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Bank of India
Relationship beyond banking

BANK OF INDIA

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 : 15.02.2025, 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 15.02.2025.**

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
1	**M/s. Barna Chemicals, Mrs. Jayshreeben K. Pandya, Mr. Shailesh N. Vyas** To repay the amount mentioned in the notices being **Rs. 56,00,721.51/-** and further interest & expenses thereon. **Authorised Officer : Santosh Kumar** **Ahmedabad Recovery Branch, Ahmedabad, Mob. : 9898885797**	Commercial property admeasuring 72.64 Sq.Mtrs. situated at Office No. 319 & 320, 3rd Floor of Rajpath, B/s. Bright Day School, Vasna - Bhayali Main Road, Vadodara in the name of Proprietor Mr. Shailesh Vyas. **Boundaries as per sale deed: Office No. 319:** North: Margin Space & 24 Mtr Wide T.P. Road, South: Leaving Margin Space & FP No. 69 (Part - A), East: Staircase of Rajpath Complex, West: Unit No. 320 of Rajpath Complex. **Office No. 320:** North: Margin Space & 24 Mtr Wide T.P. Road, South: Leaving Margin Space & FP No. 69 (Part - A), East: Unit No. 319 of Rajpath Complex, West: Unit No. 321 of Rajpath Complex. **(Property is under Symbolic Possession).**	**Rs. 53,60,000/-**	**Rs. 5,36,000/-**
		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		
2	**M/s. Hitech Plastics,** Partner - **Mr. Dilip Vimalbhai Patel** (Deceased), **Mrs. Neela Dilipkumar Dalal** (Legal Heir & Representative of Deceased) To repay the amount mentioned in the notices being **Rs. 76,51,079.87/-** and further interest & expenses thereon. **Authorised Officer : Santosh Kumar** **Ahmedabad Recovery Branch, Ahmedabad, Mob. : 9898885797**	Residential Property situated at Flat No. 03, 1st Floor, Plot No. 83-A, Santosh Suvernapuri Society, Chikuwadi, Jetalpur Road, Vadodara - 390007 in the name of Partner (Deceased) Mr. Dilip Vimalbhai Patel. Boundaries as per sale deed: East: Road / Open Space, West: R.S.No. 128 / Other Property, North: Plot No. 84 Paiki Plot No. 83/B, South: Plot No. 82. **(Property is under Physical Possession).**	**Rs. 36,00,000/-**	**Rs. 3,60,000/-**
		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		
3	**M/s. Aquasoft Beverages,** Partner - **Mr. Nimeshkumar Jayantibhai Patel,** Partner: **Mrs. Neshmaben Nimeshkumar Patel** To repay the amount mentioned in the notices being **Rs. 94,14,848/-** and further interest & expenses thereon. **Authorised Officer : Santosh Kumar** **Ahmedabad Recovery Branch, Ahmedabad, Mob. : 9898885797**	Commercial Land & Building, Plant & Machineries, situated at F.P. No. 4/2, Sub Plot No. B Paiki, T.P. No. 4, Besides Rameshwar Apartment, Near Chikhodra Over Bridge, Near Ganesh Crossing, Off. Chikhodra Road, Anand - 388001, Gujarat. Land Area 583 Sq.mt. in the name of Partner Mrs. Neshmaben Nimeshkumar Patel and land area 220 Sq.mt. in the Name of patner Mr. Nimeshkumar Jayantibhai Patel. Boundaries as per sale deed: North: Sub Plot No. A, South: Sub Plot No. B Paiki & F.P.No. 5 (Rameswar Building), East: Railway Line, West: 12.00 Mt. Road. **(Property is under Physical Possession).**	**Rs. 71,00,000/-**	**Rs. 7,10,000/-**
		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		
4	**Mr. Alay Kundlik Sheth & Mrs. Paril Alay Sheth** To repay the amount mentioned in the notices being **Rs. 2,69,56,652/-** and further interest & expenses thereon. **Authorised Officer : Santosh Kumar** **Ahmedabad Recovery Branch, Ahmedabad, Mob. : 9898885797**	**Flat No. A/304,** Tower-A, Third Floor, Takshshila Air, B/h. Town Hall, **Ellisbridge** Ahmedabad, Gujarat 380006 in the name of Mr. Alay Kundlik Sheth & Mrs. Paril Alay Sheth, Area: Super Builtup 283.35 Sq. Mt. (3050 Sq. Ft.), Carpet Area 139.22 Sq.Mt. (1498 Sq.Ft.) **Boundaries as per Sale Deed:** North: Open Space, South: Flat No. A/303, East: Flat No. A/301, West: Road & Open Space. **(Property is under Physical Possession).**	**Rs. 1,30,00,000.00/-**	**Rs. 13,00,000.00/-**
		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		
5	**M/s. Daysun India, Mr. Sureshbhai Mohanlal Joshi** To repay the amount mentioned in the notices being **Rs. 90,57,518.90/-** and further interest & expenses thereon. **Authorised Officer : Santosh Kumar** **Ahmedabad Recovery Branch, Ahmedabad, Mob. : 9898885797**	Commercial Property situated at office / **shop No. 415,** Freeway Trade Centre, B/s City Civic Centre, Nr. Narol Vatva Cross Road, Ahmedabad (Survey No. 245/B, TPS No. 56, Final Plot No. 19) in the name of M/s. Daysun India Proprietor Mr. Suresh Mohanlal Joshi. Area as per the Sale Deed No. AHD-05-NRL/6983/1-23/2014, Super Built-Up Area 700 Sq.ft. i.e. 65.03 Sq.Mt. i.e. 77.78 Sq.Yds., Carpet Area is 651.22 Sq.ft. i.e. 60.50 Sq.Mt. i.e. 72.36 Sq.Yds. BU area is 766.14 Sq. Ft. i.e. 85.13 Sq.Yds. **Boundaries as per Sale Deed:** North: Office No. 414, South: Office No. 416, East: Open Space, West: Common Passage. **(Property is under Physical Possession).**	**Rs. 14,75,000.00/-**	**Rs. 1,47,500.00/-**
		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		
6	**M/s. Redvia Pharmaceuticals, Mr. Ashish Hasmukhbhai Patel (Partner of M/s. Redvia Pharmaceuticals), Mr. Ashish Balchandra Dave (Partner of M/s. Redvia Pharmaceuticals), Mrs. Ila Hasmukhbhai Patel (Guarantor of M/s. Redvia Pharmaceuticals)** To repay the amount mentioned in the notices being **Rs. 53,43,172.00/-** and further interest & expenses thereon. **Authorised Officer : Santosh Kumar** **Ahmedabad Recovery Branch, Ahmedabad, Mob. : 9898885797**	**Property 1:** EQM of Residential Flat at E/204, 2nd Floor, TP Scheme No. 09, FP No. 57, Bakor Nagar Housing Society, Karelibagh, Vadodara in the name of Mrs. Ila Hasmukhbhai Patel (Guarantor). Built up Area: 39.63 sq.mt. Carpet Area 35.00 Sq.Mt. **Boundaries:** North: Open Space, South: Open Space, East: Flat No. E-205, West: Common Passage for staircase. **(Property is under Symbolic Possession).**	**Rs. 9,60,000.00/-**	**Rs. 96,000.00/-**
		Property 2: EQM of Commercial Shop No. 210, 2nd Floor, RS No. 705, CS No. 4367/A, (In GHB Commercial Complex), Ambica Complex, Gorwa, Vadodara in the name of Mr. Ashish Balchandra Dave. Built up Area: 46.10 Sq.Mt. Carpet Area 40.67 Sq.Mt. **Boundaries:** North: Nursing Home 211 & 212, South: Nursing Home No. 209, East: Open Terrace, West: Road & Private Colony. **(Property is under Symbolic Possession).**	**Rs. 15,30,000.00/-**	**Rs. 1,53,000.00/-**
		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		

Inspection Date & Time of Properties For Sr. No. 1 to 3 : 04.02.2025 and Sr. No. 4 to 6 : 05.02.2025 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 : 00.01.2025, Place : Ahmedabad

Sd/- Authorised Officer, Bank of India