

ASSET RECOVERY DEPARTMENT STAR MEGA E-AUCTION FOR SALE OF PROPERTIES

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

SALE NOTICE FOR SALE OF MOVABLE & IMMOVABLE PROPERTIES
DATE AND TIME OF E-AUCTION : 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) & (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" 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	Shri Dipak Anandkumar Swami To repay the amount mentioned in the notices being, Rs. 27,53,541/- and further interest & expenses thereon. Authorised Officer : Mrs. Dipit Jain, Mob. : 8950268494 Himmatlal Park Branch, Ahmedabad.	All that piece and parcel of immovable property being Flat No. 404 on 4th Floor, in Block "B" measuring 165 Sq. yards i.e. measuring 137.95 Sq.Mtrs (Super built up), measuring 125 Sq.Yards i.e. measuring 104.51 Sq.Mtrs built-up area along with right to use of common space, passage, facilities and undivided share in land 33.76 Sq.Mtrs in the scheme "AKSHAR ARCADE" constructed on Non Agricultural land bearing village Mouja Dhokla Sim Survey/Block No. 2077 measuring 6577 Sq.Mtrs land paki 3288 Sq.Mtrs and Survey/Block No. 1983 measuring 4452 Sq.Mtrs land paki 2226 Sq.Mtrs total land 5514 S.Mtrs situated being and lying at Mouje Dhokla, Taluka Dhokla in the Registration Dist. of Ahmedabad and Sub-District of Dhokla belonging to Mr. Dipak Anandkumar Swami Bounded: East: Society Garden, West: Flat No. B-403, North: Block C, South: Flat No. B-401. (Property is under Physical Possession)	Rs. 8,80,000/-	Rs. 88,000/-
Inspection Date & Time of properties : 13.06.2023 during 12.00 Noon to 04.00 PM.				
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				
2	Mr. Ghanshyam Raghuvver Gupta To repay the amount mentioned in the notices being, Rs. 26,83,643/- and further interest & expenses thereon. Authorised Officer : Mrs. Dipit Jain, Mob. : 8950268494 Himmatlal Park Branch, Ahmedabad.	All that piece and parcel of immovable property being Flat No. 103 on 1st Floor, in Block "C" measuring 165 Sq.yards i.e. measuring 137.95 Sq.Mtrs (Super built up), measuring 125 Sq.Yards i.e. measuring 104.51 Sq.Mtrs built-up area along with right to use of common space, passage, facilities and undivided share in land 33.76 Sq.Mtrs in the scheme "AKSHAR ARCADE" constructed on Non Agricultural land bearing village Mouja Dhokla Sim Survey/Block No. 2077 measuring 6577 Sq.Mtrs land paki 3288 Sq.Mtrs and Survey/Block No. 1983 measuring 4452 Sq.Mtrs land paki 2226 Sq.Mtrs total land 5514 S.Mtrs situated being and lying at Mouje Dhokla, Taluka Dhokla in the Registration Dist. of Ahmedabad and Sub-District of Dhokla belonging to Mr. Ghanshyam Raghuvver Gupta. Bounded: East: Flat No. C-104, West: Swami Narayan Mandir, North: Common Plot, South: Flat No. C-102. (Property is under Physical Possession)	Rs. 8,80,000/-	Rs. 88,000/-
Inspection Date & Time of properties : 13.06.2023 during 12.00 Noon to 04.00 PM.				
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				
3	Mr. Jaydeep Deepak Soni To repay the amount mentioned in the notices being, Rs. 23,85,642/- and further interest & expenses thereon. Authorised Officer : Mrs. Dipit Jain, Mob. : 8950268494 Himmatlal Park Branch, Ahmedabad.	All that piece and parcel of immovable property being Flat No. 502 on 5th Floor, in Block "C" measuring 165 Sq.yards i.e. measuring 137.95 Sq.Mtrs (Super built up), measuring 125 Sq.Yards i.e. measuring 104.51 Sq.Mtrs built-up area along with right to use of common space, passage, facilities and undivided share in land 33.76 Sq.Mtrs in the scheme "AKSHAR ARCADE" constructed on Non Agricultural land bearing village Mouja Dhokla Sim Survey/Block No. 2077 measuring 6577 Sq.Mtrs land paki 3288 Sq.Mtrs and Survey/Block No. 1983 measuring 4452 Sq.Mtrs land paki 2226 Sq.Mtrs total land 5514 S.Mtrs situated being and lying at Mouje Dhokla, Taluka Dhokla in the Registration Dist. of Ahmedabad and Sub-District of Dhokla belonging to Mr. Jaydeep Deepak Soni. Bounded: East: Flat No. C-501, West: Open land, North: Flat No. C-503, South: Block-B. (Property is under Physical Possession)	Rs. 8,80,000/-	Rs. 88,000/-
Inspection Date & Time of properties : 13.06.2023 during 12.00 Noon to 04.00 PM.				
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				
4	Shri Shailesh Maneklal Patel To repay the amount mentioned in the notices being, Rs. 27,07,318/- and further interest & expenses thereon. Authorised Officer : Mrs. Dipit Jain, Mob. : 8950268494 Himmatlal Park Branch, Ahmedabad.	All that piece and parcel of immovable property being Flat No. 303 on 3rd Floor, in Block "A", Adm. 165 Sq. Yards i.e. measuring 137.95 Sq.Mtrs (Super built up), measuring 125 Sq.Yards i.e. measuring 104.51 Sq.Mtrs built-up area along with right to use of common space, passage, facilities and undivided share in land 33.76 Sq.Mtrs in the scheme "AKSHAR ARCADE", constructed on Non-Agricultural land bearing village Mouja Dhokla Sim Survey/Block No. 2077 measuring 6576 Sq.Mtrs land paki 3288 Sq.Mtrs and Survey/Block No. 1983 measuring 4452 Sq.Mtrs land paki 2226 Sq.Mtrs total land 5514 S.Mtrs situated being and lying at mouje Dhokla, Taluka Dhokla in the Registration Dist. of Ahmedabad and Sub-District of Dhokla belonging to Mr. Shailesh Maneklal Patel. Bounded: East: Flat No. A-304, West: Swami Narayan Mandir, North: Block -B, South: Flat No. A-302. (Property is under Physical Possession)	Rs. 8,80,000/-	Rs. 88,000/-
Inspection Date & Time of properties : 13.06.2023 during 12.00 Noon to 04.00 PM.				
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				
5	Mr. Vilash Durgeshbhai Ujjar To repay the amount mentioned in the notices being, Rs. 27,07,318/- and further interest & expenses thereon. Authorised Officer : Mrs. Dipit Jain, Mob. : 8950268494 Himmatlal Park Branch, Ahmedabad.	All that piece and parcel of immovable property being Flat No. 402 on 4th Floor, in Block "B" measuring 165 Sq.yards i.e. measuring 137.95 Sq.Mtrs (Super built up), measuring 125 Sq.Yards i.e. measuring 104.51 Sq.Mtrs built-up area along with right to use of common space, passage, facilities and undivided share in land 33.76 Sq.Mtrs in the scheme "AKSHAR ARCADE" constructed on Non Agricultural land bearing village Mouja Dhokla Sim Survey/Block No. 2077 measuring 6576 Sq.Mtrs land paki 3288 Sq.Mtrs and Survey/Block No. 1983 measuring 4452 Sq.Mtrs land paki 2226 Sq.Mtrs total land 5514 S.Mtrs situated being and lying at Mouje Dhokla, Taluka Dhokla in the Registration Dist. of Ahmedabad and Sub-District of Dhokla belonging to Mr. Vilash Durgeshbhai Ujjar. Bounded: East: Flat No. B-401, West: Swami Narayan Mandir, North: Flat No. B-403, South: Block-A. (Property is under Physical Possession)	Rs. 8,80,000/-	Rs. 88,000/-
Inspection Date & Time of properties : 13.06.2023 during 12.00 Noon to 04.00 PM.				
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				
6	Mr. Vipulkumar Nandkishor Shrimali and Mrs. Hansaban Nandkumar Shrimali To repay the amount mentioned in the notices being, Rs. 27,33,656/- and further interest & expenses thereon. Authorised Officer : Mrs. Dipit Jain, Mob. : 8950268494 Himmatlal Park Branch, Ahmedabad.	All that piece and parcel of immovable property being Flat No. 402 on Fourth Floor in Block "C", measuring 165 sq. Yards i.e. measuring 137.95 Sq. Mtrs (Super Built up), measuring 125 Sq. Yards i.e. measuring 104.51 Sq. Mtrs. Built up area along with right to use of common space, Passage, Facilities and undivided share in land 33.76 Sq. Mtrs. In the scheme "Akshar Arcade", constructed on Non-Agriculture land bearing village Mouja Dhokla Sim Survey/Block No. 2077 measuring 6577 Sq. Mtrs. Land Paki 3288 Sq. Mtrs. And Survey/Block No. 1983 measuring 4452 Sq. Mtrs. Land paki 2226 Sq. Mtrs. Total land 5514 sq. Mtrs. Situate being and lying at mouje Dhokla, Taluka Dhokla in registration District of Ahmedabad and Sub-District of Dhokla and Sub-District in the name of Mr. Vipulkumar Nandkishor Shrimali. Bounded: East: Flat No. C-401, West: Open Space, North: Flat No. C-403, South: Block C. (Property is under Physical Possession)	Rs. 8,80,000/-	Rs. 88,000/-
Inspection Date & Time of properties : 13.06.2023 during 12.00 Noon to 04.00 PM.				
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				
7	Mr. Titkraj Subhas Jain & Mrs. Swati Titkraj Jain Rs. 53,51,281.17/- with further interest thereon as mentioned in the notice, and incidental expenses, costs, charges Authorised Officer : Shri Prafulchandra Gheha, Mob. : 9898857799 Surenra Mangaldas Road Branch, Ahmedabad.	All that part and parcel of the property consisting of plot No. 58, Phase-1, Believe Viraana, Nr. IOC Pump, Nr. Kerns Villa, Adroba - Kavala Road, Adroba Village, Ahmedabad - 382220, New Survey No. 89592 Old Survey No. 4106 412, Pkts. Mouje: Adroba Taluka Bavla, Dist: Ahmedabad. Bounded: North: Plot No. 57, South: Plot No. 58, East: 7.5 Meter Road, West: Flat No. 47. (Property is under Physical Possession)	Rs. 33,33,000/-	Rs. 3,33,000/-
Inspection Date & Time of properties : 13.06.2023 during 12.00 Noon to 04.00 PM.				
Remaining Amount of Sale to be deposited: RTGS / NEFT/ Fund Transfer to credit of A/C No. 20249020000033, Bank of India, Surenra Mangaldas Road Branch, Ahmedabad, IFSC Code : BKID0002014				
8	Mrs. Khushbu Rajeshkumar Bhavsar To repay the amount mentioned in the notices being, Rs. 46,03,771.27/- is secured by the immovable Property. Authorised Officer : Shri R.C. Ramam, Mob. : 8447787645 Pankar Naka Branch, Ahmedabad, Shaob Omar, Mo. 9358580048	All that piece and parcel of the immovable property being city survey no. 4775 plot area measuring 61.87 sqmtr. and construction thereon ground floor area measuring 62 sqmtr. and first floor area measuring 31 sqmtr. and building measuring 104.51 Sq. Mtrs. Built up area along with right to use of common space, Passage, Facilities and undivided share in land 33.76 Sq. Mtrs in the scheme "AKSHAR ARCADE" in the name of Mrs. Khushbu Rajeshkumar Bhavsar. Bounded: East: Tenement of Patel Jayantibhai Bavabhai, West: Road, North: Main Door and Society Road, South: Door No. 1 and Window No. 1. (Property is under Symbolic Possession)	Rs. 24,75,000/-	Rs. 2,47,500/-
Inspection Date & Time of properties : 13.06.2023 during 12.00 Noon to 04.00 PM.				
Remaining Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/C No. 20229020000033, Bank of India, Pankar Naka Branch, Ahmedabad, IFSC Code : BKID0002022				
9	Shri Rajendra Bhimrao Jasad To repay the amount mentioned in the notices being, Rs. 27,78,425/- and further interest & expenses thereon. Authorised Officer : Mrs. Dipit Jain, Mob. : 8950268494 Himmatlal Park Branch, Ahmedabad.	All that piece and parcel of Immovable Property being Flat No. 501, on 5th Floor in Block "C", measuring 165 Sq. Yards i.e. measuring 137.95 Sq. Mtrs (Super Built up), measuring 125 Sq. Yards i.e. measuring 104.51 Sq. Mtrs. Built up area along with right to use of common space, Passage, Facilities and undivided share in land 33.76 Sq. Mtrs in the scheme "Akshar Arcade", constructed on Non Agricultural land bearing village Mouja Dhokla Sim Survey/Block No. 2077 measuring 6577 Sq. Mtrs. Land Paki 3288 Sq. Mtrs. And Survey/Block No. 1983 measuring 4452 Sq. Mtrs. Land paki 2226 Sq. Mtrs. Total land 5514 Sq. Mtrs. Situate being and lying at Mouje Dhokla, Taluka Dhokla in the Registration District of Ahmedabad and Sub-District of Dhokla belonging to Shri Rajendra Bhimrao Jasad and the same is bounded as under: East: Society Garden, West: Flat No. C-502, North: Flat No. C-504, South: Block B. (Property is under Physical Possession)	Rs. 7,92,000/-	Rs. 79,200/-
Inspection Date & Time of properties : 13.06.2023 during 12.00 Noon to 04.00 PM.				
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				
10	Shri Jitesh Bherulal Kohari & Bherulal Motilal Jain To repay the amount mentioned in the notices being, Rs. 27,49,494/- and further interest & expenses thereon. Authorised Officer : Mrs. Dipit Jain, Mob. : 8950268494 Himmatlal Park Branch, Ahmedabad.	All that piece and parcel of Immovable Property being Flat No. 504 on fifth Floor in Block "B", measuring 165 Sq. Yards i.e. measuring 137.95 Sq. Mtrs (Super Built up), measuring 125 Sq. Yards i.e. measuring 104.51 Sq. Mtrs. Built up area along with right to use of common space, Passage, Facilities and undivided share in land 33.76 Sq. Mtrs in the scheme "Akshar Arcade", constructed on Non Agricultural land bearing village Mouja Dhokla Sim Survey/Block No. 2077 measuring 6577 Sq. Mtrs. Land Paki 3288 Sq. Mtrs. And Survey/Block No. 1983 measuring 4452 Sq. Mtrs. Land paki 2226 Sq. Mtrs. Total land 5514 Sq. Mtrs. Situate being and lying at Mouje Dhokla, Taluka Dhokla in the Registration District of Ahmedabad and Sub-District of Dhokla belonging to Mr. Jiteshbherulal Kohari and the same is bounded as under: East: Common garden West: Flat no. B-503 North: Block C South: Flat no. B-501. (Property is under Symbolic Possession)	Rs. 7,92,000/-	Rs. 79,200/-
Inspection Date & Time of properties : 13.06.2023 during 12.00 Noon to 04.00 PM.				
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				
11	Mr. Manoj Ganpatibhai Kashyap and Mrs. Shardaban Ganpatibhai Kashyap To repay the amount mentioned in the notices being, Rs. 8,94,341/- and further interest & expenses thereon. Authorised Officer : Mr. Anurag Mehta, Mob. : 9825692206 Naroda Branch, Ahmedabad, Mr. Bhanwar Singh, Mob. 9021656798	All that part & Parcel of Equitable Mortgage of Immovable Property owned by Mr. Manoj Ganpatibhai Kashyap and Mrs. Shardaban Ganpatibhai Kashyap at Flat No. A/106, 1st Floor, Sahjanand Avenue, Nr. Signature Trade, B.H. Somnath Society, Singara Gam, and Ahmedabad measuring 65.55 Sq. Mts. (78.39 Sq. Yards) Super Built up area with undivided share in the land on the residential bearing consolidated Survey No. 260/2, Land measuring 2833 Sq. Meter, (3388.23 Sq. Yards) TPS No. 118, F.P. No. 142 land measuring 1020 Sq. Meter (1219.30 Sq. Yards) for Residential purpose, 880 Sq. Meter, (813.27 Sq. Yards) for commercial purpose total 1700 Sq. Meter, (2033.19) of Mouje Singarava, Ta. Daskroi, Khata No. 463 Dist. Ahmedabad and Registration of sub district Ahmedabad -12 (Nika) which is bounded as under: East: Block C, West: Flat No. A-101, North: Flat No. A-105, South: Society Wall & Stairs. (Property is under Physical Possession)	Rs. 11,20,000/-	Rs. 1,12,000/-
Inspection Date & Time of properties : 13.06.2023 during 12.00 Noon to 04.00 PM.				
Remaining Amount of Sale to be deposited: RTGS / NEFT/ Fund Transfer to credit of A/C No. 21019020000033, Bank of India, Naroda Branch, Ahmedabad, IFSC Code : BKID0002101				
12	M/s Daysun India Propertior and Shri Suresh Mohanbhai Joshi To repay the amount mentioned in the notices being, Rs. 16,16,338.05/- and further interest & expenses thereon. Authorised Officer : Mr. Deepak Shukla, Mob. : 9726356511 Ahmedabad Recovery Branch, Ahmedabad, Mr. Dharmendra, Mob. 9161271617	All that piece and parcel of property Owned by M/s Daysun India being EGM of property situated at office/shop No 415 freeway trade centre, Narol Ahmedabad (Sub plot no 245/B, TPS No 56 First Plot No. 13) bounded Agriculture towards bearing village Mouja Dhokla Sim Survey/Block No. 2077 measuring 6577 Sq. Mtrs. Land Paki 3288 Sq. Mtrs. And Survey/Block No. 1983 measuring 4452 Sq. Mtrs. Land paki 2226 Sq. Mtrs. Total land 5514 Sq. Mtrs. Situate being and lying at Mouje Dhokla, Taluka Dhokla in the Registration District of Ahmedabad and Sub-District of Dhokla belonging to M/s Daysun India and the same is bounded as under: East: Common Garden, West: Flat no. B-503 North: Block C South: Flat no. B-501. (Property is under Physical Possession)	Rs. 18,72,000/-	Rs. 1,87,200/-
Inspection Date & Time of properties : 13.06.2023 during 12.00 Noon to 04.00 PM.				
Remaining Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/C No. 20549020000033, Bank of India, Ahmedabad Recovery Branch, Ahmedabad, IFSC Code : BKID0002054				
13	Shri Alpesh Pravimbhai Bukeliya & Mrs. Shital Alpesh Bukeliya To repay the amount mentioned in the notices being, Rs. 41,74,901/- and further interest & expenses thereon. Authorised Officer : Mr. Bipin Solanki, Mob. : 9607093733 Shahibaug Branch, Ahmedabad.	All that part and parcel of Equitable Mortgage of Immovable Property owned by Shri Alpesh Pravimbhai Bukeliya & Mrs. Shital Alpesh Bukeliya. Of freehold immovable property being flat no. 203 having super built up area measuring 200 sq yards i.e. 187.22 sq mtrs and 20 floor together with proportionate share in land of the entire Scheme known as Phebbie Bay & Scheme situated and lying on free hold non agriculture land bearing final plot no 99 of LPS Scheme No 20 a allotted in lieu of revenue survey no 5562/7 of mouje Chandheda of Taluka Sabarmati in the district of Ahmedabad and registration sub district of Ahmedabad -2 (Vadaj) within the state of Gujarat. (Property is under Symbolic Possession)	Rs. 55,80,000/-	Rs. 5,58,000/-
Inspection Date & Time of properties : 13.06.2023 during 12.00 Noon to 04.00 PM.				
Remaining Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/C No. 20239020000033, Bank of India, Shahibaug Branch, Ahmedabad, IFSC Code : BKID0002023				
14	Shri Mukesh Rameshchandra Vaishnow To repay the amount mentioned in the notices being, Rs. 15,11,806.30/- and further interest & expenses thereon. Authorised Officer : Mr. Arvind Sureshchand Mangal, Mob. : 9587788095 Ognaj Branch, Ahmedabad, Mr. Pinakin Solanki, Mob. 9998654348	All that part and parcel of the immovable property being Flat No 304 having super built up area 972 sq. feet i.e. 90.30 meters located on third floor of Block J-1 Constructed on the land bearing revenue survey no. 1017/C of Mouja Sachana Taluka Viramgam, in the Registration Sub-District Viramgam and District Ahmedabad and Disput as against 99 Residency Phase-2 together with Undivided Proportionate share measuring 48.39 sq. yards that is i.e. 40.46 sq. mtrs. in all that Non Agricultural land measuring 28025 sq. mtr bearing revenue no. 1017/A measuring 8880 sq.mtr and survey no. 1017/B measuring 10624 sq.mtr and survey no. 1017/C measuring 10621 sq.mtr. situated lying at mouje Sachana, Taluka Viramgam in the registration sub District Viramgam and District Ahmedabad alongwith rights to use the common amenities and facilities in the said project developed larger land bounded by: On the North: Road and Garden, On the South: Flat no. 303/01, On the East: Road and Block 9H, On the West: Flat no. 303/03. (Property is under Physical Possession)	Rs. 9,18,000/-	Rs. 91,800/-
Inspection Date & Time of properties : 13.06.2023 during 12.00 Noon to 04.00 PM.				
Remaining Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/C No. 21049020000033, Bank of India, Ognaj Branch, Ahmedabad, IFSC Code : BKID0002104				
15	Mr. Mitesh Jagdish Kumar Pandya To repay the amount mentioned in the notices being, Rs. 16,16,338.05/- and further interest & expenses thereon. Authorised Officer : Mr. Arvind Sureshchand Mangal, Mob. : 9587788095 Ognaj Branch, Ahmedabad, Mr. Pinakin Solanki, Mob. 9998654348	All that part and parcel of the immovable property situated at Block No 27/F Flat No 502, Aagam 99 residency, Phase-1 Nr. Sachana Cross Road, Off Sanand Viramgam road, Sachana Viramgam Ahmedabad owned by Mitesh Jagdish Kumar Pandya. Bounded by: On the North: Road and Block 27C, On the South: Flat No 27F-503, On the East: Road and Garden, On the West: Flat No 27F-501. (Property is under Physical Possession)	Rs. 9,83,000/-	Rs. 98,300/-
Inspection Date & Time of properties : 13.06.2023 during 12.00 Noon to 04.00 PM.				
Remaining Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/C No. 21049020000033, Bank of India, Ognaj Branch, Ahmedabad, IFSC Code : BKID0002104				
16	Mr. Prafulbhai Balvanchai Panchal & Mrs. Minaxi Prafulram Panchal To repay the amount mentioned in the notices being, Rs. 59,93,965.26/- is secured by the immovable Property. Authorised Officer : Shri R.C. Ramam, Mob. : 8447787645 Pankar Naka Branch, Ahmedabad, Shaob Omar, Mo. 9358580048	All that piece and parcel of the freehold immovable property being Tenement No. E/8 having plot area measuring 55 sq. mts. togetherwith construction measuring 105.98 Sq. Mts. standing thereon in the scheme known as Rajiv Park, a scheme Rajiv Park Naroda Co-op Housing Society Limited situated and lying on Freehold Non-agricultural land bearing Final Plot No. 1049 - 1050 of T.P. Scheme No. 35 allotted in lieu of Revenue Survey No. 1049 of Mouje Naroda, Taluka: Asava in the District of Ahmedabad and Registration Sub - district of Ahmedabad -6 (Naroda) within the state of Gujarat in the name of Mr. Prafulbhai Balvanchai Panchal. Bounded: East: Society Road, West: Tenement No. 9, North: Tenement No. 13, South: Society Road. (Property is under Symbolic Possession)	Rs. 48,45,000/-	Rs. 4,84,500/-
Inspection Date & Time of properties : 13.06.2023 during 12.00 Noon to 04.00 PM.				
Remaining Amount of Sale to be deposited: RTGS / NEFT / Fund Transfer to Credit of A/C No. 20229020000033, Bank of India, Pankar Naka Branch, Ahmedabad, IFSC Code : BKID0002022				

TERMS & CONDITIONS :-
 (1) The auction/bidding will be done "On Line e-Auctioning" through website: <https://ibapi.in> on the 6 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. Interested Bidders are advised to go through the website of the e-auction service providers - <https://www.mstecomm.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 2 :- Bidder/Purchaser Registration: Bidder to register on e-Auction Platform (link given above) using his mobile number and e-mail-id
Step 2 :- KYC Verification: Bidder to upload required 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 EMD Wallet: Online/off-line transfer of fund using NEFT/ Transfer using cheques 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 date.
 (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 Authorized 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 single bidder and other dues payable due and on the properties 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 bidder who has 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 Authorized Officer, Bank of India. (7) The decision of the bank 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 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/mortgagees/surety guarantors under Rule 6(8) 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 enquires as regards any claim, charge and encumbrances on the property authority believes 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 due 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 the Land and Building. (16) The bid prices 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.

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 : 25.05.2023, Place : Ahmedabad
 Authorised Officer, Bank of India