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

STAR MEGA E-AUCTION FOR SALE OF PROPERTIES

SALE NOTICE FOR SALE OF MOVABLE/IMMOVABLE PROPERTIES

DATE AND TIME OF E-AUCTION : 27.01.2025, 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 27.01.2025.**

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
27	**Mr. Sanjay Amratbhai Rabari** To repay the amount mentioned in the notices being **Rs. 7,89,132.50/-** and further interest & expenses thereon. **Authorised Officer: Mr. Arunkumar** **Changodar, Ahmedabad. Mob. : 9464764137**	All that piece and parcel of immovable residential property of - Mr. Sanjay Amratbhai Rabari situated on Flat No 102, on Ground Floor, admesuring 58.52 Sq. Mtrs i.e. 70 Sq Yards (Supper Built up) together with right to use common area, passage, ameneties and facility along with proportionate undivided ownership right, title and interest in land admeasuring 16.5 Sq. Mtrs in Scheme " RATNAM RESIDENCY" constructed on Non Agricultural land bearing Block/Survey No 476 (old Survey No 366) Ac No 2204 admeasuring 1056 Sq. Mtrs situate being and lying at Mouje Changodar, Taluka: Sanand in the Registration District Ahmedabad and Sub-District Sanand: East : Margin, West : Road, North : Flat No 101, South : Flat No 103. **(Property is under Physical Possession).** **Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 204590200000033, Bank of India, Changodar Branch, Ahmedabad. IFSC Code : BKID0002045**	**Rs. 6,58,000/-**	**Rs. 65,800/-**

Inspection Date & Time for Above Mention Properties For Sr. No. 1 to 14: Dt. 17.01.2025, Sr. No. 15 to 27: Dt. 18.01.2025, during 12.00 Noon to 03.00 PM.

28	**M/s. Shree Hari Rice Mill - Proprietor - Mr. Vijaykumar Kanubhai Thakkar, Guarantor: Mr. Sachin Kumar Thakkar & Mrs. Hinaben Vijaykumar Thakkar & Kanubhai Jivanbhai Thakkar** To repay the amount mentioned in the notices being **Rs. 4,43,82,447.96/-** and further interest & expenses thereon. **Authorised Officer : Mr. Santosh Kumar** **Ahmedabad Recovery Branch, Ahmedabad, Mob. : 9969950473**	All that part and parcel of the residential property being **plot no. B-38** admeasuring about 151.68 Sq.Mtrs. together with construction admeasuring about 96.16 Sq.Mtrs. in the scheme known as **Yash Bunglows** situated on the land bearing TP Scheme No. 1 the final plot No. 113 admeasuring 32093 Sq.Mtrs. was given lieu of all that land bearing survey No. 207 admeasuring 43099 sq.Mtrs. situate, lying and being at Mouje Ghodasar Taluka Maninagar (Old Taluka City East) in the registration **Ahmedabad** and Sub-Dist. Ahmedabad - 05 (Narol), Owned by Mr. Vijaykumar Kanubhai Thakkar & Mrs. Hinaben Vijaykumar Thakkar. **Boundaries of Property:** East: Plot No. B-37, West: Plot No. B-39, North: Plot No. B-27, South: Internal Road. **(Property is under Physical Possession). Landmark: Near Prestige Bunglows,Smruti Mandir** **Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 205490200000033, Bank of India, Ahmedabad Recovery Branch, Ahmedabad. IFSC Code : BKID0002054**	**Rs. 95,13,000/-**	**Rs. 9,51,300/-**
29	**M/s. Sara Guest House - Mr. Abbas Gaffar Shaikh & Mrs. Sairabi Abbas Shaikh (Borrower)** To repay the amount mentioned in the notices being **Rs. 1,38,41,304.13/-** and further interest & expenses thereon. **Authorised Officer : Mr. Santosh Kumar** **Ahmedabad Recovery Branch, Ahmedabad, Mob. : 9969950473**	Commercial property at the land being **Block / Survey No. 110,** Final Plot No. 27 TP Scheme No. 1 of Petlad City Survey Office, Situated and lying and being at **Mouje Village Petlad Taluka Anand Shop No. 201 to 210** in **Shubham Complex, Building A (Datar) Match Factor Land) Opp. S S Civil Hopital, Nr. Dharamnagar Soc., Petlad-GIDC, Petlad - 388450** Sub Dist. Anand on the 2nd Floor, Super Built up area about 5797 sq.ft. in the name of M/s. Sara Guest House through its partners. Bounded as: North: Open Terrace of North side of Commercial complex, South: Open Parking Land of Shubham Arcade, East: Construction of Building C, West: Open Land. **(Property is under Physical Possession).** **Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 205490200000033, Bank of India, Ahmedabad Recovery Branch, Ahmedabad. IFSC Code : BKID0002054**	**Rs. 81,00,000/-**	**Rs. 8,10,000/-**
30	**M/s J D Textile Proprietor - Shri. Jagdishbhai Dungarbhai Leuva** To repay the amount mentioned in the notices being **Rs.1,12,00,631.67/-** and further interest & expenses thereon. **Authorised Officer : Mr. Santosh Kumar** **Ahmedabad Recovery Branch, Ahmedabad, Mob. : 9969950473**	Factory land and building Situated at **B-60, Dev-1** land industrial Estate Nr. shyam Industrial Estate Kathwada, Ahmedabad - 382415 in the name of **M/s. J D Textile** admeauring 68.24 sq.mtr. Bounded: North: Shed No. B-61, South: Shed No. B-59, East: Shed No. B-41, West: 9.00 mtr. Road. **(Property is under Physical Possession).** **Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 205490200000033, Bank of India, Ahmedabad Recovery Branch, Ahmedabad. IFSC Code : BKID0002054**	**Rs. 36,10,000/-**	**Rs. 3,61,000/-**
31	**Mrs. Rakshitaben Ankitbhai Patel** To repay the amount mentioned in the notices being **Rs.66,52,249.80/-** and further interest & expenses thereon. **Authorised Officer : Mr. Santosh Kumar** **Ahmedabad Recovery Branch, Ahmedabad, Mob. : 9969950473**	Residential House Premises admeasuring 1300.00 Sq.ft. (120.81 Sq.mt.) (Built up area 2600.00 Sq.ft.) situated at Revenue Survey No. 207 paiki, F.P. No. 63, T.P. No. 15, Plot No. D/15, Ashok Nagar Cooperative Housing Society, Near Rajnigandha Apartment, Opp. of Ami Society, Diwalipura, Old Padra Road, Vadodara, Moje - Akota, Registration Sub - District Vadodara, Gujarat in the name of Mrs. Rakshitaben Ankitbhai Patel. Boundaries: North: Plot No. D/16, East: Society Road, South: Plot No. D/14, West: Plot No. D/4. **(Property is under Symbolic Possession).** **Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 205490200000033, Bank of India, Ahmedabad Recovery Branch, Ahmedabad. IFSC Code : BKID0002054**	**Rs. 58,01,000/-**	**Rs. 5,80,100/-**
32	**M/s. Pooja Food, Mrs. Manisha Hareshbhai Rabari (Partner), Mr. Hareshbhai Karamsinh Rabari (Partner)** To repay the amount mentioned in the notices being **Rs.81,20,846.00/-** and further interest & expenses thereon. **Authorised Officer : Mr. Santosh Kumar** **Ahmedabad Recovery Branch, Ahmedabad, Mob. : 9969950473**	**Property 1:** Commercial Property situated at RS No. 160/1/B, CS No. 2221, 2222, 2223 paiki, Patel Industrial Estate, Gajrawadi , Yamuna Mill Road, Haathikhaad Road, Vadodara in the name of Mr. Hareshbhai Karamsinh Rabari. Boundaries: North: Property of R.S.No. 160, South: Road, East: Property of Ismailbahi Haji Mohammadbhai Dhalwala, West: Property of Immuddin Nazarali Bhaisahab. **(Property is under Physical Possession).**	**Rs. 58,00,000/-**	**Rs. 5,80,000/-**
		Property 2: Residential Property: (a) Residential House Situated at Plot No. C-48, North Portion, Land Admeasuring 201.63 Sq.Mt. Owned by Mr. Hareshbhai Karamsinhbhai Rabari. (B) Residential House Situated at Plot No. C-48, South Portion, Land Admeasuring 201.63 Sq.Mt. owned by Mr. Hareshbhai Karamsinhbhai Rabari. Both the Properties (a) & (b) are constructed as single unit. Boundaries: North: Internal Road, South: Plot No. C/48 paiki South Side, East: 6.00 Mt. wide Road, West: 36.00 Mt. wide road. **(Property is under Physical Possession).** **Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 205490200000033, Bank of India, Ahmedabad Recovery Branch, Ahmedabad. IFSC Code : BKID0002054**	**Rs. 2,27,00,000/-**	**Rs. 22,70,000/-**
33	**M/s. A.R. Communication, Mr. Imran Khan Nyazmohmed Batangi (Proprietor), Ms. Fatma Khatun Majid Khan Batangi (Guarantor), Mr. Firoz Khan Nyazmohmed Khan Batangi (Guarantor)** To repay the amount mentioned in the notices being **Rs.1,14,53,406.09/-** and further interest & expenses thereon. **Authorised Officer : Mr. Santosh Kumar** **Ahmedabad Recovery Branch, Ahmedabad, Mob. : 9969950473**	**Property 1:** Residential Property admeasuring of 118.90 Sq. Mt. situated at Revenue Survey No. 125/1 paiki, Plot No. 176, Vijapur Road, Village - Savgadh, Taluka - Himatnagar, Sabarkantha, Gujarat in the name of Mr. Imran Khan Batangi (Proprietor). Boundaries as per Sale Deed: North: Plot No. 177, South: 7.50 Mt. Road, East: Margin then Plot No. 191, West: 7.50 Mt. Road. **(Property is under Physical Possession).**	**Rs. 29,10,000/-**	**Rs. 2,91,000/-**
		Property 2: Residential Property: admeasuring of 118.90 Sq.Mt. Situated at Revenue Survey No. 278, Plot No. 105, Vijapur Road, Village - Savgadh, Taluka - Himatnagar, Sabarkantha Gujarat in the name of Ms. Fatma Khatun Majid Khan Batangi (Guarantor) Boundaries as per Sale Deed: North: Plot No. 106, South: 7.50 Mt. Road, East: Margin then Plot No. 128, West: 7.50 Mt. Road. **(Property is under Physical Possession).** **Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 205490200000033, Bank of India, Ahmedabad Recovery Branch, Ahmedabad. IFSC Code : BKID0002054**	**Rs. 19,10,000/-**	**Rs. 1,91,000/-**
34	**M/s. Dharti Zinc, Mr. Bhupendrabhai Ramabhai Patel (Partner), Mr. Dilipkumar Kodarlal Patel (Partner) Mr. Rahulkumar Narayanbhai Patel (S/o. Late Narayanbhai K. Patel - Partner), Mr. Shankarlal Kodarlal Patel (Guarantor), Mr. Jayantibhai Karshanbhai Patel (Guarantor), Ms. Shardaben Jagdishbhai Patel (Guarantor), Mr. Jagdishbhai K. Patel (Guarantor), Mr. Hiren Dilipkumar Patel (Guarantor)** To repay the amount mentioned in the notices being **Rs.7,47,81,659/-** and further interest & expenses thereon. **Authorised Officer : Mr. Santosh Kumar** **Ahmedabad Recovery Branch, Ahmedabad, Mob. : 9969950473**	**Property 1:** Residential Property: Panchayet No. 1/50 at & Post Narsinhpura, Taluka - Idar, District - Sabarkantha in the name of Mr. Bhupendra Ramabhai Patel, admeasuring 1350.00 Sq.Mt. Boundaries: East: Open Land, West: Land of Patel Nathabhai Danabhai, North: Land of Patel Motibhai Joitabhai, South: Land of Patel Ramabhai Lavjjibhai. **(Property is under Physical Possession).**	**Rs. 23,38,000/-**	**Rs. 2,33,800/-**
		Property 2: Residential Property: Property No. 438 of Parvana No. 833, 955, 230, 956 at & Po. - Laloda, Taluka - Idar, District - Sabarkantha in the name of Late Narayanbhai Karsanbhai Patel, admeasuring 2238.00 sq.mt. East: Open Land, West: Road, North: Patel Nanjibhai Khushalbhai House, South: Open Land then Road. **(Property is under Physical Possession).**	**Rs. 23,92,000/-**	**Rs. 2,39,200/-**
		Property 3: Property No. 1/108 of Survey No. 148A, Plot No. 3 at Rampur, Taluka - Idar, District - Sabarkantha, Gujarat in the name of Mr. Dilipkumar Kodarlal Patel, admeasuring of 246.90 Sq.Mt. **Boundaries:** East: After leaving Margin Survey No. 149, West: Road, North: Plot No. 2, South: Plot No. 4. **(Property is under Physical Possession).**	**Rs. 29,96,000/-**	**Rs. 2,99,600/-**
		Property 4: Residential Property: Survey No. Parvano No. 344 Patel at Laloda, Patel Fadiyu, Taluka - Idar, District - Sabarkantha, Gujarat in the name of Jayantibhai Karshanbhai Patel, **Boundaries**: East: Road is situated, West: Naveri is situated, North: House of Amirchand Kodar Lavji, South: House of Sakabhai Bhavanbhai. **(Property is under Physical Possession).**	**Rs. 16,37,000/-**	**Rs. 1,63,700/-**
		Property 5: Residential Property: Parvana No. 551, Patel Fali at Post Laloda, Taluka - Idar, District - Sabarkantha, Gujarat in the name of Shardaben Jagdishbhai Patel. Boundaris: East: Back Side Road, West: Open Space, North: Babubhai Patel House, South: Ramanbhai Patel House. **(Property is under Physical Possession).** **Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 205490200000033, Bank of India, Ahmedabad Recovery Branch, Ahmedabad. IFSC Code : BKID0002054**	**Rs. 18,26,000/-**	**Rs. 1,82,600/-**

Inspection Date & Time for Above Mention Properties For Sr. No. 28 to 34: Dt. 20.01.2025 during 12.00 Noon to 03.00 PM.

TERMS & CONDITIONS :- (1) The e-auction is conducted by PSB alliance through the **website: https://baanknet.com/ (2)** To participate in the auction, bidders must register themselves on the website by provide accurate and complete information including their name, address. contact details and other required documents. **(3)** Bidders must have a valid pan and aadhar card. **(4)** After successful registration bidder must deposite the earnest money deposit (EMD) as specified for each property. the EMD will be refunded to unsuccessful bidders after the auction. **(5)** Bidders can place bids on the property during the specified auction period. **(6)** The highest bidder at the end of the auction period will be the successful bidder and a communication to this effect will be issued through electronic mode which shall be subject to the approval by the authorised officer of the bank. the successful bidder shall deposit 25% of the sale price on the same day or not later than next working day (including the emd already paid), balance amount of the sale price has to be deposited within 15 days from the date of confirmation of sale, failing which the bank shall forfeit the amount already paid/deposited by the purchaser (including EMD) in default of payment property may be offered to the second highest offer/bidder or resold and defaulting purchaser Shall not have any claim whatsoever. any statutory and other dues payable and due on the property/ies shall be borne by the buyer. **(7)** Incase sale is not confirmed or set aside on any ground whatsoever, the bidder shall bear all the incidental expenses, if any to the sale and purchaser/bidder shall not be entitled to claim any compensation or damages whatsoever. **(8)** The interested parties/intending bidder may contact for further details to the authorised officer, bank of india. **(9)** The decision of the bank/authorized officer regarding sale of property shall be final, binding and unquestionable. the bank reserves its right to cancel/postpone the sale without assigning any reasons. **(10)** On payment of entire sale price and completion of sale formalities a sale certificate (as per format prescribed in the SARFAESI rule) will be issued to the successful purchaser/bidder. the successful purchasers shall bear **all existing/Previous / future taxes and Charges, stamp duty, registration fee, incidental expenses** etc. for getting the sale certificate registration. **(11)** This notice 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. **(22) Priority will be given to offer of Composite Lot and bid for Plant and Machinery will be considered for sale only if no bid received for Land and Building.**

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 : 24.12.2024, Place : Ahmedabad

Sd/- Authorised Officer, Bank of India