बैंक ऑफ़ इंडिया Bank of India BOI
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 : 26.11.2026, 11:00 AM 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 26.11.2026**

DESCRIPTION OF THE MOVABLE / IMMOVABLE PROPERTIES WITH NOT KNOWN ENCUMBRANCES IF ANY

1	**Mr. Dhiraj Rambali Sharma & Mrs. Rakhi Dhiraj Sharma** To repay the amount mentioned in the notices being, **Rs. 36,95,418.20/-** and further interest & expenses thereon. **Authorised Officer : Mr. Jayraj Bharat Raiylea** **Vadtal Branch, Ahmedabad. Mob. : 8437500816**	EQM of all that piece and parcel of the immovable property situated at R S No. 187 He. 15479 Sq.Mtrs. Sant Villa, Unit No. 29/2 admeasuring 136.88 Sq.Mtrs. and proposed built up area admeasuring 119.21 Sq.Mtrs. At & PO Manjipura Taluka Nadiad District Kheda 387001 Owned by Mr. Dhiraj Rambali Sharma, **Boundaries of Property:** East: Bunglow No. 29/3, West: Bunglow No. 29/1, North: Society Common Wall, South: Society Common Road. **(Property is under Physical Possession)** **Remaining Amount of Sale to be deposited : RTGS / NEFT/Fund Transfer to credit of A/c No. 28049020000033, Bank of India, Vadtal Branch, Ahmedabad, IFSC Code : BKID0002804**	**Rs. 25,38,000/-**	**Rs. 2,53,800/-**
2	**Mrs. Nishi Chirag Sheth** To repay the amount mentioned in the notices being, **Rs. 10,78,050.67/-** and further interest & expenses thereon. **Authorised Officer : Mr. Vinay Sanghavi** **Kubernagar Branch, Ahmedabad. Mob. : 9722740554**	All that piece and parcel of freehold immovable property being Flat No.C/4 on ground floor, admeasuring 72 Sq. Yards super built up along with undivided share admeasuring 60.00 Sq. Meters in total land admeasuring 5093 Sq. Meters in scheme Vedika Residency, constructed on the Non Agricultural land bearing Mouje Narol, Village Sim Survey No.57/3/1, 57/3/2 and 57/6 admeasuring 5093 Sq. meters allotted Town Planning scheme No.57 (Narol), Final Plot No.83, situate, lying and being at Mouje Narol, Ta. Ahmedabad, in the registration district Ahmedabad and Sub District Ahmedabad-5 (Narol). Owned by: Nishi Chirag Sheth **Boundaries of the Property (As per Valuation Report):** East: Passage and Flat No. C/5, West: Aakruti Township, North: Society Road and Block B, South: Flat No. C/3. **Boundaries of the Property (As per Sale Deed):** East: Flat No. GF/5, West: Aakruti Township, North: Society Common Road (Block B), South: Flat No. GF/3 **(Property is under Physical Possession).** **Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 20629020000033, Bank of India, Kubernagar Branch, Ahmedabad. IFSC Code : BKID0002062**	**Rs. 8,16,000/-**	**Rs. 81,600/-**
3	**Mr. Kamlesh Babulal Patel & Mr. Bony Kamlesh Patel** To repay the amount mentioned in the notices being, **Rs. 7,53,309.10/-** and further interest & expenses thereon. **Authorised Officer: Mr. Nitin Makwana** **Changodar Branch, Ahmedabad. Mob. : 9464764137**	All that piece and parcel of Immovable Residential Property being Flat No. 409 on Third Floor, admeasuring 58.52 sq.mt. i.e. 70 Sq.Yards (Super Built up) in scheme "Ratnam Residency" constructed on Non Agriculture land bearing Block / Survey No. 476 admeasuring 1056 Sq.Meters situate, being and lying at Mouje Changodar, Taluka Sanand in the Registration District Ahmedabad and Sub District Sanand. Owned by: Kamlesh Babulal Patel. Boundaries of the property: East: Tanish Industries, West: Margin Space, North: Flat No. 408, South: Flat No. 410. **(Property is under Physical Possession)** **Remaining Amount of Sale to be deposited : RTGS / NEFT/Fund Transfer to credit of A/c No. 20459020000033, Bank of India, Changodar Branch, Ahmedabad, IFSC Code : BKID0002045**	**Rs. 7,05,000/-**	**Rs. 70,500/-**
4	**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. Nitin Makwana** **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, admeasuring 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. 20459020000033, Bank of India, Changodar Branch, Ahmedabad. IFSC Code : BKID0002045**	**Rs. 7,05,000/-**	**Rs. 70,500/-**
5	**Dipak Anandkumar Swami** To repay the amount mentioned in the notices being, **Rs. 27,53,541/-** and further interest & expenses thereon. **Authorised Officer: Mr. Ambuj Yadav** **Himmatlal Park Branch, Ahmedabad. Mob. : 8210439978**	All that piece and parcel of Immovable Property being Flat No.404 on 4th Floor in Block B admeasuring 165 Sq. Yards i.e. admeasuring 137.95 Sq. Meters (Super Built up), admeasuring 125 Sq. Yards i.e. admeasuring 104.51 Sq. Meters Built up area along with right to use of common space, Passage, Facilities, and undivided share in land 33.76 Sq. Meters in the Scheme "Akshar Arcade" constructed on Non Agricultural land bearing Village Mouje Dholka Sim Survey/Block No.2077 admeasuring 6576 Sq. Meters, Land Paiki 3288 Sq. Meters and Survey/Block No.1983 admeasuring 4452 Sq. Meters Land Paiki 2226 Sq. Meters. Total Land 5514 Sq. Meters situate being and lying at Mouje Dholka, Taluka Dholka in the Registration District of Ahmedabad and Sub District of Dholka belonging to Mr. Dipak Anandkumar Swami and the same is bounded as under: East : Society Garden, West : Flat No.B-403, North : Block C, South : Flat No. B-401. **(Property is under Physical Possession)** **Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 20369020000033, Bank of India, Himmatlal Park Branch, Ahmedabad. IFSC Code : BKID0002036**	**Rs. 6,27,000/-**	**Rs. 62,700/-**
6	**Jaydeep Dipak Soni** To repay the amount mentioned in the notices being, **Rs. 23,85,642/-** and further interest & expenses thereon. **Authorised Officer: Mr. Ambuj Yadav** **Himmatlal Park Branch, Ahmedabad. Mob. : 8210439978**	All that piece and parcel of Immovable Property being Flat No.502 on 5th Floor in Block C admeasuring 165 Sq. Yards i.e. admeasuring 137.95 Sq. Meters (Super Built up), admeasuring 125 Sq. Yards i.e. admeasuring 104.51 Sq. Meters Built up area along with right to use of common space, Passage, Facilities, and undivided share in land 33.76 Sq. Meters in the Scheme "Akshar Arcade" constructed on Non Agricultural land bearing Village Mouje Dholka Sim Survey/Block No.2077 admeasuring 6576 Sq. Meters, Land Paiki 3288 Sq. Meters and Survey/Block No.1983 admeasuring 4452 Sq. Meters Land Paiki 2226 Sq. Meters. Total Land 5514 Sq. Meters situate being and lying at Mouje Dholka, Taluka Dholka in the Registration District of Ahmedabad and Sub District of Dholka belonging to Mr. Jaydeep Deepak Soni and the same is bounded as under: East : Flat No.C-501, West : Open Land, North : Flat No.C-503, South : Block "B". **(Property is under Physical Possession)** **Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 20369020000033, Bank of India, Himmatlal Park Branch, Ahmedabad. IFSC Code : BKID0002036**	**Rs. 6,27,000/-**	**Rs. 62,700/-**
7	**Rajendra Bhimrao Jasud** To repay the amount mentioned in the notices being, **Rs. 27,78,425/-** and further interest & expenses thereon. **Authorised Officer: Mr. Ambuj Yadav** **Himmatlal Park Branch, Ahmedabad. Mob. : 8210439978**	All that piece and parcel of Immovable Property being Flat No.501 on 5th Floor in Block C admeasuring 165 Sq. Yards i.e. admeasuring 137.95 Sq. Meters (Super Built up), admeasuring 125 Sq. Yards i.e. admeasuring 104.51 Sq. Meters Built up area along with right to use of common space, Passage, Facilities, and undivided share in land 33.76 Sq. Meters in the Scheme "Akshar Arcade" constructed on Non Agricultural land bearing Village Mouje Dholka Sim Survey/Block No.2077 admeasuring 6576 Sq. Meters, Land Paiki 3288 Sq. Meters and Survey/Block No.1983 admeasuring 4452 Sq. Meters Land Paiki 2226 Sq. Meters. Total Land 5514 Sq. Meters situate being and lying at Mouje Dholka, Taluka Dholka in the Registration District of Ahmedabad and Sub District of Dholka belonging to Mr. Rajendra Bhimrao Jasud and the same is bounded as under: East : Society Garden, West : Flat No.C-502, North : Flat No.C-504, South : Block B. **(Property is under Physical Possession)** **Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 20369020000033, Bank of India, Himmatlal Park Branch, Ahmedabad. IFSC Code : BKID0002036**	**Rs. 6,27,000/-**	**Rs. 62,700/-**
8	**Jitesh Bherulal Kothari & Bherulal Motilal Jain** To repay the amount mentioned in the notices being, **Rs. 27,49,494/-** and further interest & expenses thereon. **Authorised Officer: Mr. Ambuj Yadav** **Himmatlal Park Branch, Ahmedabad. Mob. : 8210439978**	All that piece and parcel of Immovable Property being Flat No.504 on 5th Floor in Block B admeasuring 165 Sq. Yards i.e. admeasuring 137.95 Sq. Meters (Super Built up), admeasuring 125 Sq. Yards i.e. admeasuring 104.51 Sq. Meters Built up area along with right to use of common space, Passage, Facilities, and undivided share in land 33.76 Sq. Meters in the Scheme "Akshar Arcade" constructed on Non Agricultural land bearing Village Mouje Dholka Sim Survey/Block No.2077 admeasuring 6576 Sq. Meters, Land Paiki 3288 Sq. Meters and Survey/Block No.1983 admeasuring 4452 Sq. Meters Land Paiki 2226 Sq. Meters. Total Land 5514 Sq. Meters situate being and lying at Mouje Dholka, Taluka Dholka in the Registration District of Ahmedabad and Sub District of Dholka belonging to Mr. Jitesh Bherulal Kothari and the same is bounded as under: East : Common Garden, West : Flat No.B-503, North : Block C, South : Flat No.B-501. **(Property is under Physical Possession)** **Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 20369020000033, Bank of India, Himmatlal Park Branch, Ahmedabad. IFSC Code : BKID0002036**	**Rs. 6,27,000/-**	**Rs. 62,700/-**
9	**Sanjay Balai Das** To repay the amount mentioned in the notices being, **Rs. 26,42,132/-** and further interest & expenses thereon. **Authorised Officer: Mr. Ambuj Yadav** **Himmatlal Park Branch, Ahmedabad. Mob. : 8210439978**	All that piece and parcel of Immovable Property being Flat No.401 on 4th Floor in Block B admeasuring 165 Sq. Yards i.e. admeasuring 137.95 Sq. Meters (Super Built up), admeasuring 125 Sq. Yards i.e. admeasuring 104.51 Sq. Meters Built up area along with right to use of common space, Passage, Facilities, and undivided share in land 33.76 Sq. Meters in the Scheme "Akshar Arcade" constructed on Non Agricultural land bearing Village Mouje Dholka Sim Survey/Block No.2077 admeasuring 6576 Sq. Meters, Land Paiki 3288 Sq. Meters and Survey/Block No.1983 admeasuring 4452 Sq. Meters Land Paiki 2226 Sq. Meters. Total Land 5514 Sq. Meters situate being and lying at Mouje Dholka, Taluka Dholka in the Registration District of Ahmedabad and Sub District of Dholka belonging to Mr. Sanjay Balai Das and the same is bounded as under: East : Common Garden, West : Flat No.B-402, North : Flat No.B-404, South : Block A. **(Property is under Physical Possession)** **Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 20369020000033, Bank of India, Himmatlal Park Branch, Ahmedabad. IFSC Code : BKID0002036**	**Rs. 6,27,000/-**	**Rs. 62,700/-**
10	**Vilas Durgeshbhai Ujgar** To repay the amount mentioned in the notices being, **Rs. 28,12,046/-** and further interest & expenses thereon. **Authorised Officer: Mr. Ambuj Yadav** **Himmatlal Park Branch, Ahmedabad. Mob. : 8210439978**	All that piece and parcel of Immovable Property being Flat No.402 on 4th Floor in Block B admeasuring 165 Sq. Yards i.e. admeasuring 137.95 Sq. Meters (Super Built up), admeasuring 125 Sq. Yards i.e. admeasuring 104.51 Sq. Meters Built up area along with right to use of common space, Passage, Facilities, and undivided share in land admeasuring about 52.17 sq.meters, situated on Non Agricultural land bearing Village Mouje Dholka Sim Survey/Block No.2077 admeasuring 6576 Sq. Meters, Land Paiki 3288 Sq. Meters and Survey/Block No.1983 admeasuring 4452 Sq. Meters Land Paiki 2226 Sq. Meters. Total Land 5514 Sq. Meters situate being and lying at Mouje Dholka, Taluka Dholka in the Registration District of Ahmedabad and Sub District of Dholka belonging to Mr. Vilas Durgeshbhai Ujgar and the same is bounded as under: East : Flat No. B-401, West : Swami Narayan Mandir, North : Flat No.B-403, South : Block A. **(Property is under Physical Possession)** **Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 20369020000033, Bank of India, Himmatlal Park Branch, Ahmedabad. IFSC Code : BKID0002036**	**Rs. 6,27,000/-**	**Rs. 62,700/-**
11	**Shailesh Maneklal Patel** To repay the amount mentioned in the notices being, **Rs. 27,07,318/-** and further interest & expenses thereon. **Authorised Officer: Mr. Ambuj Yadav** **Himmatlal Park Branch, Ahmedabad. Mob. : 8210439978**	All that piece and parcel of Immovable Property being Flat No.303 on 3rd Floor in Block A admeasuring 165 Sq. Yards i.e. admeasuring 137.95 Sq. Meters (Super Built up), admeasuring 125 Sq. Yards i.e. admeasuring 104.51 Sq. Meters Built up area along with right to use of common space, Passage, Facilities, and undivided share in land 33.76 Sq. Meters in the Scheme "Akshar Arcade" constructed on Non Agricultural land bearing Village Mouje Dholka Sim Survey/Block No.2077 admeasuring 6576 Sq. Meters, Land Paiki 3288 Sq. Meters and Survey/Block No.1983 admeasuring 4452 Sq. Meters Land Paiki 2226 Sq. Meters. Total Land 5514 Sq. Meters situate being and lying at Mouje Dholka, Taluka Dholka in the Registration District of Ahmedabad and Sub District of Dholka belonging to Mr. Shailesh Maneklal Patel and the same is bounded as under: East : Flat No.A-304, West : Swami Narayan Mandir, North : Block "B", South : Flat No.A-302. **(Property is under Physical Possession)** **Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 20369020000033, Bank of India, Himmatlal Park Branch, Ahmedabad. IFSC Code : BKID0002036**	**Rs. 6,27,000/-**	**Rs. 62,700/-**
12	**Mr. Vipulkumar Nandkishor Shrimali** To repay the amount mentioned in the notices being, **Rs. 27,33,656/-** and further interest & expenses thereon. **Authorised Officer: Mr. Ambuj Yadav** **Himmatlal Park Branch, Ahmedabad. Mob. : 8210439978**	All that piece and parcel of Immovable Property being Flat No.402 on 4th Floor in Block C admeasuring 165 Sq. Yards i.e. admeasuring 137.95 Sq. Meters (Super Built up), admeasuring 125 Sq. Yards i.e. admeasuring 104.51 Sq. Meters Built up area along with right to use of common space, Passage, Facilities, and undivided share in land 33.76 Sq. Meters in the Scheme "Akshar Arcade" constructed on Non Agricultural land bearing Village Mouje Dholka Sim Survey/Block No.2077 admeasuring 6576 Sq. Meters, Land Paiki 3288 Sq. Meters and Survey/Block No.1983 admeasuring 4452 Sq. Meters Land Paiki 2226 Sq. Meters. Total Land 5514 Sq. Meters situate being and lying at Mouje Dholka, Taluka Dholka in the Registration District of Ahmedabad and Sub District of Dholka belonging to Mr. Vipulkumar Nandkishor Shrimali and the same is bounded as under: East : Flat No.C-401, West : Open Space, North : Flat No.C-403, South : Block C. **(Property is under Physical Possession)** **Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 20369020000033, Bank of India, Himmatlal Park Branch, Ahmedabad. IFSC Code : BKID0002036**	**Rs. 6,27,000/-**	**Rs. 62,700/-**

Inspection Date & Time for Above Mention Properties For Sr. No. 1 TO 4: Dt. 19.11.2026 and 5 to 12 Dt. 20.11.2026 during 12.00 Noon to 03.00 PM.

13	**Shri Jagdishkumar Naranbhai Patel** (Borrower), **Smt. Rachna Dipakkumar Patel** (Co-Borrower), **Shri Dipak Jagdishbhai Patel** (Guarantor) To repay the amount mentioned in the notices being **Rs. 79,50,901.85/-** and further interest & expenses thereon. **Authorised Officer : Mr. Prahlad Pandit** **Ahmedabad Recovery Branch, Ahmedabad, Mob. : 9835307772**	**Flat No.B/704, 7th floor**, "Nest Residency" carpet area admeasuring about 103.65 sq. mtrs. Balcony area admeasuring about 5.00 sq. mtrs. Wash area admeasuring about 3.86 sq mtrs, total area admeasuring about 112.51 sq. mtrs. and proportionate undivided share in the land admeasuring about 52.17 sq.meters, situated on non-agricultural the land of bearing Block/Survey No.202/1 admeasuring about 10920 sq. mtrs. Of draft TP schme no.1(Koba), FP No. 105/1 land admeasuring about 7098 sq. mtrs. Paiki Sub plot No.2 admeasuring about 3549 sq. mtrs.at **mouje village Koba, Taluka Gandhinagar, in the registration District and sub district Gandhinagar** which is **bounded as under:** On or towards East by : Flat No. B-701, On or towards West by : Final Plot No.105/1, On or towards North by : Final Plot No.106, On or towards South by : Flat No. B-703. **(Property is under Physical Possession).** **Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 20549020000033, Bank of India, Ahmedabad Recovery Branch Branch, Ahmedabad. IFSC Code : BKID0002054**	**Rs. 98,72,000/-**	**Rs. 9,90,000/-**
14	**M/s. Adwaita Enterprises, Mr. Shailesh Laxminarayan Agrawal (Proprietor), Mrs. Bhavna Shailesh Agrawal w/o. Shri Shailesh Agrawal** To repay the amount mentioned in the notices being **Rs. 46,60,500/-** and further interest & expenses thereon. **Authorised Officer : Mr. Prahlad Pandit** **Ahmedabad Recovery Branch, Ahmedabad, Mob. : 9835307772**	**Property 1;** An immovable property being Lease Hold Plot No. 13, adm. 682-12 Sq.Mt. area situated at GIDC Industrial Estate Kharedi, Dahod on land bearing Revenue Survey No. 214/p/7 within the limits of Moje Kharedi, Taluka & District Dahod in the state of Gujarat within the juridiction of the sub - registrar Dahod, together with the buildings, sheds, standing thereon. East: Plot No. 14, West: Plot No. 12, North: Estate Boundary, South: 14.00 Mt. wide Road.**(Property is under Physical Possession).**	**Rs. 33,00,000/-**	**Rs. 3,30,000/-**
		Property 2: An immovable property being Plot No. 07, adm. 77-3875 Sq.Mt. (833-00 Sq.ft.) Land Area on land bearing Khat No. 4434, R.S.No. 376/1-2 & Khat No. 5168, R.S.No. 376/1-2 paiki 3 within the limits of moje Dahod Kasba, Taluka & District Dahod in the state of Gujarat within the juridiction of the Sub Registrar Dahod together with the buildings, sheds, standing thereon. East: Plot No. 9, West: Plot No. 5, North: Road, South: R.S.No. 376/1-2 paiki other property. .**(Property is under Physical Possession).** **Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 20549020000033, Bank of India, Ahmedabad Recovery Branch Branch, Ahmedabad. IFSC Code : BKID0002054**	**Rs. 29,30,000/-**	**Rs. 2,93,000/-**
15	**M/s. Uma Industries, Proprietor: Mr. Alpeshbhai Govindbhai Patel** To repay the amount mentioned in the notices being **Rs. 46,26,969.70/-** and further interest & expenses thereon. **Authorised Officer : Mr. Prahlad Pandit** **Ahmedabad Recovery Branch, Ahmedabad, Mob. : 9835307772**	**Property 1:** All that piece and parcel of the immovable property being city survey no. 1977 admeasuring 112.88 sq.mtrs. comprise first floor, second floor and third floor, paikee third floor admeasuring 70 sq.mtrs. alongwith terrace rights and undivided share in land admeasuring 8.23 sq.mtrs. having Municipal Tenament No. 0107-55-0554-0001-R and also identified as No. 1060 Mouje Jamalpur - 2 situates at Narangopal No Khancho Lalbhai's Pole Madavi Pole, Manekchowk Taluka City in the Registration District Ahmedabad and Sub District Ahmedabad - 1 (City) and bounded as follows: East: Pole's Road, West: Stairs, North: Property being City Survey No. 1976, South: Property being City Survey No. 1978 . **(Property is under Physical Possession).**	**Rs. 9,00,000/-**	**Rs. 90,000/-**
		Property 2: Machineries lying in loose / dismantle condition under Bank's Physical Possession. **(Property is under Physical Possession).** **Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 20549020000033, Bank of India, Ahmedabad Recovery Branch Branch, Ahmedabad. IFSC Code : BKID0002054**	**Rs. 9,20,000/-**	**Rs. 92,000/-**

Inspection Date & Time for Above Mention Properties For Sr. No. 13 TO 15: Dt. 21.11.2026 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) Property Inspection will be available for only those properties which are in Physical Possession with the bank. **(23) GST Tax is to be Borne by Purchaser over and above Bid Amount.**

STATUTORY 15 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 : 04.11.2026, Place : Ahmedabad

Sd/- Authorised Officer, Bank of India