



**E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) 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 immovable properties mortgaged/charged/hypothecated to Bank of Baroda, the Secured Creditor, the Physical Possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" without recourse basis on 27th December 2023 for recovery of below mentioned account/s. The details of Borrower/s/Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below –

Sr./ Lot No.	Name & address of Borrower/s/Guarantor/s	Description of Properties	Total dues	Reserve Price EMD & Bid Increase Amount
1	M/s. Shree Dwarkadhis Oil Mill (Partnership firm) R.S. No. 692/P/1/P situated At Harij Kukrana Road, Village and Taluka Harij, Patan - 384240 (1) Mr. Kanaiyalal Nanalal Thakkar (Partner cum Guarantor) Hastinapur Society, Harij, Dist. Patan - 384240 (2) Mr. Nanalal Moraji Thakkar (Partner cum Guarantor) Plot No. 279, Derasar Vass at Ved, Taluka Sami, Dist. Patan-384245 (3) Mrs. Geetaben Kanaiyalal Thakkar (Partner cum Guarantor) Hastinapur Society, Harij, Dist. Patan-384240 (4) Mr. Mukeshkumar Nanalal Thakkar (Guarantor) Jalaram Park-1, Opp. Vegad Vadi, Harij, Dist. Patan-384240 (5) Mrs. Nikitaben Mukeshkumar Thakkar (Guarantor) Jalaram Park-1, Opp. Vegad Vadi, Harij, Dist. Patan-384240	Lot No. (1) : All Piece and Parcel of Factory Land and Building (Oil Mill) situated at R.S. No. 692/P/1/P Adm. about 8531 Sq. Mtrs situated At Harij, Kukrana Road, Village and Taluka Harij, Dist. Patan in the name of M/s Shree Dwarkadhis Oil Mill. (Property ID: BARB259920230007) Boundaries: East: Other Farm, West: Open Land, North: Other Farm, South: Other Farm, Encumbrance: Not Known	M/s. Shree Dwarkadhis Oil Mill (Partnership firm) Total Dues of Rs. 6,27,73,507.06 (Rupees Six Crore Twenty Seven Lakh Seventy Three Thousand Five Hundred Seven & Paise Six only) as on 01-12-2023. (With reference to Demand Notice u/s 13(2) Dated: 06.10.2021) (Pending Litigation: SA No. 51/2022 filed on 25.02.2022 M/s Shree Dwarkadhis Oil Mill Vs. Bank of Baroda – DRT-1)	Reserve Price : Rs. 1,16,00,000/- EMD : Rs. 11,60,000/- Bid Inc.: Rs. 2,00,000/-
2	M/s Deep Cotton Industries, Near Bhilpara, Valmiki Nagar, Jaska Road, Harij - 382340 1. Ashokkumar Hiralal Chaudhary, Ambika Nagar, Near Ambika Mandir, Harij, Patan, Gujarat-382340 2. Hinaben Ashokbhai Chaudhary & Mittalben Ashokbhai Chaudhary & Sunny Ashokbhai Hiralal Chaudhary & Viswas Kanubhai Chaudhary Residing at Ambika Nagar, Near Ambika Mandir, Harij, Patan, Gujarat - 382340, 3. Kamleshkumar Gunvantlal Thakkar At Vasrampura Chali, Harij Patan, Gujarat-382340	Lot no. (2): Commercial shop cum Godowns (5) in building located at Sheet No.55 R.S. No.1078 paiki, State Bank to Shishu Mandir Road, Harij, Land area 170.38 sq.mtrs., build up area 130 sq.mtrs. in the name of Mr. Chaudhary Ashokkumar Hiralal (Property ID: BARB259920200030) Boundaries: East: Road, West: Godown, North: Road, South: Road, Encumbrance: Not Known	M/s Deep Cotton Industries Total dues Rs. 13,87,60,583.20/- (Thirteen Crores Eighty Seven Lakh Sixty Thousand Five Hundred Eighty Three & Paise Twenty Only) as on 01.12.2023. (With reference to Demand Notice u/s 13(2) Dated: 08.09.2014)	Reserve Price Rs. 8,10,000/- EMD Rs. 81,000/- Bid Inc. Rs. 10,000/-
3	M/s Samoj Cotton Industries Revenue Survey No 650p, Kukarana Road, Dist: Patan, Harij-384240, 1) Puravsinh Vajesinh Vaghela & Virpalsinh Vajesinh Vaghela & Vajesinh Udesinh Vaghela & Udesinh Ambaji Vaghela Residing at Darbar vas, Sheet No.36, Harij, Dist: Patan:-384240 2) Kanji Mobatsinh Vaghela- Flat No.1, Balprem Society, Patan.	Lot No. (3) All that undivided share in piece and parcel of freehold land bearing, plot no. 1 city survey no.2319 of Sheet no.70 of Harij sim Taluka Harij admeasuring 46.00 Sq.meter at Mouje Harij, Taluka Harij in the Registration District of Patan and Sub District of Harij in the name of Mr. Vajesinh Udesinh Vaghela (Property ID: BARB259920200025) Boundaries: East: Other Plot & Panjrapole, West: Internal Road, North: Open Plot, South: Open Plot. Encumbrance: Not Known  Lot No. (4) All that undivided share in piece and parcel of bearing City Survey No. 2770 Sheet No.78 which is situated in Harij total admeasuring 64.48.00 Sq.meter, situate, lying and bearing at Mouje Harij, Taluka Harij in the registration District of Patan and Sub District of Harij in the name of Mr. Puravsinh Vajesinh Vaghela. (Property Id: BARB259920200026) Boundaries: East: Other House, West: Other House, North: Panjrapole, South: Internal Road, Encumbrance: Not Known  Lot No. (5) The property bearing survey No.650p which is situated in Harij sim, Ta. Harij, Dist. Patan. Admeasuring 11892.00 Sq.Mtrs in the name of Mr. Vajesinh Udesinh Vaghela. (Property Id: BARB259920200022) Boundaries: East: Survey No. 679, West: Survey No. 649/2 & 664/1, North: Remaining Survey No. 650, South: Survey No. 680, Encumbrance: Not Known  Lot No. (6) All that undivided share in piece and parcel of bearing R S No.680 paiki 2 admeasuring 12484 Sq.meter situate, lying and being at Mouje Harij, Taluka Harij in the registration district of Patan and Sub District of Harij in the name of Mr. Vajesinh Udesinh Vaghela. (Property Id: BARB259920200023) Boundaries: East: Survey No. 650, West: Road, North: Survey No. 680p, South: Road & Survey No. 682. Encumbrance: Not Known	M/s Samoj Cotton Industries Total Dues Rs. 19,52,29,269.94/- (Rupees Nineteen Crores Fifty two Lakh Twenty Nine Thousand Two Hundred Sixty Nine & Paise Ninety Four Only) as on 01.12.2023. (With reference to Demand Notice u/s 13(2) Dated: 02.05.2017)	Reserve Price Rs. 1,75,000/- EMD Rs. 17,500/- Bid Inc. Rs. 10,000/-  Reserve Price Rs. 1,45,000/- EMD Rs. 14,500/- Bid Inc. Rs. 10,000/-  Reserve Price Rs. 80,00,000/- EMD Rs. 8,00,000/- Bid Inc. Rs. 1,00,000/-  Reserve Price Rs. 71,00,000/- EMD Rs. 7,10,000/- Bid Inc. Rs. 1,00,000/-
4	M/s. Ashapura Food Products (Partnership Firm) Revenue Survey No. 1A/P1/P2 paiki, at and Post Village- Nesada, Taluka-Bhabhar, District-Banaskantha (Gujarat) -385320 Partner/Guarantor : Jashvantbhai Bhavanbhai Thakkar, Maneklal Kantilal Thakkar, Bharatkumar Muljibhai Thakkar, Chandrikaben Maneklal Thakkar, Madhusudan Bhavanbhai Thakkar, Dhartiben Bharatbhai Thakkar	Lot No. (7): All that piece and parcel of N.A. Land bearing Revenue Survey No. 20/2 paiki Plot No. 46, 47, 48 & 49, admeasuring in Sq. Meter 540 situated within the village limit of Bhabhar-Juna Sub-District Bhabhar and Registration District Banaskantha, Gram Panchayat Akarni/Census No. 4784, 4785, 4786 & 4787 in the name of Mrs. Thakkar Chandrikaben Maneklal (Property Id: BARB259920200105) Boundaries: East: Way, West: Way, North: Residential Plot No. 45 & 50, South: Way, Encumbrance: Not Known  Lot No. (8): All that piece and parcel of immovable property being N.A. Land bearing Revenue Survey No. 1a/p1/p2 Plot, admeasuring in Sq. Meter 0-47-56, situated within the Village limit of Nesada Sub District-Bhabhar and Registration District Banaskantha, Gram Panchayat Akarni No. 145, in the name of Mr. Thakkar Maneklal Kantilal (Lessor) and M/s Ashapura Food Products, partnership firm (Lessee) (Property Id: BARB259920200106) Boundaries: East: Road / Way, West: R.S.No.1a/p1/p1 Land, North: Road/Way, South: R.S.No.1a/p1/p1 Land. Encumbrance : Not Known	A/c M/s Ashapura Food Products Total Dues Rs. 3,46,00,491.75 (Rupees Three Crore Forty Six Lacs Four Hundred Ninety one and Seventy Five Paise only) as on 01.12.2023. (with Reference to Demand Notice under section 13(2) Dated : 03.10.2018)	Reserve Price Rs. 58,00,000/- EMD Rs. 5,80,000/- Bid Inc. Rs. 1,00,000/-  Reserve Price: Rs. 77,00,000/- EMD: Rs. 7,70,000/- Bid Inc.: Rs. 1,00,000/-
5	M/S Shiv Cotton Industries Revenue Survey No.616 paiki 2, Vaghel Road, At Harij Taluka Harij, District Patan. 1) Shri Rajendra Kumar Ratilal Mehta 2) Shri Dharmendra Ratilal Mehta 3) Shri Piyush Kumar Lalitbhai Mehta 4) Shri Lalitkumar Ratilal Mehta Residing at Mehta Sheri, Harij, District Patan 384240	Lot no. (9): All that undivided share in piece and parcel of freehold land bearing, Survey No.616 paiki 2 admeasuring 9731.00 Sq meter, situate, lying and being at Mouje Harij, Taluka Harij in the Registration district of Patan and Sub District of Harij in the name of M/s Shiv Cotton industries (Property ID: BARB259920200038) Boundaries: East: Open Land, West: Road, North: Open Land, South: Open Land, Encumbrance: Not Known  Lot No. (10): All that undivided share in piece and parcel of freehold land bearing, city survey No. 3525 paiki admeasuring 78.00 Sq meter, of sheet No 35 chalta No 155 situate, lying and being at Mouje Harij, Taluka Harij in the Registration District of Patan and Sub District of Harij in the name of Mr. Rajendrakumar Ratilal Mehta. (Property ID: BARB259920200039) Boundaries: East: Open Land, West: Other's Property, North: Road, South: Road, Encumbrance: Not Known	M/s Shiv Cotton Industries Total Dues Rs. 7,87,71,094.73 (Rupees Seven Crore Eighty Seven Lacs Seventy One Thousand Ninety Four and Seventy Three Paise only) as on 01.12.2023. (With reference to Demand Notice u/s 13(2) Dated: 24.03.2017)	Reserve Price Rs. 63,00,000/- EMD Rs. 6,30,000/- Bid Inc. Rs. 1,00,000/-  Reserve Price Rs. 4,10,000/- EMD Rs. 41,000/- Bid Inc. Rs. 10,000/-

**E-Auction Date : 27.12.2023 and E-Auction Time: 02:00 PM to 06:00 PM (unlimited extension of 10 minutes) \* Status of Possession: Physical Possession\* Inspection Date : 20.12.2023 and Inspection Time: 11:00 AM to 02:00 PM**  
**Authorized Officer :- Mr. Vijay Kumar Mishra, Chief Manager, ZOSARB, Ahmedabad, Mob. No. 9687671985**

**TERMS AND CONDITIONS :**

- The Sale will be conducted by the undersigned through e-auction platform provided by the e-Auction service provider MSTC Ltd at the Website <https://www.mstcecommerce.com> on the date and time mentioned above. The intending Bidders/Purchasers are requested to register on portal <https://www.mstcecommerce.com> (direct link <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>) using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/Purchasers have to transfer the EMD amount using online mode in his Global EMD Wallet well in advance before the auction time. Bidder registration, submission & verification of KYC documents and transfer of EMD in wallet must be completed well in advance at least two days before auction date. In case Auction purchaser submits the KYC documents within two days preceding the Auction date, Authorized officer / Bank / e- Auction service provider is having liberty to accept and complete the KYC verification & EMD amount. However in such event the Authorized officer / Bank / e- Auction service provider will not be held liable for any delay/failure for verification of KYC documents and failure to transfer EMD in wallet. The interested bidder will be able to bid on the date of e-auction only if the Bidder's Global Wallet have sufficient balance (>=EMD amount) as on the date and time of Auction. Bidders may give offers either for one or more properties. In case of offers for more than one property bidders will have to deposit EMD for each property.
- Earnest Money Deposit (EMD) amount as mentioned above shall be paid online i.e. through NEFT after generation of Challan from (<https://www.mstcecommerce.com>) in bidders Global EMD Wallet. NEFT Challan will be valid for one transaction only. If multiple transactions are made, only first will be reconciled and other transaction(s) shall not be considered. NEFT transfer can be done from any Scheduled Commercial Bank. Only NEFT mode should be used for fund transfer. Use of any other payment mode would result in non-credit of EMD amount in the bidder's wallet. Payment of EMD by any other mode such as Cheques will not be accepted. The Earnest Money Deposited shall not bear any interest. For refund of EMD of the unsuccessful bidders, Bidder has to seek the refund online from e-Auction service provider by logging in <https://www.mstcecommerce.com> and by following procedure for refund given therein and only after seeking refund online, the refund will be made by the e-Auction service provider. EMD amount of the unsuccessful bidders will be returned without interest.
- Platform (<https://www.mstcecommerce.com>) for e-Auction will be provided by Bank's e Auction service provider MSTC Limited having its Registered office at 225-C, A.J.C. Bose Road, Kolkata-700020. The intending Bidders/Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <https://www.mstcecommerce.com>. This Service Provider will also provide online demonstration/ training for the intending bidders/ purchasers on e-Auction on the portal before the e-auction. The Sale Notice containing the Terms and Conditions of Sale is uploaded in the Banks websites/webpage portal. <https://www.bankofbaroda.in> (direct link <https://www.bankofbaroda.in/e-auction.htm>) and <https://ibapi.in>. The intending participants of e- auction may download free of cost, copies Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from e-B IBAPI portal (<https://www.ibapi.in>). (For inquiries regarding bidder registration or bidding process, MSTC Central Helpline No. 02-02-1008)
- The bid price to be submitted shall be equivalent or above the reserve price and during the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and by minimum increase in the bid amount given in the table to the last higher bid of the bidders. The property will not be sold below the reserve price set by the Authorized Officer. The bid quoted below the reserve price shall be rejected. The bidders shall increase their bids in multiples of the amount specified in the public sale notice/Terms and condition of Sale. Unlimited extension of 10 Minutes time will be given in case of receipt of bid in last ten minutes. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed.
- Intending Bidders are advised to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.
- In case of any difficulty or assistance is required before or during e-Auction process they may contact authorized representative of our e-Auction Service Provider <https://www.mstcecommerce.com>, (direct link <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>) contact details of which are available on the e-Auction portal.
- After finalization of e-Auction by the Authorized Officer, successful bidder will be informed by our above referred service provider through SMS/ email. (on mobile no/ email address given by them/ registered with the service provider).
- The successful Auction Purchaser / Bidder shall have to deposit 25% (Twenty Five Percent) of the bid amount (i.e. including EMD amount deposited earlier) immediately on finalization/concluding of Auction i.e. on the same day or not later than next working day. The balance amount of bid purchase price payable shall be paid by the successful Auction Purchaser/Bidder to the Authorized Officer on or before the fifteenth day of confirmation of sale of the property or such extended period as may be agreed upon in writing between the purchaser and the secured creditor, in any case not exceeding three months. In case of failure to deposit the amount as mentioned above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.
- Default of Payment: Default of payment of 25% of bid amount (less EMD) on the same day or the next working day as stated above and/ or 75% of balance bid amount within the stipulated time shall render automatic cancellation of sale without any notice. The EMD and any other monies paid by the successful bidder shall be forfeited to the Bank by the Authorised Officer.
- Payment of sale consideration by the successful bidder to the Bank will be subject to TDS under Section 194-IA of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75% of the bid amount. The successful Auction Purchaser / Bidder shall have to pay applicable GST to Bank on the bid amount.
- On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per Rules. The purchaser shall bear the stamp duties, including those of sale certificate, registration charges, all statutory dues payable to Government/any authority, Taxes, GST and rates and outgoing, both existing and future relating to properties.
- No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained. The Sale Certificate will be issued only in the name of the successful bidder.
- The Sale Certificate will not be issued pending operation of any stay/ injunction/restraint order passed by the DRT/DRAT/High Court or any other court against the issue of Sale Certificate. Further no interest will be paid on the amount deposited during this period. The deposit made by the successful-bidder, pending execution of Sale Certificate, will be kept in non-interest bearing deposit account. No request for return of deposit either in part or full/cancellation of sale will be entertained. In case of stay of further proceedings by DRT/DRAT/High Court or any other Court, the auction may either be deferred or cancelled and persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement or cancellation against Authorised officer / Bank.
- The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale/modify any terms and conditions of the sale without any prior notice and without assigning any reason including calling upon the next highest bidder to perform in case the earlier bidder fails to perform.
- The intending purchaser can inspect the property on date and time mentioned above at his/her expense. For inspection about the title document & other documents available with the Bank, the intending bidders may contact Bank of Baroda ZOSARB Branch during office hours prior to at least two days before auction date.
- The property is being sold on "As is where is", "As is what is" and "Whatever there is" basis, "without recourse basis" and the intending bidders should make their own discreet independent inquiries & verify the concerned Registrar/SRO/Revenue Records/ other Statutory authorities regarding the encumbrances and claims/rights/dues/ charges of any authority such as Sales Tax, Excise/GST/Income Tax besides the Bank's charge and shall satisfy themselves regarding the, title nature, description, extent, quantity, condition, encumbrance, lien, charge, statutory dues, etc over the property before submitting their bids. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party encumbrances/ claims/rights/dues. No claim of whatsoever nature regarding the property put for sale charges/encumbrances over the property or on any other matter etc., will be entertained after submission of the online bid.
- The Bank does not undertake any responsibility to procure any permission/license, NOC, etc. in respect of the property offered for sale. The Authorised Officer/ Secured Creditor shall not be responsible for any dues like outstanding water/service charges, transfer fees, electricity dues, dues to the Municipal Corporation/local authority/Co-operative Housing Society or any other dues, taxes, levies, fees, transfer fees if any in respect of and/or in relation to the sale of the said property. Successful Bidder has to comply with the provisions of Income Tax regarding purchase of property & to pay the tax to the authorities as per applicable rates.
- The Authorised Officer will be at liberty to amend/ modify/ delete any of the conditions as may be deemed necessary in the light of facts and circumstances of each case. The Bank/ Authorised Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without any prior notice and assigning any reason. Bidders shall be deemed to have read and understood all the conditions of sale and are bound by the same. No counter-offer/conditional offer/conditions by the bidder and/or successful-bidder will be entertained. Words and expressions used herein above shall have the same meanings respectively assigned to them in SARFAESI Act, 2002, and the Rules framed thereunder.
- The sale is subject to confirmation by the Secured Creditor Bank.
- The sale is subject to conditions /Rules/Provisions prescribed in the SARFAESI Act 2002 and Security Interest (Enforcement) Rules, 2002 Rules framed there under and the conditions mentioned above. For detailed terms and conditions of sale, please refer to the link provided in <https://www.bankofbaroda.in/e-auction.htm> and <https://ibapi.in>. Also, prospective bidders may contact the authorized officer Mr. Vijay Kumar Mishra, Chief Manager, ZOSARB, Ahmedabad, Mob. No. 9687671985 (GST/TDS as per Government Rules applicable shall be payable by purchaser on sale of Movable/Immovable Assets.)