, Diwalipura, Old Padra Road, Vadodara, Mouje - Akota, Registration Sub-District Vadodara, Gujarat in the name of Mrs. Rakshitaben Ankitbhai Patel. Boundaries: North: Plot No. D/16, East: Society Internal Road, South: Plot No. D/14, West: Plot No. D/4. (Property is under Symbolic Possession). 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 Code: BKID0002054	Rs. 78,00,000/-	Rs. 7,80,000/-
	M/s. Taranga South Corner, Ms. Ekta Pala (Proprietor of M/s. Taranga South Corner), Mr. Jatin Jayantibhai Pala (Guarantor of M/s. Taranga South Corner), To repay the amount mentioned in the notices being Rs. 61,11,050.23/- and further interest & expenses thereon. Authorised Officer: Santosh Kumar Ahmedahad Recovery Branch, Ahmedahad Moh.: 9969950473	An Immovable Property being Show Room No. 101, on First Floor, admeasuring 1,200 Sq.Ft. along with undivided land admeasuring 51.55 Sq.Mt. in the scheme titled as Onyx Business Centre on land bearing 94.82 Sq.Mt., plus land admeasuring 39.97 Sq.Mt. for undivided common Road. Totally admeasuring 134.79 Sq.Mt. out of Total land admeasuring 269.58 Sq.Mt. of Sub Plot No. 25 (As per Revised Plan subplot No. 18) of Vatprad Duplex On R.S.No. 321, 322 & 323 T.P. No. 20, F.P. No. 13, C.S. No. 1140 & 1141 of Mouje - Atladra, Vadodara in the Sub Registration District & Registration District Vadodara, Bounded as under: East: Lift, Staircase of Complex & Passage, West: Parking of Complex and 18 Mt. T.P. Road, North: 7.5 Mt. Society Road, South: Plot No. 19 of Vatprad Society. (Property is under Physical Possession). 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 Code: BKID0002054	Rs. 52,00,000/-	Rs. 5,20,000/-
	M/s Barna Chemicals, Mrs. Javshreeben Kirit Pandva (Guarantor), Mr. Shailesh N. Vvas	Commercial Property admeasuring 72.64 Sq.Mt. situated at Office No. 319 & 320, 3rd Floor of Rajpath, B/s. Bright Day School, Vasna - Bhayali Main Road, Vadodara 390012, Gujarat in the name of Proprietor Mr. Shailesh Vyas. Boundaries as per Sale Deed: Office No. 319: North: Margin Space & 24 Mt. Wide T.P.Road, South: Leaving Margin Space & FP No. 69 (Part-A), East: Staircase of Rajpath Complex, West: Unit No. 320 of Rajpath Complex. Office No. 320: North: Margin Space & 24 Mt. Wide T.P. Road, South: Leaving Margin Space & FP No. 69 (Part-A), East: Unit No. 319 of Rajpath Complex, West: Unit No. 321 of Rajpath Complex. (Property is under Symbolic Possession).	Rs. 50,00,000/-	Rs. 5,00,000/-

Inspection Date & Time for Above Mention Properties For Sr. No. 8 to 12: Dt. 18.06.2025 & Sr. No. 13 to 16: Dt. 19.06.2025 during 12.00 Noon to 03.00 PM.

emaining 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

FERMS & CONDITIONS :- (1) The e-auction is conducted by PSB alliance through the website: https://baanknet.com/ (2) To participate in the auction, bidders must register themselves on the website by provide accurate and complete information including their name, address contact details and other required documents. (3) 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 specified auction period. (6) The highest bidder at the end of the auction period will be 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 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 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 bear all the incidental expenses, if any to the sale and purchaser/bidder shall not be entitled to 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 reserves its right to cancel/postpone 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, the successful purchasers shall bear all existing/Previous / future taxes and Charges, stamp duty, registration fee, incidental expenses etc. for getting the sale certificate registration. (11) This notice to the above borrowers/mortgagors/guarantors under rule 8(6) / 6(2) / 9(1) of the security interest (enforcement) rules-2002. (12) 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. (13) 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. (14) If the borrower pays the amount dues to the banks in full before the date of sale, auction liable to be stopped/canceled/withdrawn. (15) 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. (16) 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. (17) The bid price shall be above the reserve price and bidder shall improve their future offer in multiple of Rs. 10,000/-. (18) 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 applicable statuary taxes, dues, registration charges, stamp duty, property tax, society charges & all other similar charges etc. (19) In case of any discrepancy between the english version & vernacular language version, the english version will be preferred. (20) 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. (21) As per 'the registration (Gujarat Amendment) act, 2018', the sale certificate shall be registered in lieu of sale deed.

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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