बैंक ऑफ़ बड़ौदा Bank of Baroda

TERMS AND CONDITIONS FOR SALE OF ASSET THROUGH ONLINE E-AUCTION UNDER SARFAESI ACT 2002

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 6 (2) & 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower, Mortgagor (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, 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"** basis for recovery of dues in below mentioned account/s. The details of Borrower(s)/Mortgagor (s)/ Guarantor (s) /Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below -

Sr. No	Name & address of Borrower/s/ Guarantor/ Mortgagor (s)	Detailed descripti of the immovable property with known encumbrances, if any (owner/Mortgagor name ___)	Total Dues. (In Lacs)	Date of e-Auction _____ Time of E-auction - Start Time _____ to End Time _____	1. Reserve Price- Rs.___/- 2. Earnest Money Deposit (EMD) Amount – Rs.___/- 3.Bid Increase Amount Rs.___/- (In Lacs)	Status of Possession (Constructive /Physical)	Property Inspection date & Time
1	M/s Rivan Textiles (Prop: Mrs. Payal Sagarbhai Jivani) Plot No: 1, Om Textiles Park-8, Parab, Near Umbhel Gam, Kadodara, Surat-394325	1. Commercial shop type property at Delhi Gate bearing Ward No 7 City Survey No 4824/A "Belgium Chambers" 4 th Floor Shop No C H/402 B/s Japan Market Nr Lord's Plaza Hotel Ring Road 395003 Tal Surat Area-SBA 1541.00 Sq.ft i.e. 143.16 Sq.mts Built Up Area-1256.40 Sq.ft i.e. 116.82 Sq.mts	110.51+ Int. & Legal Charge	06-09-2024 02:00 PM to 06:00 PM	1.Rs. 37.45 2.Rs. 3.75 3.Rs. 0.10	Physical	13.08.2024 to 05.09.2024 (10 AM to 4 PM)

BANK OF BARODA / बैंक ऑफ बड़ौदा RO SARB SURAT CITY REGION सूरत शहेरी क्षेत्र

दबावग्रस्त आस्ति वसुली शाखा, सूरत शहेरी क्षेत्र, प्लॉट नं. ६ बी, तीसरा तल, बड़ौदा सन कॉम्प्लेक्स, घोड़ दोड़ रोड, सूरत - ३९५००७
Regional Stressed Assets Recovery Branch, Surat City Region, Plot No. -6B, 3rd Floor, Baroda Sun Complex, Ghod Dod Road, SURAT - 395007,
फ़ोन /Phone +91 261 229 4301, 229 4302, 229 4303, 229 4304, 229 4305 फैक्स /Fax: 91 261 229 4811
E- mail: sarsuc@bankofbaroda.com वेब / Web: www.bankofbaroda.com

2	M/s Riya Textiles (Prop: Kajalben Kapilkumar Vaghani) Plot No: 2, Om Textiles Park-8, Parab, Near Umbhel Gam, Kadodara, Surat-394325	Commercial shop type property at Delhi Gate bearing Ward No 7 City Survey No 4824/A "Belgium Chambers" 4 th Floor Shop No C H/404 B/s Japan Market Nr Lord's Plaza Hotel Ring Road 395003 Tal Surat Area-SBA 493.00 Sq.ft i.e. 45.80Sq.mts Built Up Area- 402.29 Sq.ft i.e. 37.37 Sq.mts	110.51+Int. & Legal Charge	06-09-2024 02:00 PM to 06:00 PM	1.Rs.11.98 2.Rs. 1.20 3.Rs.0.10	Physical	13.08.2024 to 05.09.2024 (10 AM to 4 PM)
3	M/s Riya Textiles (Prop: Kajalben Kapilkumar Vaghani) Plot No: 2, Om Textiles Park-8, Parab, Near Umbhel Gam, Kadodara, Surat-394325	Commercial shop type property at Delhi Gate bearing Ward No 7 City Survey No 4824/A "Belgium Chambers" 4 th Floor Shop No C H/406 B/s Japan Market Nr Lord's Plaza Hotel Ring Road 395003 Tal Surat Area- SBA 493.00 Sq.ft i.e. 45.80Sq.mts Built Up Area- 402.29 Sq.ft i.e. 37.37 Sq.mts	110.51+Int. & Legal Charge	06-09-2024 02:00 PM to 06:00 PM	1.Rs.11.98 2.Rs. 1.20 3.Rs.0.10	Physical	13.08.2024 to 05.09.2024 (10 AM to 4 PM)
4	M/s Riya Textiles (Prop: Kajalben Kapilkumar Vaghani) Plot No: 2, Om Textiles Park-8, Parab, Near Umbhel Gam, Kadodara, Surat-394325	Commercial shop type property at Delhi Gate bearing Ward No 7 City Survey No 4824/A "Belgium Chambers" 4 th Floor Shop No C H/408 B/s Japan Market Nr Lord's Plaza Hotel Ring Road 395003 Tal Surat Area- SBA 493.00 Sq.ft i.e. 45.80Sq.mts Built Up Area- 402.29 Sq.ft i.e. 37.37 Sq.mts	110.51+Int. & Legal Charge	06-09-2024 02:00 PM to 06:00 PM	1.Rs.11.98 2.Rs. 1.20 3.Rs.0.10	Physical	13.08.2024 to 05.09.2024 (10 AM to 4 PM)
5	M/s Riya Textiles (Prop: Kajalben Kapilkumar Vaghani) Plot No: 2, Om Textiles Park-8, Parab, Near Umbhel Gam, Kadodara, Surat-394325	Commercial shop type property at Delhi Gate bearing Ward No 7 City Survey No 4824/A "Belgium Chambers" 4 th Floor Shop No C H/410 B/s Japan Market Nr Lord's Plaza Hotel Ring Road 395003 Tal Surat Area- SBA 500.00 Sq.ft i.e. 46.45 Sq.mts Built Up Area- 407.00 Sq.ft i.e. 37.90 Sq.mts	110.51+Int. & Legal Charge	06-09-2024 02:00 PM to 06:00 PM	1.Rs.12.15 2.Rs. 1.22 3.Rs.0.10	Physical	13.08.2024 to 05.09.2024 (10 AM to 4 PM)

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Regional Stressed Assets Recovery Branch, Surat City Region, Plot No. -6B, 3rd Floor, Baroda Sun Complex, Ghod Dod Road, SURAT - 395007,
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6	M/s Priyansh Textiles (Prop: Jainika Chirag Vaghani) Plot No: 3, Om Textiles Park-8, Parab, Near Umbhel Gam, Kadodara, Surat-394325	Commercial shop type property at Delhi Gate bearing Ward No 7 City Survey No 4824/A "Belgium Chambers" 4 th Floor Shop No C H/428 B/s Japan Market Nr Lord's Plaza Hotel Ring Road 395003 Tal Surat Area- SBA 742.00 Sq.ft i.e. 68.93 Sq.mts Built Up Area- 504.56 Sq.ft i.e.46.87 Sq.mts	86.69+ Int. & Legal Charge	06-09-2024 02:00 PM to 06:00 PM	1.Rs.18.03 2.Rs. 1.80 3.Rs.0.10	Physical	13.08.2024 to 05.09.2024 (10 AM to 4 PM)
7	M/s Priyansh Textiles (Prop: Jainika Chirag Vaghani) Plot No: 3, Om Textiles Park-8, Parab, Near Umbhel Gam, Kadodara, Surat-394325	Commercial shop type property at Delhi Gate bearing Ward No 7 City Survey No 4824/A "Belgium Chambers" 4 th Floor Shop No C H/426 B/s Japan Market Nr Lord's Plaza Hotel Ring Road 395003 Tal Surat Area- SBA 493.00 Sq.ft i.e. 45.80Sq.mts Built Up Area- 402.29 Sq.ft i.e. 37.37 Sq.mts	86.69+ Int. & Legal Charge	06-09-2024 02:00 PM to 06:00 PM	1.Rs.11.98 2.Rs. 1.20 3.Rs.0.10	Physical	13.08.2024 to 05.09.2024 (10 AM to 4 PM)
8	M/s Priyansh Textiles (Prop: Jainika Chirag Vaghani) Plot No: 3, Om Textiles Park-8, Parab, Near Umbhel Gam, Kadodara, Surat-394325	Commercial shop type property at Delhi Gate bearing Ward No 7 City Survey No 4824/A "Belgium Chambers" 4 th Floor Shop No C H/424 B/s Japan Market Nr Lord's Plaza Hotel Ring Road 395003 Tal Surat Area- SBA 493.00 Sq.ft i.e. 45.80Sq.mts Built Up Area- 402.29 Sq.ft i.e. 37.37 Sq.mts	86.69+ Int. & Legal Charge	06-09-2024 02:00 PM to 06:00 PM	1.Rs.11.98 2.Rs. 1.20 3.Rs.0.10	Physical	13.08.2024 to 05.09.2024 (10 AM to 4 PM)
9	Mr. Kalpesh Nathabhai Magatrpara(Borrower) Plot No.C/171/1, Adarsh Nagar Vibha-1 Chhaprabhatha Road, Amroli, Surat-394107	Plot No C/171/1 "Aadarsh Nagar Vibhag-1", Nr Vrundavan Society, Block No 38,40,41,46 & 47/A P, New Block No 38, TPS No 70, F P No 18/B, Moje Chhaprabhatha, Sub Dist Choryashi, Dist Surat Area- 54.36 Sq.mt.	19.26+ Int. & Legal Charge	06-09-2024 02:00 PM to 06:00 PM	1.Rs.17.50 2.Rs. 1.75 3.Rs.0.10	Physical	13.08.2024 to 05.09.2024 (10 AM to 4 PM)

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Regional Stressed Assets Recovery Branch, Surat City Region, Plot No. -6B, 3rd Floor, Baroda Sun Complex,
Ghod Dod Road, SURAT - 395007,
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10	Mr. Himmatbhai Devshibhai Pipliya (Borrower) Plot No. 16 Shree subh Residency Near Vanvaso Farm, Jokha, Kamrej Surat-394185	Residential Row house at Plot No 16 Shri Shubh Residency, Nr Vanvaso Farm-Jokha Road R S No 192/2, Block No 204, Moje-jokha Sub Dist Kamrej, Dist Surat Plot area-. 75.00 Sq.yards.	21.20+ Int. & Legal Charge	06-09-2024 02:00 PM to 06:00 PM	1.Rs.10.31 2.Rs. 1.03 3.Rs.0.10	Physical	13.08.2024 to 05.09.2024 (10 AM to 4 PM)
11	Mr. Narshibhai Bijalbhai Nagecha & Mrs. Kailashben Narshibhai Nagecha Plot No.225 shakti Lake city-A, Opposite Gokuldham Residency, Nansad Canal Road, Nansad, Taluka kamrej, Surat-394180	All that piece and parcels of property bearing plot no. 225(plot No. F/225 as per passing plan) of the society known as "Shakti Lake city Vibhag-A" having admeasuring about 88.40 sq. yards i.e. 73.91 sqq. Mtrs. (admeasuring about 105.64 sq. mtrs. as per passing Plan) together with construction standing thereon along with undivided proportionate share in the land and road constructed on the land bearing Revenue survey no. 99 having block no. 95 situated at village Nansad, sub district Kamrej, Surat, property in the name of Mr. Narshibhai Bijalbhai Nagecha and Mrs. Kailashben narshibhai Nagecha.	22.77+ Int. & Legal Charge	06-09-2024 02:00 PM to 06:00 PM	1.Rs.19.80 2.Rs. 1.98 3.Rs.0.10	Physical	13.08.2024 to 05.09.2024 (10 AM to 4 PM)
12	Mr. Bharatbhai Pragjibhai Borad Mr. Chandubhai Pragjibhai Borad	Residential Row house at Plot No 32, Amrut Residency, Vibhag - 3, Near Sukhdarshan Row house, R S NO 83+85/Paikee, Block No 92, Antroli-Velanja Road, Antroli-394150 Tal Kamrej, Dist Surat Area 107.52Sq.mtrs.	21.52+ Int. & Legal Charge	06-09-2024 02:00 PM to 06:00 PM	1.Rs.12.06 2.Rs.1.20 3.Rs.0.10	Physical	13.08.2024 to 05.09.2024 (10 AM to 4 PM)
13	Mr. Dineshbhai Shamjibhai	Residential Row house at Plot No 5, Amrut Residency , Vibhag - 3,	21.04+ Int. & Legal	06-09-2024 02:00 PM to 06:00	1.Rs.11.51 2.Rs. 1.15 3.Rs.0.10	Physical	13.08.2024 to 05.09.2024

	Patel Sardara(Borrower) 81 Parmeshwar Society, Nr. Balaji Bunglow, Opp Ravi Darshan, Puna Simada Road, Yogi Chowk, Varachha Surat-395006	Near Sukhdarshan Row house ,R S NO 83/Paiki +85/Paikee, Block No 92, Antroli-Velanja Road, Antroli-394150 Tal Kamrej, Dist Surat Area 81.50 Sq.mtrs.	Charge	PM			(10 AM to 4 PM)
14	Mr. Anilbhai Maganbhai Kotadiya(Borrower) Mrs. Kiranben Anilbhai Kotadiya(Co-Borrower) House No. 7, 2nd Floor, Sarvodaya Society, Near Simada Chokdi, Near Suvidha Row House, Near Hanuman Mandir, Opp. Madhav Residency, Village-Simada Chokdi, Surat- 395010	Residential Row house at Plot No 32, Amrut Residency, Vibhag - 3, Near Sukhdarshan Row house ,R S NO 83+85/Paikee, Block No 92, Antroli-Velanja Road, Antroli-394150 Tal Kamrej, Dist Surat Area 107.52Sq.mtrs.	21.95+ Int. & Legal Charge	06-09-2024 02:00 PM to 06:00 PM	1.Rs.16.38 2.Rs. 1.64 3.Rs.0.10	Physical	13.08.2024 to 05.09.2024 (10 AM to 4 PM)
15	Mr. Vijay Jayantibhai Kyada(Borrower &b Mortgager) Plot No.113 Subh Residency S. No. 192/2, block No. 204 Village Jokha, Kamrej, Surat394180	All that piece and parcel of the immovable property bearing plot No. 113, admeasuring about 75.49 sq. mtrs, open land alongwith 43.84 sq. mtrs, proportional undivided share in road margin C.O.P with total land paiki property, situated at "Shree Residency"' village: Jokha, sub dist: Kamrej & Dist: Surat. The land bearing Revenue Survey No. 192/2 paiki block No. 204, adm.	21.77+ Int. & Legal Charge	06-09-2024 02:00 PM to 06:00 PM	1.Rs.13.14 2.Rs. 1.32 3.Rs.0.10	Physical	13.08.2024 to 05.09.2024 (10 AM to 4 PM)

		About 24972 sq. mtrs. New Block No. 237 after resurvey, adm about Hec. 24428 sq, mtrs, non agriculture for residence purpose land of moje Village Jokha, Sub dist: Kamrej, Surat.					
16	M/s Infra Mobile, Mr. Sanjay Arjanbhai Pansuriya Shop No.224.235,246 & 247 Poddar Arcade, Nr. Surat Railway Station Varachha Road Surat-	Plot No. 149,150,151,152,153(Total 5 Plot) Manish Small Scale Industrial Estate, RS No. 42,43,44/1,44/2, block No. 71 Paikee 85, Opp Nayra Petrol Pump & Shiv Shakti Estate, B/h Pahal solar, Olpad-Sayan road, Moje Atodara, Tal Olpad, dist Surat, Area:97.53 sq. mt(Each Plot)	610.08+ Int. & Legal Charge	06-09-2024 02:00 PM to 06:00 PM	1.Rs.36.95 2.Rs. 3.70 3.Rs.0.10	Physical	13.08.2024 to 05.09.2024 (10 AM to 4 PM)
17	M/s Akshar Thread & Jari Mr. Nileshbhai Dhirubhai Savaliya, Plot No. D-16, Mahakali Baug New Katargam GIDC, Fulpada Road, Katargam, Surat-395004	Immovable property of Plot No. B/12 of the society known as "Nilkanth Dham Residency" situated at Shekhpur, Kamrej bearing Revenue Survey No.: 260/1, Block No. 222 of Village: Shekhpur, Taluka: Kamrej, District: Surat total admeasuring about 45.75 Sq. Mtrs. Along with undivided proportionate share in COP & Road Land. Owned by Mr. Sanjaybhai Kadvabhai Panchani	48.67+ Int. & Legal Charge	06-09-2024 02:00 PM to 06:00 PM	1.Rs.4.23 2.Rs. 0.43 3.Rs.0.10	Physical	13.08.2024 to 05.09.2024 (10 AM to 4 PM)
18	M/s Akshar Thread & Jari Mr. Nileshbhai Dhirubhai Savaliya, Plot No. D-16, Mahakali Baug New Katargam GIDC, Fulpada Road, Katargam,	Immovable property of Plot No. A/13 of the society known as "Nilkanth Dham Residency" situated at Shekhpur, Kamrej bearing Revenue Survey No.: 260/1, Block No. 222 of Village: Shekhpur, Taluka : Kamrej, District: Surat total admeasuring about 68.62 Sq. Mtrs. Along with undivided proportionate share in	48.67+ Int. & Legal Charge	06-09-2024 02:00 PM to 06:00 PM	1.Rs.6.27 2.Rs. 0.63 3.Rs.0.10	Physical	13.08.2024 to 05.09.2024 (10 AM to 4 PM)

	Surat-395004	COP & Road Land. Owned by Mr. Sanjaybhai Kadvabhai Panchani					
19	M/s Akshar Thread & Jari Mr. Sanjaybhai Kadvabhai Panchani Plot No. D-16, Mahakali Baug New Katargam GIDC, Fulpada Road, Katargam, Surat-395004	Immovable property of Plot No. A/14 of the society. known as "Nilkanth Dham Residency" situated at Shekhpur, Kamrej bearing Revenue Survey No.: 260/1, Block No. 222 of Village: Shekhpur, Taluka : Kamrej, District: Surat total admeasuring about 68.62 Sq. Mtrs. Along with undivided proportionate share in COP & Road Land. Owned by Mr. Sanjaybhai Kadvabhai Panchani	48.67+ Int. & Legal Charge	06-09-2024 02:00 PM to 06:00 PM	1.Rs.6.63 2.Rs. 0.66 3.Rs.0.10	Physical	13.08.2024 to 05.09.2024 (10 AM to 4 PM)
20	M/s Akshar Thread & Jari Mr. Sanjaybhai Kadvabhai Panchani Plot No. D-16, Mahakali Baug New Katargam GIDC, Fulpada Road, Katargam, Surat-395004	Immovable property of Plot No. B/17 of the society known as "Nilkanth Dham Residency" situated at Shekhpur, Kamrej bearing Revenue Survey No.: 260/1, Block No. 222 of Village: Shekhpur, Taluka : Kamrej, District: Surat total admeasuring about 45.75 Sq. Mtrs. Along with undivided proportionate share in COP & Road Land. Owned by Mr. Sanjaybhai Kadvabhai Panchani	48.67+ Int. & Legal Charge	06-09-2024 02:00 PM to 06:00 PM	1.Rs.5.32 2.Rs. 0.53 3.Rs.0.10	Physical	13.08.2024 to 05.09.2024 (10 AM to 4 PM)
21	M/s Akshar Thread & Jari Mr. Sanjaybhai Kadvabhai Panchani Plot No. D-16, Mahakali Baug New Katargam GIDC, Fulpada Road, Katargam,	Immovable property of Plot No. A/18 of the society known as "Nilkanth Dham Residency" situated at Shekhpur, Kamrej bearing Revenue Survey No.: 260/1, Block No. 222 of Village: Shekhpur, Taluka: Kamrej, District: Surat total admeasuring about 64.27 Sq. Mtrs. Along with undivided proportionate share in	48.67+ Int. & Legal Charge	06-09-2024 02:00 PM to 06:00 PM	1.Rs.7.20 2.Rs. 0.72 3.Rs.0.10	Physical	13.08.2024 to 05.09.2024 (10 AM to 4 PM)

	Surat-395004	COP & Road Land. Owned by Mr. Sanjaybhai Kadvabhai Panchani					
22	M/s Ramdev Digital Scan, Mr. Ravi Dineshbhai Kathiriya, Mrs. Radhikaben Ravibhai Kathiriya, Dinesh Nathubhai Kathiriya, 14 A,L,G,1,12,29, 30,31 Savera complex Udhna Opp Krishna Petrol Pump Udhna Main Road Surat-394210	All that right, title and interest in the property bearing Flat No. A/1-202, with carpet area admeasuring about 817 sq. fts. i.e equivalent to 75.90 sq. mtrs. and built up area admeasuring 91.08 sq. mtrs. on the 2nd floor of A-1 building together with undivided proportionate share of 46.87 sq. mtrs in land under the said building in residenctial complex named and known as Varnira apartment situated on land bearing Sub Plot No.2 bearing Revenue Survey No. 144 i.e. Block No. 141 of village Sarthan, Taluka Puna, District Surat in the name of Mr. Ravibhai Dineshbhai Kathiriya and Mrs. Radhikaben Ravi Kathiriya.	22.72+ Int. & Legal Charge	06-09-2024 02:00 PM to 06:00 PM	1.Rs.37.49 2.Rs. 3.75 3.Rs.0.10	Physical	13.08.2024 to 05.09.2024 (10 AM to 4 PM)
23	Pravin Hemshankar Purohit Flat no-E/1204, Ambika Heaven, Near royal Star Township, Ambika Road, Dindoli Surat-394210	Flat No- E/1204, Ambika Heaven, Near royal Star Township, R.S. No. 28, Block No-116, T.P. scheme No-69(Godadara- Dindoli), F.P. No-104, Moje Dindoli, Sub district-Surat city, ambika road, Dindoli, surat	22.47+ Int. & Legal Charge	06-09-2024 02:00 PM to 06:00 PM	1.Rs.22.95 2.Rs. 2.30 3.Rs.0.10	Physical	13.08.2024 to 05.09.2024 (10 AM to 4 PM)
24	M/s Divine Communication HG-5, Megh Ratna complex, Near Bank of Baroda, Athugar Street, Nanpura, Surat-395001	Shop No. HG-5 admeasuring carpet area248.00 sq. ft. i.e. equivalent to 23.04 sq. mtrs on the higher ground floor of commercial complex known as "Meghratna" alongwith undivided proportionate share in the land underneath the said building	26.49+ Int. & Legal Charge	06-09-2024 02:00 PM to 06:00 PM	1.Rs.21.06 2.Rs. 2.11 3.Rs.0.10	Physical	13.08.2024 to 05.09.2024 (10 AM to 4 PM)

		constructed on the land bearing Nondh Nos. 842/B, 843?B and 844/B of Ward No. 1, situated in the nanpura area within city: Surat, Taluka Surat city, District Surat.					
25	M/s Preeti Fashion, Shri LalchandMishrilalTavari, (Guarantor) 604, Sweet House Complex, Murlidhar Apartment, Citylight, Surat-395007.	Shop No. 168 on the Basement Floor of the market known as "Shree Mahavir Textile Market" situated at Ring Road bearing T.P. Scheme No. 8(Umarwada), final plot no, 138 paiki, city survey Nondh Nos:2013+2014, Plot No. 10 to 15 of Ward:Umarwada, Taluka:Puna(Surat City), District:Surat total admeasuring about 150.00 Sq.ft i.e. 13.94 Sq.Mt. along with undivided proportionate share in land owned by LalchandMishrilal Tiwari.	142.92+ Int. & Legal Charge	06-09-2024 02:00 PM to 06:00 PM	1.Rs.10.83 2.Rs. 1.08 3.Rs.0.10	Physical	13.08.2024 to 05.09.2024 (10 AM to 4 PM)
26	M/s Preeti Fashion, Shri LalchandMishrilalTavari, (Guarantor) 604, Sweet House Complex, Murlidhar Apartment, Citylight, Surat-395007.	Shop No.175 on the Basement Floor of the market known as "Shree Mahavir Textile Market" situated at Ring Road bearing T.P. Scheme No. 8(Umarwada), final plot no, 138 paiki, city survey Nondh Nos:2013+2014, Plot No. 10 to 15 of Ward:Umarwada, Taluka:Puna(Surat City), District:Surat total admeasuring about 178.00 Sq.ft i.e. 16.54 Sq.Mt. along with undivided proportionate share in land admeasuring about 7.73 Sq. Mts. owned by LalchandMishrilal Tiwari.	142.92+ Int. & Legal Charge	06-09-2024 02:00 PM to 06:00 PM	1.Rs.12.86 2.Rs. 1.28 3.Rs.0.10	Physical	13.08.2024 to 05.09.2024 (10 AM to 4 PM)
27	M/s Preeti Fashion, Shri LalchandMishrilalTavari, (Guarantor)	Shop No.184 on the Basement Floor of the market known as "Shree Mahavir Textile Market" situated at	142.92+ Int. & Legal Charge	06-09-2024 02:00 PM to 06:00 PM	1.Rs.12.86 2.Rs. 1.28 3.Rs.0.10	Physical	13.08.2024 to 05.09.2024 (10 AM to 4 PM)

	604, Sweet House Complex, Murlidhar Apartment, Citylight, Surat-395007.	Ring Road bearing T.P. Scheme No. 8(Umarwada), final plot no, 138 paiki, city survey Nondh Nos:2013+2014, Plot No. 10 to 15 of Ward:Umarwada, Taluka:Puna(Surat City), District:Surat total admeasuring about 178.00 Sq.ft i.e. 16.54 Sq.Mt. along with undivided proportionate share in land admeasuring about 7.73 Sq. Mts. owned by LalchandMishrilal Tiwari.					
28	MR. SANJAYBHAI DHIRAJLAL GINOYA FLAT NO. D-102, OPERA HOUSE, NEAR GOLDEN CITY, UTRAN, SURAT-394101	All that piece and parcel of the property bearing Flat No.: D/102 admeasuring built up area 93.50 sq. meters on the 1st floor of D-Building of "Opera House" situated on the land bearing Block No.: 232/2/1, R.S. No.: 229, 231, 233, 236 paikee, T. p. Scheme No.: 24, F. p. No.: 93/B/1, of Village: Mota Varachha, Ta. City, Dist.: Surat, which has been given in the city of Surat. belonging to MR. SANJAYBHAI DHIRAJLAL GINOYA	40.03+ Int. & Legal Charge	20-09-2024 02:00 PM to 06:00 PM	1.Rs.36.22 2.Rs. 3.62 3.Rs.0.10	Physical	13.08.2024 to 19.09.2024 (10 AM to 4 PM)
29	M/s Kusum Creation Plot No. 247, Building B-3, B/s Choksi Dyeing, U M Road, Surat	Shop No. 143 L.G. Floor. Kohinoor Textile Market, Salabatpura, Ringh Road, Surat in the name of Mr. Sureshkumar R. Malani & Mr. Sushilkumar R. Malani	21.21+ Int. & Legal Charge	20-09-2024 02:00 PM to 06:00 PM	1.Rs.13.77 2.Rs. 1.38 3.Rs.0.10	Physical	13.08.2024 to 19.09.2024 (10 AM to 4 PM)
30	M/s Jay Fabrics Mr. Nirajkumar V Dhaduk (Proprietor) Plot No. 109, Govind Nagar Industrial Estate, TPS No. 39	Immovable Properties: - Registered Equitable Mortgage of Industrial Property situated at Plot No.110, Govind Nagar, R.S. No. 74/1,74/2,75,76,77,78 paiki, 79/1+2 paiki, 80,81,82 and 83 of Village Udhna -Surat in the name Mr. Kishorbhai Nanjibbai	44.00+ Int. & Legal Charge	20-09-2024 02:00 PM to 06:00 PM	1.Rs.46.78 2.Rs. 4.68 3.Rs.0.10	Physical	13.08.2024 to 19.09.2024 (10 AM to 4 PM)

	(Udhana Limbayat)Near Kabrastan Near Udhana Yard. Udhana.394210	Rakholiya and Mr. Laljibhai Ramjibhai Talaviya					

TERMS AND CONDITIONS –

1. The Online E-Auction will be held through auction portal website i.e. https://ebkray.in on the date and time mentioned above with unlimited extension of 10 minutes. The intending bidders / purchasers are required to register through https://ebkray.in (Buyer Registration – link provided in the home page of the website) by using their mobile number and valid email-id. The intending bidders / purchasers are further required to upload KYC documents and Bank Details. The intending bidders / purchasers can be guided by the Buyer Manual provided in the home page of the auction portal website.

2. KYC Verification - On completion of registration, the intending bidders / purchasers are required to upload KYC documents and Bank account details. Registration and uploading formalities shall be completed well in advance.

3. EMD Payment - On completion of KYC verification, the intending bidders / purchasers may login and make the EMD payment, for EMD payment intending bidder/purchasers can be guided by the buyer manual provided therein after login as buyer. Payment can be made through payment gateway and also by way of creating challans and deposit the amount in the wallet. The payment shall be ensured well in advance before the stipulated time. If the required EMD amount is not held in the buyer Wallet, they will not be allowed to participate. Interested bidder may deposit Pre-Bid EMD with https://ebkray.in Auction portal before the close of e-Auction. 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://ebkray.in and by following procedure for refund given in Buyer manual 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.

4. While bidding the bidder has to select the property for which offer is submitted from the list mentioned in the above website and/ or bidder can directly enter Property ID.

Help Desk

- For queries contact Number: 8291220220 & email ID support.ebkray@psballiance.com
- For Registration and Login and Bidding Rules visit Buyer Manual link provided in the home page of https://ebkray.in
- For auction property related queries, Bidders may contact Bank officials on the contact details given in last para.

STEPS INVOLVED -

- Register on https://ebkray.in using mobile number and email ID.
- Upload requisite KYC Documents.
- Pay EMD amount by Payment Gateways and also by Generate challan and transfer EMD amount to bidder's EMD Wallet.

- Submission of bid shall be through Online mode on the auction date and time.
- In case of successful Bid, the balance bid amount to be paid as per the terms as mentioned hereunder.

5. 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 multiplies 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.

6. 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.

7. After finalization of e-Auction by the Authorized Officer, successful bidder will be informed by our above referred service provider through email on email address registered with the service provider.

8. 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 Authorised 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 conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.

9. 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.

10. Payment of sale consideration by the successful bidder to the Bank will be subject to TDS under Section 194-1A 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.

11. 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.

12. 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.

13. 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.

14. 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.

15. 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 Branch during office hours prior at least two days before auction date.

16. The property is being sold on "As is where is", "As is what is" and "Whatever there is" 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, quality, 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.

17. 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, and dues to the Municipal Corporation /local authority/Co T 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.

18. 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.

19. The sale is subject to confirmation by the Secured Creditor Bank.

20. 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 terms & conditions mentioned above. For more details if any prospective bidders may contact the authorized officer on Tel No: 02612294303, Mobile: 9499555022

Date: 16.08.2024
Place: Surat

Santosh Masarankar
Authorised Officer
Bank of Baroda