इंडियन बैंक Indian Bank
इलाहाबाद ALLAHABAD

**ZONAL OFFICE SURAT : 101-102, 3rd FLOOR, WEST FIELD SQUARE, SURAT-395007**

**E-AUCTION NOTICE- FOR SALE OF IMMOVABLE PROPERTIES [See Proviso Rule 8(6)] ANNEXURE-II**

Bank Website | E-Auction Website

**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 property mortgaged/charged to the INDIAN BANK the Symbolic / Physical Possession of which has been taken by the Authorised Officer of Indian Bank Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **10th September 2025** for recovery of below mentioned Accounts. The details of Borrowers/ Guarantors/ Assets/ Dues/ Reserve Price/ EMD & E-Auction Date prescribed as under.

| Sr No. | Branch | Name of the Borrower/ Guarantor/ Mortgagor(s) | Total Outstanding As on 31/07/2025 | Demand Notice Date | Description of the Immovable property with Boundary details Under Symbolic/ Physical Possession with known Encumbrances, if any | Type of Possession | Reserve Price , (in Rs.) / EMD (in Rs.) | Property ID No. | Authorized Officer Name & Mobile No |
|---|---|---|---|---|---|---|---|---|---|
| 1. | ABRAMA VALSAD | (1) Mr. Suryaprakash Dineshchandra Sharma (Borrower and Mortgagor), (2) Mrs. Binaben Dineshchandra Sharma (Co-Borrower and Mortgagor) | Rs.26,26,393.10 | 09/04/2025 | All that Piece and Parcel of NA Land & Building constructed thereon which is situated at Plot No. 160, Sai River Society land admeasuring 89.72 Sq. Mtr., which is constructed on the N.A Land bearing Old Block Survey No. 148/1 Paikee 2/5 bearing New Block Survey No. 3167 which is situated within the city limit of Abrama Tal & Distt. Valsad with all rights.Bounded by: North: Plot No. 159; South: Plot No. 161; East: Adjoining other Property; West: Internal Road. | Symbolic | 27,74,000/- / 2,77,400/- | IDIB3341488930 | Mr. Bhavesh U Maisuria (M) 9016225507 |
| 2. | BHATAR | (1) Mr. Nareshkumar Manchharam Suthar (Borrower and Mortgagor), (2) Mr. Nitinkumar Manchharam Mistry (Borrower and Mortgagor) | Rs.51,58,831.16 | 08/04/2025 | All right title and interest in Plot No. 34, (as per approved plan) admeasuring 77.70 Sq. Mtr., along with undivided proportionate share admeasuring 48.47 Sq. mtr., in the land for Road, C.O.P etc. totally admeasuring 126.17 Sq. Mtr. in the residential project which is known and named as "Dream Villa" and the whole project is situated on the non-agriculture land bearing Revenue Survey No. 99/2, Block No. 164, admeasuring 12059.00 Sq. Mtr. draft T.P Scheme No. 69 (Godadara-Dindoli), Original plot No. 143, Final Plot No. 143, admeasuring 7838.00 Sq. mtr. Paikee, Sub Plot No. 2, admeasuring 5689.00 Sq. Mtr. of Village Dindoli, Sub Distt. Udhana, Distt. Surat. Bounded by: North: Plot No. 33; South: Plot No. 35; East: Society Road; West: Plot No. 39. | Symbolic | 53,91,000/- / 5,39,100/- | IDIB30532447484 | Mr. Chintu Kumar (M) 8884882422 |
| 3. | NEW ALKAPURI | (1) Dumber Singh/Jora Singh (Borrower & Mortgagor) | Rs.19,77,528.16 | 15/04/2025 | Residential Flat situated at Mauje Vadi, Vadodara, lying being land bearing Vibhag –A, Tikka, No-8/5, city survey no-155, admeasuring 132.1085 sq meter and Tikka no-8/5, city survey no .1, admeasuring 473.4134 sq.meter known as " Ambe Villa" . Third floor , Flat number -304, construction admeasuring 61.77 sq. mtrs., undivided share of land admeasuring 15.39 sq. meters at registration district and sub district Vadodara and district Vadodara. Bounded by North : By Gali Yari & Flat No.306; South: By remaining Land of C.S. No-1; East: By Flat No-5; West: By Staircase. | Symbolic | 19,95,000/- / 1,99,500/- | IDIB30617250346 | Mr.Rameshwar Lal Prajapati (M) 7568507016 |
| 4. | SACHIN-DIAMOND IND.PARK | (1) Mr. Pansuriya Pragneshkumar Kalyanbhai (Borrower), (2) Mrs. Pansuriya Jignaben Pragneshbhai (Co- Borrower and Mortgagor) | Rs.54,37,566.99 | 18/03/2025 | All the piece and parcel of immovable property of Plot No. 18 & 19, admeasuring about 167.62 sq.mtrs equivalent to 200.40 sq.yards and 163.83 sq.mtrs. equivalent to 195.87 sq. yards and as per plan admeasuring 76.71 sq. mtrs and 95.89 sq.mtrs, together with undivided proportionate share in road and COP admeasuring 86.65 sq.mtrs and 84.69 sq.mtrs of Shree Kamdhenu Bungalows, situated on the land bearing new block no. 266 (old Block No 266, 271, Part-2, 272 and 273 its Rev S. Nos. 238/2, 239, 238/1 and 238) of Moje: Village: Soyani, Taluka: Palsana, Dist: Surat. Boundaries for Plot No. 18, North: Adj Society Road; South: Adj Society Road; East: Adj Plot no: 17; West : Adj plot no. 19; Boundaries for Plot No. 19, North: Adj Society Road; South: Adj Plot No: 18; East: Adj Plot no: 20; West : Adj Society Road. | Symbolic | 41,60,000/- / 4,16,000/- | IDIB30521150575 | Mr. Chandan Kumar Chhaparia (M) 8789246250 |
| 5. | Salabatapura | (1) Mrs. Ritaben Dilipbhai (Borrower & Mortgagor), (2) Mr. Dilipkumar Mansukhbhai (Borrower & Mortgagor), (3) Mr. Jaydip Tarsariya (Borrower & Mortgagor) | Rs.20,49,974.55 | 10/03/2025 | All right title and interest in Plot No.38 admeasuring 83.69 sq. mtrs, together with undivided proportionate share adm. 68.82 sq. mtrs in Road and COP, total admeasuring 152.51sq.mtrs in Murli Lake City, situated on the land bearing Rev.S.No.129, 130/2, 131/1+2, 7 paiki, Block No.135 paiki 2 adm.45224 sq. mtrs of Village: Asnabad, Taluka: Olpad, Dist:Surat. The Said property is bounded by – North : Adjoining Plot No.39 ; South : Adjoining Plot No.37; East: Backside Adjoining Plot No. 65; West : Society Internal Road. | Symbolic | 22,39,000/- / 2,23,900/- | IDIB39158643761 | Mr. Kumar Prashant (M) 9935390324 |
| 6. | SILVASA | (1) Mr Harendrakumar Natvarsinh Rathod (Borrower Cum Mortgagor), (2) Mrs Renuka Rathod (Borrower Cum Mortgagor) | Rs.51,86,452.71 | 11/04/2025 | Plot Bearing No.35, admeasuring 99.92 Sq Mtrs Land area along with Constructed Residential Row House Villa Bearing No.35, Admeasuring 56.51 Sq.Mtrs on Ground Floor and 57.52 Sq. Mtrs on the First Floor Totally 114.03 Sq.Mtrs (Built up area) of Building Type C, Phase II in the Project Known as Orion Villa Raised upon NA Land Survey No.22/1/1, Admeasuring 00 Hect 80 Are and Survey No.22/1/2 admeasuring 00 Hect 09 are of village Dhapsa of U.T. of D&NH and D&D 396230. Boundaries of the property are as under: - North- Row House No.36; South- Row House No.26; East- Common Road; West- Row House No.34. | Symbolic | 57,05,000/- / 5,70,500/- | IDIB3239448905 | Mr. Sushil Kumar Mali (M) 9950700996 |

**Bid Incremental Value is Rs.10,000/- | The intending Bidders/ Purchasers have to transfer the EMD amount in his Global EMD Wallet by 09/09/2025. i.e before the e-Auction Date and time in the portal.**

**Property Inspection Date & Time : 04/08/2025 to 09/09/2025 between 10:00 AM to 4:00 PM.**

**Date and Time of E-Auction: 10/09/2025 10:00 AM to 5:00 PM (With Unlimited Extension of 10 minutes Duration Each)**

Bidders are advised to visit the website (https://www.ebkray.in) of our e auction service provider **PSB Alliance Pvt. Ltd** to participate in online bid. For Technical Assistance Please call PSB Alliance Pvt. Ltd. Helpdesk No. 8291220220, email ID: support.ebkray@psballiance.com and other help line numbers available in service providers help desk. For Registration status with PSB Alliance Pvt. Ltd. and EMD status, please contact **support.ebkray@psballiance.com.** For property details and photograph of the property and auction terms and conditions please **visit: https://www.ebkray.in** and for clarifications related to this portal, please contact Helpdesk No.8291220220. **Bidders are advised to use Property ID Number** mentioned above while. searching for the property in the website with https://www.ebkray.in.

**STATUTORY 30 DAYS SALE NOTICE UNDER SARFAESI ACT**

**Date: 04/08/2025, Place : Surat**

In the event of any Discrepancy between the English Version and Any other Language Version of this Auction Notice, The English Version Shall Prevail.

**Authorised Officer, Indian Bank.**

---

बैंक ऑफ इंडिया Bank of India BOI

**ZONAL OFFICE, SURAT ZONE :**
Bank of India Building, 1st Floor, Ghoddod Road, Opp. Panjarapole, Surat-395001

**STAR MEGA E-AUCTION SALE NOTICE**
**FOR SALE OF PROPERTIES UNDER SARFAESI ACT, 2002**

**DATE OF E AUCTION : 26.08.2025**
**Between : 11 am to 5 pm (With Auto extension clause in case of Bid in last 10 minutes before closing)**

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 provision to Rule 8(6) **and rule 6 (2)** of the Security Interest (Enforcement) Rules, 2002 Notice is here by given to the public in gereral and in particular to the following Borrower(S) & Guarantor(S) that the below described immovable properties mortgaged/charged to Bank of India (secured creditor), the **Symbolic/Physical Possession** of which has taken by the Authorised Officer of Bank of India will be sold on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS" for recovery of respective dues as detailed hereunder against the secured assets mortgaged/charged to Bank Of India from the respective Borrower(S) and Guarantor(S). The reserve price and the earnest money deposit is shown there against secured asset. **The sale will be done by the undersigned through e-Auction platform provided hereunder.**

| Sr. No. | Name of the Branch / Name of the Borrower / Guarantor /Owner / Partner / Mortgagor of the Property | Details of Property to be Sold | A) Dt. Of Demand Notice u/s 13(2) of SARFAESI ACT 2002 / B) Outstanding Amount as on Date of Demand Notice / C) Nature of Possession Symbolic/Physical/Constructive | Minimum Reserve Price Amount / EMD Amount | Contect No of Branch Head |
|---|---|---|---|---|---|
| 1. | ANAND MAHAL ROAD BRANCH<br>Shitadevi Kanaiya Varma (Borrower) | Residencial Property Situated at R.S. No. 59,60,61 & 62. Old Block No. 67, Plot No 424/B Mahavir Nagar Residency. Besides Kareli lake, Moje Kareli Ta. Palsana, Dist. Surat, 394602 | A) 30.06.2021<br>B) Rs.13,08,246.66 plus further interest and cost incidental expense etc<br>C) Symbolic Possession | 11,62,000/-<br>1,16,000/- | 9372270093 |
| 2. | ANKLESHWAR INDUSTRIAL ESTATE BRANCH<br>Mr. Anilbhai Dhanjibhai Savaliya & Mr. Dhanjibhai Ramjibhai Savaliya | Residential House situated at Plot No.45, Rameshwar Bungalows, Near Polytechnic College, Desad Road, Valia, Tal. : Valia, Dist. Bharuch, Plot area 2000 Sq.ft. Built up area 560.70 Sq.ft. | A) 04.10.2017<br>B) Rs.21,89,558.00 plus further interest and cost incidental expense etc<br>C) Physical Possession | 19,80,000/-<br>1,98,000/- | 9898160510 |
| 3. | ANKLESHWAR INDUSTRIAL ESTATE BRANCH<br>Prakash Chand Gupta (Borrower) | Residential Flat situated at Flat No. GF/02, Sallok Avenue, R.S. No. 271, Gadkhol, Rajpipla Chokdi, Ta. Ankleshwar, Dist: Bharuch, Flat Area: 516.50 Sq.Ft | A) 04.10.2017<br>B) Rs.7,81,517.00 plus further interest and cost incidental expense etc<br>C) Physical Possession | 7,50,000/-<br>75,000/- | 9898160510 |
| 4. | ANKLESHWAR INDUSTRIAL ESTATE BRANCH<br>Shri Vipulkumar Sukhabhai Dhameliya & Shri Viralkumar Sukhabhai Dhameliya | House situated at Plot No.53, Rameshwar Bungalows, Near Polytechnic College, Desad Road, Valia, Tal. : Valia, Dist. Bharuch, admeasuring 185.75 Sq.mt. | A) 12.04.2017<br>B) Rs.21,92,477.00 plus further interest and cost incidental expense etc<br>C) Physical Possession | 26,51,000/-<br>2,65,000/- | 9898160510 |
| 5. | ANKLESHWAR INDUSTRIAL ESTATE BRANCH<br>Mr.Hareshbhai Punabhai Kokhani & Nareshbhai Punabhai Kokhani | Residential House situated at Plot No.54, Rameshwar Bungalows, Near Polytechnic College, Desad Road, Valia, Tal. : Valia, Dist. Bharuch, Plot area 2000 Sq.ft. Built up area 560.70 Sq.ft. | A) 03.07.2017<br>B) Rs.21,37,948.00 plus further interest and cost incidental expense etc<br>C) Physical Possession | 19,80,000/-<br>1,98,000/- | 9898160510 |
| 6. | BHARUCH Branch<br>Mr. CHETANBHAI PATEL | Immovable property of Residential Flat situated at No 202,2nd Floor,Ground plus Two Storied Building Built up area 51.12 sq mts, It is known as Piyaji Complex, Behind Shalimar Complex, RS No 56+57 paiki , Bharuch district , Gujarat In the name of Mr. Chetanbhai Mahendrabhai Patel. | A) 31.03.2023<br>B) Rs. 9,77,159.25 plus further interest and cost incidental expense etc<br>C) Physical Possession | 9,10,000/-<br>91,000/- | 8878965825 |
| 7. | Bharuch Branch<br>Ahmed Ismail Patel<br>Zulekha Ahmed Patel | Immovable property of Residential flat at Moje Dungri, Bearing R. S. No. 60/1, 60/3, 60/6, 60/7, 60/8, 60/9, 61/4 & 61/7, "Sahara Township", Plot No 33/2 Paiki, Tal - Bharuch, Dist - Bharuch in the name of Mr. Ahmed Ismail Patel & Mrs Zulekha Ahmed Patel | A) 30.09.2023<br>B) Rs. 5,76,540.12 plus further interest and cost incidental expense etc<br>C) Symbolic Possession | 19,20,000/-<br>1,92,000/- | 8878965825 |
| 8. | Bharuch Branch<br>Akshaykumar Mansukhbhai Patel<br>Dipikaben Akshaykumar Patel | Immovable property of Residential Flat No 108 at First Floor in Kunj River View Apartment, Opp. Shilpi Square, Maktampur Road, Tal & Dist - Bharuch in the name of Mr Akshaykumar Mansukhbhai Patel & Mrs Dipikaben Akshaykumar Patel | A) 27-07-2022<br>B) Rs. 13,34,303.03 plus further interest and cost incidental expense etc<br>C) Physical Possession | 9,50,000/-<br>95,000/- | 8878965825 |
| 9. | Bharuch Branch<br>Zakirhusen Doudbhai Diwan | Immovable property of Residential flat at R.S. No. 48/2+2 Paiki Plot No 49 Paiki, "Noor Apartment", Second Floor, Flat No. S-6, Opp Dev Darshan Residency, Near Shahen Park, Dungri Serpura Road, Dungri, Tal & Dist - Bharuch in the name of Mr. Zakirhusen Doudbhai Diwan | A) 02.12.2019<br>B) Rs. 10,34,765.00 plus further interest and cost incidental expense etc<br>C) Symbolic Possession | 3,20,000/-<br>32,000/- | 8878965825 |
| 10. | Bharuch Branch<br>Zakirhusen Doudbhai Diwan | Immovable property of Residential flat at R.S. No. 48/2+2 Paiki Plot No 49 Paiki, "Noor Apartment", Second Floor, Flat No. S-7, Opp Dev Darshan Residency, Near Shahen Park, Dungri Serpura Road, Dungri, Tal & Dist - Bharuch in the name of Mr. Zakirhusen Doudbhai Diwan | A) 02.12.2019<br>B) Rs. 10,34,765.00 plus further interest and cost incidental expense etc<br>C) Symbolic Possession | 3,20,000/-<br>32,000/- | 8878965825 |
| 11. | NAVAGAM KCR BRANCH<br>Suman R Pal, Ramasre K Pal | Plot No. 47/B & 48/B, Mahavir Nagar Residency, Near Kareli Lake, Kareli-Mota Road, Kareli, Tal.: Palsana, Distt.Surat PIN-394601. | A) 22.11.2021<br>B) Rs. 26,69,152/- plus further interest and cost incidental expense etc<br>C) Physical Possession | 24,00,000/-<br>2,40,000/- | 8969619545 |
| 12. | PIPLOD BRANCH<br>1. Mr. Dharamaram Paburam Kumavat<br>Mr. Khemraj Dungarji Patel (Gurantor) | Immovable property of Residential gala type proprerty at Moje Tantithaiya bearing R. S. No. 295, Block No. 224, "Mahadev Nagar", plot No. 47, opp. Shlok Residency, Nr. Jogeshwar Mahadev Temple,total admeasuring 36.74 sq ft alongwith undivided proportionate share in COP and Road Land Area 25.29 sq ft , Tantithaiya Village Road, Tantithaiya-394305,Tal. Palsana, Dist. Surat In the name of Mr. Dharmaram Paburamji Kumavat | A) 31.01.2023<br>B) Rs. 8,45,475.23/- plus further interest and cost incidental expense etc<br>C) Physical Possession | 8,03,000/-<br>80,000/- | 8511496795 |
| 13. | RAMPURA BRANCH<br>Mr. Ashokkumar Deviprasad Mishra, Mr. Pawankumar Deviprasad Mishra & Mrs. Seemaben Ashokkumar Mishra | Immovable property of Residential gala type property at Mouje Paria bearing R. S. No. 211,215, Block No. 134," Shree Rangavadhut Nagar Housing Society", Plot no. 134, Opp. Shukan Bunglows, olpad-Sayan Road, Paria-394130, Tal. Olpad, dist. Surat In the name of Mrs. Sima Ashokkumar Mishra, Mr. Ashokkumar Deviprasad Mishra & Mr. Pavankumar Deviprasad Mishra | A) 03.07.2023<br>B) Rs. 18,12,784.87 plus further interest and cost incidental expense etc<br>C) Physical Possession | 17,75,000/-<br>1,78,000/- | 9925178239 |
| 14. | SURAT MAIN BRANCH<br>Rameshbhai Keshubhai Borad, Mukeshbhai Keshubhai Borad, Jignesh Kantibhai Barvaliya | Resi House at Plot No. 212, Shree Subh Residency, B BY s Enjoy Farm, Kamrej Dist Surat | A) 09.08.2018<br>B) Rs.24,77,867.00 plus further interest and cost incidental expense etc<br>C) Physical Possession | 22,00,000/-<br>2,20,000/- | 8860122293 |
| 15. | SURAT MAIN BRANCH<br>Priya Anuj Bhasin | Immovable property of Residential flat at Moje Navsari Bearing R. S. No. 303/1/2/3. T.P. No. 01.F.P. No. 79 Tika No. 42 & 43. C.S. No. 1799 (1811&1812)/62& 1800 to 1802. New C .S. No. 1799/62."Venturo Appartment" Wing-A,4th floor. Flat No. 403,Opp Shraddha Multispeciality Hospital. Nr. Navsari railway Station,Navsari-396445 Tal. Navsari. Dist. Navsari in the name of Mrs.Priya Anuj Bhasin. | A) 05.06.2023<br>B) Rs. 20,74,462.87 plus further interest and cost incidental expense etc<br>C) Physical Possession | 16,66,000/-<br>1,67,000/- | 8860122293 |
| 16. | SURAT MAIN BRANCH<br>Mrs Manisha Sandip Patil & Others | Immovable property of Residential Plot No. 175, Om Hariom Park, near Tulsi Paper Mill,, Kareli - Mota Road, Kareli, Tal - Palsana, Surat - 394601 in the name of Mrs Manisha Sandip Patil & Mr Sandip Parashram Patil | A) 02.11.2023<br>B) Rs. 9,12,088.00 plus further interest and cost incidental expense etc<br>C) Physical Possession | 9,15,000/-<br>92,000/- | 8860122293 |
| 17. | SURAT MAIN BRANCH<br>Mrs Bhartiben Manubahi Vanjara & Mr. Manubhai Ganpatbhai Vanjara (deceased) | Immovable property of Residential Plot No. 30, Rajmandir Residency, Vill - Tantithaiya, Tal - Palsana, Surat - 394305 in the name of Mrs Bhartiben Manubhai Vanjara & Mr Manubhai Ganpatbhai Vanjara (Deceased) | A) 07.06.2023<br>B) Rs. 14,89,160.21 plus further interest and cost incidental expense etc<br>C) Physical Possession | 11,50,000/-<br>1,15,000/- | 8860122293 |
| 18. | TEXTILE MARKET Branch<br>Vimalkumar Navnitkumar Bhalala & Mrs. Amrutben VimalKumar Bhalala | Immovable property of row house situated at Plot no 243 & 244 Mahadev Residency moje tantithaiya bearing R S No 256/2,256,3 & 260 Block no 182 Behind Parekh Industrial Estate Begumara Canal Road Tal- palsana Dist - Surat - 394305 in the name of Mr. Vimalkumar N Bhalala & Mrs. Amrutben VimalKumar Bhalala | A) 29.10.2022<br>B) Rs. 24,95,555.23 plus further interest and cost incidental expense etc<br>C) Physical Possession | 22,80,000/-<br>2,28,000/- | 7775992321 |
| 19. | TEXTILE MARKET Branch<br>Mr. Govind Ram Pratap Ram | Property at R.S. No. 44,45,496,498/5,499/11,499/4 & 499/6, Block No. 67A, "Mahadev Residency-1", Plot No. 464, Opp. Parekh Industrial Estate, Nr. Captial Modern School, Bagumara Canal Road, Taluka-Palsana, Village Bagumara-394305 Dist. Surat, Total land admeasuring 60.28 Sq. Mtrs. | A) 15.11.2021<br>B) Rs.16,91,220.00 plus further interest and cost incidental expense etc<br>C) Physical Possession | 13,10,000/-<br>1,31,000/- | 7775992321 |
| 20. | UDHNA BRANCH<br>1. Dnyashvar Sukdev Pagare<br>2. Chetan Dyaneshvar Pagare<br>3.Devkabai Dnyashvar Pagare<br>1. Mukesh Prakashbhai Gosvami (Guarantor ) | Immovable property of Residential gala type proprerty at Moje Tantithaiya bearing R. S. No. 256/2, 256/3 & 260, Block No. 182, "Mahadev Residency", vibhag-2, plot No. 54, B/h Parekh Industrial Estate, Bagumara canal road, Tantithaiya-394305,Tal. Palsana, Dist. Surat In the name of Mr. Dnyashvar Sukhdev Pagare. | A) 19.09.2022<br>B) Rs.14,50,000 plus further interest and cost incidental expense etc<br>C) Physical Possession | 10,73,000/-<br>1,07,000/- | 9913337034 |
| 21. | UDHNA BRANCH<br>Mr. Harendr Malaiya Vemula<br>Mr. Vikram Balram Patra (Guarantor) | Immovable property of Residential gala type proprerty at Moje Dastan bearing R. S. No. 25, Block No. 31, "Uma Vihar Bungalows", plot No. 259, Nr. DGVCL Powergrid & Dastan Fatak, Dastan-394310,Tal. Palsana, Dist. Surat In the name of Mr. Harender Malaiya Vemula. | A) 21.04.2023<br>B) Rs. 9,68,200 plus further interest and cost incidental expense etc<br>C) Physical Possession | 8,88,000/-<br>89,000/- | 9913337034 |
| 22. | VESU BRANCH<br>Borrowers<br>1. Mr. Ashokbhai Jaswantlal Ejner<br>2. Mr. Dhavalkumar Ashokkumar Ejner,<br>3. Mr. Krunal Ashokkumar Ejner,<br>Guarantor<br>1. Rameshchand Ratilal Chapadiya,<br>Owner/Mortgagor of the property<br>Mr. Ashokbhai Jaswantlal Ejner,<br>Mr. Dhavalkumar Ashokkumar Ejner and Mr. Krunal Ashokkumar Ejner | Immovable property of FLAT NO:406 admeasuring Super Built up area 78.91 Sq.mtrs and Built-up area admeasuring 47.54 Sq.mtrs on the 4th Floor together with undivided share in underneath land of the Building No. B of the Project known and name as "SHIV SAI RESIDENCY" Situated at Rustampura area, Kumbharwad, land bearing City Survey 1) Nondh No. 185/B, admeasuring 267.56.16 Sq. mtrs, 2) Nondh No. 186 admeasuring 148.66.72 Sq.mtrs and 3) Nondh No. 187 admeasuring 78.59.52 Sq.mtrs, Total land area admeasuring 495.825 Sq.mtrs Paikee 396.988 Sq.mtrs of Ward No. 2, Taluka: Surat City, District: Surat in the name of Mr. Ashokbhai Jaswantlal Ejner, Mr. Dhavalkumar Ashokkumar Ejner and Mr. Krunal Ashokkumar Ejner | A) 12.12.2022<br>B) Rs.25,86,824.50 plus further interest and cost incidental expense etc<br>C) Physical Possession | 18,00,000/-<br>1,80,000/- | 9431492950 |
| 23. | VESU BRANCH<br>1. Mrs. Khusbu Hirenkumar Surti<br>2. Mrs. Bini Chirag Surti,<br>Guarantor<br>1. Hasmukhbhai Manilal Gajjar,<br>Owner/Mortgagor of the property<br>Mrs. Khusbu Hirenkumar Surati & Mrs. Bini Chirag Surti | Immovable property of FLAT NO : 102 admeasuring 825.00 Sq.fts i.e. 76.64 Sq.mtrs. and Built up area admeasuring 544.87 Sq.fts i.e. 50.62 Sq.mtrs. together with undivided share in underneath land of the Project known and name as "NAND APARTMENT", situated and constructed on the land bearing Nondh No. 2096 admeasuring 129.60.01 Sq.mtrs of Ward No. 6, Taluka Surat City,Mahidharpura, Charkhana, District Surat, Flat standing in the name of Mrs. KHUSBU HIRENKUMAR SURATI and Mrs. BINI CHIRAG SURTI. | A) 21.08.2023<br>B) Rs.22,15,990.99 plus further interest and cost incidental expense etc<br>C) Physical Possession | 17,10,000/-<br>1,71,000/- | 9431492950 |

**The measurement of above property/ies however be verified by bidders at site and also from the revenue records prior to participating in auction**

**Terms & Conditions of E-Auction are as under: 1.** E-Auction is being held on "as is where is basis", "as is what is basis" and will be conducted "On Line", before submitting bid EMD shall be deposited through **NEFT/Fund Transfer in working hours 2.** For downloading further details, Process Compliance and Terms & Conditions, Please visit:- **a.** https://www.bankofindia.co.in, **b.** Website address of our e-Auctions Service Provider - https://baanknet.com Bidder may visit https://baanknet.com where "Guidelines" for bidders are available with educational videos. Bidders have to complete following formalities well in Advance: **Step 1:** Bidder/Purchaser Registration: Bidder to register on e-Auction Platform (link given above) using his mobile number and email-id, **Step 2:** KYC Verification: Bidder to upload requisite KYC documents. KYC documents shall be verified by e-Auction service provider (may take 2 working days). **Step 3:** Transfer of EMD amount to Bidder Global EMD Wallet: Online/off-line transfer of fund using NEFT/Transfer, using challan generated on e-Auction Platform., **Step 4:** Bidding Process and Auction Results: Interested Registered bidders can bid online on e-Auction Platform after completing Step 1, 2 and 3. Please note Step 1 to Step 2 should be completed by bidder well in advance, before e-Auction date., **3.** To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property/ies. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/rights/dues/affecting the property, prior to submitting their bid. The e- Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding property/ies put for sale. **4.** Date of Inspection **19.08.2025**. from 11.00 am to 4.00 pm with prior appointment with mentioned respective branches on the contact numbers given against respective branches., **5.** Bids shall be submitted through online procedure only., **6.** Bidders shall be deemed to have read & understood the terms & conditions of sale & be bound by them., **7.** The Bid price to be submitted shall be above the Reserve price & bidders shall improve their further offers in multiples of **Rs. 10,000/- (Rupees Ten Thousand only)., 8.** It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid., **9.** The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded., **10.**The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price including EMD already paid, immediately on acceptance of bid price by the Authorised Officer and the balance of the sale price (75%) on or **before 15th day of sale.** The auction sale is subject to confirmation by the Bank. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/right in respect of property/amount, **11.** Neither the Authorised Officer/Bank nor e-Auction service provider will be held responsible for any Internet Network problem/Power failure/any other technical lapses/failure etc. In order to ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction event., **12.** The purchaser shall bear the applicable stamp duties/Registration fee/other charges, etc and also all the statutory/non-statutory dues, taxes, assessment charges, etc. owing to any body., **13.** The Authorised Officer/Bank is not bound to accept the highest offer and has the absolute right & discretion to accept or reject any or all offer(s) or adjourn/postpone/cancel the e-Auction or withdraw any property or portion thereof from the auction proceeding at any stage without assigning any reason there for., **14.** The Sale Certificate will be issued in the name of the purchaser(s)/applicant (s) only and will not be issued in any other name(s). **15.** Th sale shall be subject to rules/conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. Further details/enquiries if any on the terms and conditions of sale can be obtained from the respective branches on the contact numbers given., **16.** This is also a mandatory notice of **15 days** as per provision of the SARFAESI Act to the Borrowers/Guarantors/Mortgagers of the above accounts informing them about holding of sale/Auction aforesaid date.

**Date : 04.08.2025 | Place : Surat**

**Authorised Officer, Bank of India**