बैंक ऑफ़ इंडिया **Bank of India BOI**
Relationship beyond banking

ASSET 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 : 27.09.2024, 12:00 NOON TO 06.00 PM WITH AUTO EXTENSION CLAUSE INCASE OF BID IN LAST 10 MINUTES BEFORE CLOSING

E-AUCTION SALE NOTICE FOR SALE OF MOVABLE/IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISO TO RULE 8(6) & 6(2), 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described (Movable & Immovable Property/ies) mortgaged/hypothecated/pledged/charged to the bank of India. The constructive / **physical possession** of which has been taken by the Authorized Officer of Bank of India (Secured Creditor), will be sold on **"As is where is", "As is what is" and "Whatever there is" basis on 25.09.2024 and 27.09.2024**

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	**Mr. Dineshkumar Khemchand Shah** To repay the amount mentioned in the notices being, **Rs. 48,69,761.99/-** and further interest & expenses thereon. **Authorised Officer : Mr. Gautam Kumar** **Ahmedabad Main Branch, Ahmedabad, Mob. : 9099790182**	All that part and parcel of the property being non agricultural plot area admeasuring about 102.00.79 SQ.MTRS together with constructed property thereon, Ground floor, First Floor and Second Floor, Municipal Tenement No 0103-19-0356-0001-E, 0103-19-0356-0002-C, 0103-19-0356-0003-A, 0103-19-0356-0004-V, together with building, sheds cabins, store rooms, guard rooms, structures now standing thereon or to be constructed/erected, install or brought thereupon, roads, pathways, waterways, electrical installations, water pipes & installations therof, storage tanks, etc now standing thereon or to be erected / constructed thereupon and together with plant and machinery embedded to earth or permanently fastended to anything attached to earth (both future and sewerages, drains, waters, watercourse, liberties, privileges, easements and appurtenances whatsoever to the aforesaid lands or any part thereof belonging to or in any wise relating to or usually held, occupied, enjoyed rights, title, interest, property, claims and demand whatsover situate being and lying City survey no 2689, **House No 1740, Navghariu, Kapadiwad, New Cloth Market Road, Sarangpur of Ahmedabad of Mouje: Ahmedabad, Taluka City Registration Dist Sub-Dist , Ahmedabad** owned by Shri Dinesh Kumar Khemchand Shah Bounded as :- By East: Property of C S No 2694 after Margin Space, By West: Street and Road, On North: Common Wall with Property of CS No 2688 and 2706, By South: Common Wall with property of C S No 2690 and margin land. **(Property is under Physical Possession).**	**Rs. 67,08,000/-**	**Rs. 6,70,800/-**
		Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 200090200000033, Bank of India, Ahmedabad Main Branch, Ahmedabad. IFSC Code : BKID0002000		
2	**Shri Ajaykumar Mukeshbhai Macwan and Smt. Heenaben Ajaykumar Macwan** To repay the amount mentioned in the notices being, **Rs. 48,19,873.83/-** and further interest & expenses thereon. **Authorised Officer : Mr. Devesh Tiwari** **Vadtal Branch, Ahmedabad, Mob. : 9464882962**	All that piece and parcel of the immovable property owned by Mr. Ajaykumar Mukeshbhai Macwan being N.A residential property situated at **Manjipura, Ta. Nadiad, Dist Kheda,** bearing Survey No 187 admeasuring Hec 15479 Sq mtrs known as **"Sant Villa"** paiki **unit no 29/3** admeasuring 132.40 sq. mtrs and proposed built up area adm. 119.21 sq.mtrs. and **bounded under:** East : Society Common Plot, West : Sub Plot No 29/2, North : Society Common road, South : Society Common wall. **(Property is under Symbolic Possession).**	**Rs. 31,55,000/-**	**Rs. 3,15,500/-**
		Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 280490200000033, Bank of India, Vadtal Branch, Ahmedabad. IFSC Code : BKID0002804		
3	**Mrs. Mousmi Snehal Roy and Mr. Snehal Sushil kumar Roy** To repay the amount mentioned in the notices being, **Rs. 12,27,973.75/--** and further interest & expenses thereon. **Authorised Officer : Mr. Niraj Kumar** **Paldi Branch, Ahmedabad, Mob. : 9146628929**	All that part and parcel of the property consisting of **Flat No. 11, 4th Floor, in scheme Dimple Association (Maninagar) Dimple Avenue, Situate, Lying and being at Mouje: Khokhra** - Mehmdabad Town Planning Scheme No. 7 (Land in sub plot 5 of Old survey no. 103 & 104) in the district of Ahmedabad sub district **Ahmedabad - 5 (Narol)** Bounded: On the North: Internal Road, On the South: Passage, On the East: Flat No. 12, On the West: Lift and Flat No. 10. **(Property is under Symbolic Possession).**	**Rs. 25,43,000/-**	**Rs. 2,54,300/-**
		Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 201190200000033, Bank of India, Paldi Branch, Ahmedabad. IFSC Code : BKID0002011		
4	**Mr. Hardik Kanubhai Siddhpura & Mr. Kanaiyalal Narshibhai Siddhpura** To repay the amount mentioned in the notices being, **Rs. 47,73,192.76** and further interest & expenses thereon. **Authorised Officer : Mr. Pranav Kumar** **Sharda Mandir Road Branch, Ahmedabad, Mob. : 8210935403**	All that piece and parcel of the immovable property owned by Shri Hardik Kanubhai Siddpura and Smt. Kanaiyalal Narsibhai Siddhpura being **Flat No B-3 2nd Floor, Triveni Apartment [Triveni Rajpur Apartment Owners Association]** admeasuring about 102 Sq. Yards, 55.00 Sq. Mtrs [Built Up Area] along with undivided share in the land Survey No 189, 190 Hissa No 36-1, TP No 52, FP No 16 of **Mouje Rajpur-Hirpur Taluka Maninagar District Ahmedabad** and **bounded under:** East : Hissa No 37 Sahjanand Apartment, West : Hissa No 36/2 Krishnabhoomi, North :Property of Hissa No 41, South : Society Road **(Property is under Physical Possession).**	**Rs. 24,85,000/-**	**Rs. 2,48,500/-**
		Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 201990200000033, Bank of India, Sharda Mandir Road Branch, Ahmedabad. IFSC Code : BKID0002019		
5	**Mr Maineshbhai Pravinbhai Thakkar & Laxmichand Pravinchand Thakkar** To repay the amount mentioned in the notices being, **Rs. 23,99,456.89 /-** and further interest & expenses thereon. **Authorised Officer : Mr. Pranav Kumar** **Sharda Mandir Road Branch, Ahmedabad, Mob. : 8210935403**	**Flat No F 603, 6th Floor Nakshatra heights, Opp Swastik Platinum, Lambha, Vatva Canal Road, Vatva, Narol Ahmedabad 382440** admeasuring area about 57.53 Sq Mtr. and bounded under: East : T P Road, West : Flat No. F/602, North : Flat No. E/602, South : Flat No. F/604 **(Property is under Symbolic Possession).**	**Rs. 21,57,000/-**	**Rs. 2,15,700/-**
		Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 201990200000033, Bank of India, Sharda Mandir Road Branch, Ahmedabad. IFSC Code : BKID0002019		
6	**Mr. Uttam Kumar lakshmankumar Mali and Mrs. Talsidevi Uttamkumar Mali** To repay the amount mentioned in the notices being, **Rs. 30,41,890.22/-** and further interest & expenses thereon. **Authorised Officer : Mr. Niraj Kumar** **Paldi Branch, Ahmedabad, Mob. : 9146628929**	All that part and parcel of the property consisting of **Flat No. 302, on 3rd Floor (as per plan second floor), admeasuring 107 Sq. Yards i.e. 89.46 Sq. Meters** (Super Built-up), together with right to use common areas, passage, amenities and facilities along with proportionate undivided ownership rights, title and interest in land in the scheme 307 - RESIDENCY developed by M/s. Vishesh Developers, constructed on Non agricultural land bearing Mouje village tragad Sim Survey No. 307 admeasuring 2023 Sq. Meters, Town Planning scheme no. 69, Final Plot No. 249, admeasuring 1214 Sq. Meters for Residential and commercial purpose, situate, being and lying at **Mouje Tragad, Taluka Ghatlodiya in the Registration District Ahmedabad and Sub District Ahmedabad - 8 (SOLA).** Bounded: East: Flat No. 303, West: Margin & Railway Line, North: Passage and Flat No. 301, South: Margin and Open Plot. **(Property is under Symbolic Possession).**	**Rs. 21,40,000/-**	**Rs. 2,14,000/-**
		Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 201190200000033, Bank of India, Paldi Branch, Ahmedabad. IFSC Code : BKID0002011		
7	**M/s Balaji Rumal Proprietor Mrs Vijaylaxmi Gyaneshwar Ganji** To repay the amount mentioned in the notices being, **Rs. 34,55,523.08/-** and further interest & expenses thereon. **Authorised Officer : Mr. Shankar Chaudhary** **Kujad Branch, Ahmedabad, Mob. : 9274061038**	All that part and parcel of the property consisting of EQM of **Flat No. C/401 admeasuring 71 sq yards (38.72 sq mts as per latest reg Sale Deed) on Forth Floor,** together with proportionate application undivided share in the entire land of the scheme known as **Karnavati Apartment, a scheme of a New Jamnagar Sarvodaya Co-operative Housing Society Limited,** situated and lying on leasehold non-agricultural and bearing FP No. 149 of TP Scheme No. 11 allotted in lieu of revenue Survey No. 149 of mouje Rakhiyal of **Taluka Maninagar in the District of Ahmedabad** and reg Sub District of **Ahmedabad - 7, Odhav** in the name of Vijaylaxmi Gyaneshwar Ganji. **(Property is under Physical Possession).**	**Rs. 15,01,000/-**	**Rs. 1,50,100/-**
		Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 207190200000033, Bank of India, Kujad Branch, Ahmedabad. IFSC Code : BKID0002071		
8	**Smt. Urmilaben Shravanlal Patel and Shri Shravanlal Mohanlal Patel.** To repay the amount mentioned in the notices being, **Rs. 21,36,867.06/-** and further interest & expenses thereon. **Authorised Officer : Mr. Niraj Kumar** **Paldi Branch, Ahmedabad, Mob. : 9146628929**	All the part and parcel of the property being Residential Property situated at Block No **H- Flat No 503 "Shreeya Residency,"** Near Hariom Society, S.P. Ring Road, **Gokul Nagar, Odhav,** Ahmedabad - 382415 owned by Smt. Urmilaben Shravanlal Patel and Shri Shravanlal Mohanlal Patel. **(Property is under Physical Possession).**	**Rs. 14,91,000/-**	**Rs. 1,49,100/-**
		Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 201190200000033, Bank of India, Paldi Branch, Ahmedabad. IFSC Code : BKID0002011		
9	**Mrs. Lali Vinodsingh Sikarvar, Mr. Vinodsingh Nadriyasingh Sikarvar** To repay the amount mentioned in the notices being, **Rs. 17,12,177.56/-** and further interest & expenses thereon. **Authorised Officer : Mr. Rajesh Raman** **Vastrapur Branch, Ahmedabad, Mob. : 9558656063**	All that part and parcel of the property consisting of **Flat No.M/406. 4th Floor, Naiya Apartment, opp. Ramol Toll Plaza, ramol Admeasuring 91.97 sq.mtr** & undivided share inland 31.26 sq.ntr lying on free hold N.A. Land bearing final Plot no. 110 + 111/2, of T.P. Scheme No. 114. allotted in lieu of R.S.No. 724/1 + 724/2 + 724/1/A + 725/1/B + 725/2/A +725/2/B, Mouje Ramol within the Registration sub district Ahmedabad-(Aslali) **Taluka Vatva.Dist. Ahmedabad** in the Name of Smt. Lali Vinodsingh Sikarvar & Shri Vinodsingh Nadriyasingh Sikarvar **(Property is under Physical Possession).**	**Rs. 14,43,000/-**	**Rs. 1,44,300/-**
		Remaining Amount of Sale to be deposited : RTGS / NEFT/Fund Transfer to credit of A/c No. 203890200000033, Bank of India, Vastrapur Branch, Ahmedabad, IFSC Code : BKID0002038		
10	**Mr. Sanjaykumar Mahavirprasad Pareek & Parvati Sanjaykumar Pareek** To repay the amount mentioned in the notices being, **Rs. 11,37,244.00/-** and further interest & expenses thereon. **Authorised Officer : Mr. Niraj Kumar** **Paldi Branch, Ahmedabad, Mob. : 9146628929**	All that part and parcel of the property consisting of **Flat No. E/608 on Sixth Floor admeasuring 92 Sq.yrds i.e. 76.92 Sq.meters super built-up,** in the scheme is known as **Aakruti Aangan** alongwith undivided share in land 19.38 Sq.meters constructed on Non Agricultural land bearing private sub-plot no. 68/3/1 & 68/3/2 admeasuring 8790.33 sq.meters (comprising of 8280.30 Sq. meters for residential use and 510 Sq.meters for commercial use forming part of final Nos. 68/1 & 68/2 total admeasuring 23431 Sq.meters (allotted in lieu of survey no. 1523 admeasuring 39052 Sq.meters) of planning scheme no. 79, lying and being at **Village vatva, Taluka Vatva in the registration district Ahmedabad and sub district Ahmedabad - 11 (Aslali).** Bounded: East: Flat No. E/605, West: Compound Wall, North: Passage and Flat No. E/601, South: Flat No. E/607. **(Property is under Physical Possession).**	**Rs. 13,62,000/-**	**Rs. 1,36,200/-**
		Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 201190200000033, Bank of India, Paldi Branch, Ahmedabad. IFSC Code : BKID0002011		
11	**Shri. Kalubhai Mojiram Prajapati & Smt. Radhaben Mojiram Prajapati** To repay the amount mentioned in the notices being, **Rs. 15,57,258.40/-** and further interest & expenses thereon. **Authorised Officer : Mr. Devesh Tiwari** **Vadtal Branch, Ahmedabad, Mob. : 9464882962**	All that piece and parcel of the property of immovable property being N.A residential property **"Sant Plaza"** situated at Salun Talpad, **Ta. Nadiad, Dist Kheda** bearing revenue Survey No 884 admeasuring hec. 0-36-42 & 885 admeasuring hec. 0-34-40 Total admeasuring He. 0-70-82 whose consolidated No – 884 paiki as per layout plan plot no. 33 admeasuring 42.18 sq.mtrs and undivided share of common plot and road admeasuring 40.53 Sq.mtr i.e Total admeasuring 82.71 sq.mtrs. **(Property is under Symbolic Possession).**	**Rs. 12,27,000/-**	**Rs. 1,22,700/-**
		Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 280490200000033, Bank of India, Vadtal Branch, Ahmedabad. IFSC Code : BKID0002804		
12	**Mr Sanjaysinh Rajkishore Bhaduriya & Mrs Sarojben Sanjaysinh Bhaduriya** To repay the amount mentioned in the notices being, **Rs. 19,32,204.07/-** and further interest & expenses thereon. **Authorised Officer : Mr. Pranav Kumar** **Sharda Mandir Road Branch, Ahmedabad, Mob. : 8210935403**	All that piece and parcel of the immovable property of **Residential Flat no 9, 2nd floor admeasuring 37.62 sq.mtrs in the Scheme Known as "Iswhar dham Apartment"** situated on Non-Agricultural land bearing Final Plot No 27 of Town Planning Scheme No.24 allotted in lieu of Survey No.170/1/11 & 170/1/2, Situate, being & lying at mouje Raipur-Hirpur, **Taluka-Maninagar , Ahmedabad -380008** and **bounded under:** East : Tenament No. 13/14, Matoshree, West : Tenament No.10,Vijay Nivas, North : Flat stairs, South : Society Road. **(Property is under Physical Possession).**	**Rs. 9,35,000/-**	**Rs. 93,500/-**
		Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 201990200000033, Bank of India, Sharda Mandir Road Branch, Ahmedabad. IFSC Code : BKID0002019		
13	**Mrs. Ami Deepak Zala** To repay the amount mentioned in the notices being, **Rs. 14,29,323.33/-** and further interest & expenses thereon. **Authorised Officer : Mr. A.L. Meena** **Ashram Road Branch, Ahmedabad, Mob. : 9825692206**	All that part and parcel of the property Shrimati Ami Deepak Zala being **Flat no 1/B-101 on first floor admeasuring 449 Sq ft. i.e 41.71 sq.meters** together with right to use common areas, passage, amenities and facilities along with proportionate undivided ownership rights, tittle and interest in land admeasuring13.90 Sq meter, in the scheme **"Sukh Residency"** constructed on non-agricultural land bearing revenue survey no 749 situated, being and lying at Mouje **Kadi Kasba, Taluka Kadi** in the registration district Mehsana and sub district Kadi, within the state of Gujarat which is **Bounded as:** East : Flat No 1/B-104, West : Block No 1/A Block, North : Society Road, South : Flat No 1/B-102. **(Property is under Symbolic Possession).**	**Rs. 6,69,000/-**	**Rs. 66,900/-**
		Remaining Amount of Sale to be deposited : RTGS / NEFT/Fund Transfer to credit of A/c No. 200290200000033, Bank of India, Ashram Road Branch, Ahmedabad, IFSC Code : BKID0002002		

Inspection Date & Time of Properties For Sr. No. 1 to 6: 18.09.2024 & 7 to 13 : 19.09.2024 during 12.00 Noon to 03.00 PM.

TERMS & CONDITIONS :-

(1) The e-auction is conducted by PSB alliance through the **website: www.ebkray.in (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 1 hall 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 is also a 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.

Date : 24.08.2024, Place : Ahmedabad

Sd/- Authorised Officer, Bank of India