



ZONAL OFFICE, VADODARA ZONE :
Elilorpark, Subhanpura, Vadodara-390023, Ph.: 0265 - 2396573, 2397032

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

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) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the following Borrower(s) & Guarantors(s) that the below described immovable properties mortgaged/charged to Bank of India (secured creditor), the Physical/Symbolic possession of which has been 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 each secured asset.

The sale will be done by the undersigned through e-auction platform provided hereunder.

Sr. No.		Name of the Account/Borrower/ Guarantor/Owner/Partner/ Mortgagee of		Details of Bank dues as per Notices		Lot No.	Details of Property to be Sold		Minimum Reserve Price (Rs. in Lac)	EMO (Rs. in Lac)	Date/Time of E-Auction	Possession
DATE & TIME OF AUCTION: 25.08.2020 between 11.00 am to 01.00 pm												
GHOD DOD ROAD BRANCH, 4, BOI Complex, Opp. Panjara Pole, Ghod Dod Road, Surat - 395 001. Phone : 0261-2236754 / 2236755 Mobile : 93250 73003												
1	M/s. Temples Exim Proprietor: Mr. Kushan Dosalal Shah Guarantor: Mr. Krutarth Dosalal Shah	As per Notice U/S 13(2) Dt. 01.01.2019 Rs. 2,58,74,891.09 (Rupees Two Crore Fifty Eight Lacs Seventy Four Thousand Eight Hundred Ninety One & Nine Paise Only) plus further interest and Cost incidental expenses etc. - minus recovery if any	1	Plot No. 93, Block No. 258/1 admeasuring 139.00 sq.mtrs. Paiki 01, Desire Valley-1, B/h, Khushal Wadi Gali, Chhapra Village Road, Chhapra, Ta : Navsari, Dist : Navsari.	Rs. 14.83	Rs. 1.48	25.08.2020	Physical			11.00 am to 1.00 pm	
			2	Plot No. 20, Block No. 258/1 admeasuring 193.39 sq.mtrs. Paiki 01, Desire Valley-1, B/h, Khushal Wadi Gali, Chhapra Village Road, Chhapra, Ta : Navsari, Dist : Navsari.	Rs. 20.60	Rs. 2.06	25.08.2020	Physical			11.00 am to 1.00 pm	
			3	Plot No. 19, Block No. 258/1 admeasuring 195.65 sq.mtrs. Paiki 01, Desire Valley-1, B/h, Khushal Wadi Gali, Chhapra Village Road, Chhapra, Ta : Navsari, Dist : Navsari.	Rs. 20.83	Rs. 2.08	25.08.2020	Physical			11.00 am to 1.00 pm	
			4	Plot No. 18, Block No. 258/1 admeasuring 194.76 sq.mtrs. Paiki 01, Desire Valley-1, B/h, Khushal Wadi Gali, Chhapra Village Road, Chhapra, Ta : Navsari, Dist : Navsari.	Rs. 20.78	Rs. 2.08	25.08.2020	Physical			11.00 am to 1.00 pm	
CLOCK TOWER BRANCH, Opp. Masqute Hospital, P. B. No. 25, Station Road, Surat - 395 003. Phone : 0261-2401191/92/93 Mobile : 97243 39731												
2	M/s. Yashraj Textiles Proprietor: Mr. Yogesh Hasmukhbhai Patel Mr. Haresh Ganpatbhai Dudhat	As per Notice U/S 13(2) Dt. 12.06.2017 Rs. 2,03,47,426.18 (Rupees Two Crore Three Lacs Forty Seven Thousand Eight Hundred Twenty Six & Eighteen Paise Only) plus further interest and Cost incidental expenses etc. - minus recovery if any	1	Commercial property with civil structure (G+1) over Plot No. D-1 & D-2, R. S. No. 169/2 & 190 Block No. 251 paiki, Behind Gram Panchayat Office Karanj, Taluka Mandvi, Surat Plot Area : 1004 Sq.Mt.	Rs. 103.08	Rs. 10.31	25.08.2020	Physical			11.00 am to 1.00 pm	
SURAT (MAIN) BRANCH, Lalgate, Surat - 395 003. Phone : 0261-2695861 Mobile : 70000 35488 / 97243 39704												
3	M/s. Soniya Fab Pvt. Ltd. Mrs. Sushiladevi R. Lakhotiya Soniya R. Lakhotiya Mr. Rajendra Lakhotiya	As per Notice U/S 13(2) Dt. 16.05.2018 Rs. 3,16,60,361.00 (Rupees Three Crore Sixteen Lacs Sixty Thousand Three Hundred Sixty One Only) plus further interest and Cost incidental expenses etc. - minus recovery if any	1	Flat No. 115, First Floor situated at Ashirwad Park, Building No. 1, Mouje Althan, T.P. No. 36, F.P. No. 36, Ta & Dist. Surat admeasuring 209.03 Sq.Mts.	Rs. 76.50	Rs. 7.65	25.08.2020	Symbolic			11.00 am to 1.00 pm	
			2	Factory Land & Building situated at Moge Udha, R.S. No. 135, Plot No. 5/B, D.K Industrial Estate Plot No. 5, paiki Sub Plot No. 05/B, Tal. Surat, Dist. Surat, admeasuring 321.25 Sq.Mts.	Rs. 82.40	Rs. 8.24	25.08.2020	Symbolic			11.00 am to 1.00 pm	
GOTRI ROAD BRANCH, Greenvilla, Nr. ESI Hospital, Opp. Sapan Flat, Gotri Road, Vadodara. Ph.: 0265-2340824 Mobile : 97243 39790												
4	Shri Jitendra Barkera Nahare	As per Notice U/S 13(2) Dt. 08.10.2018 Rs. 13,21,683.00 (Rupees Thirteen Lacs Twenty One Thousand Six Hundred Eighty Three Only) plus further interest and Cost incidental expenses etc. - minus recovery if any	1	Commercial Shop Situated at Shop No. 6, Semi Basement, Sai Chambers, Nr. Kevda Baug, Siyabaug, Vadodara. admeasuring 250 Sq.Ft.	Rs. 8.00	Rs. 0.80	25.08.2020	Physical			11.00 am to 1.00 pm	
5	Shri Jaymin Sunil Kachhiya Patel	As per Notice U/S 13(2) Dt. 06.08.2018 Rs. 14,46,217.00 (Rupees Fourteen Lacs Four Six Thousand Two Hundred Seventeen Only) plus further interest and Cost incidental expenses etc. - minus recovery if any	2	Flat No. 402, 4th Floor, Shivharana Residency in Block No. 12 & 13, off. Valbhav Duplex, Nr. Darbar Chowkdi, Manjalpur, Vadodara.	Rs. 13.47	Rs. 1.35	25.08.2020	Physical			11.00 am to 1.00 pm	
KARELIBAUG BRANCH, Kutch Gurjar Seva Samaj Bldg., Jalaram Marg, Karelibaug, Vadodara - 390 018. Phone : 0265-2461623 / 2643403 Mobile : 97243 39718												
6	Shri Janak Trikambhai Patel & Smt. Zankhanaben Janak Patel	As per Notice U/S 13(2) Dt. 08.01.2019 Rs. 16,85,783.00 (Rupees Sixteen Lacs Eighty Five Thousand Seven Hundred Eighty Three Only) plus further interest and Cost incidental expenses etc. - minus recovery if any	1	Flat No. 101, 1st Floor, Tower-A, Royal Lites, Ahead of American School, Ajwa-Nimeta Road, Jagarpura, Ta : Waghodia, Dist : Vadodara, Carpet Area : 53 Sq.Mts.	Rs. 16.36	Rs. 1.64	25.08.2020	Physical			11.00 am to 1.00 pm	
SAYAJIGUNJ BRANCH, First Floor, Chandratrupi Complex, Opp. Kalyan Hotel, Sayajigunj, Vadodara - 390 005. Phone : 0265-2361440 Mobile : 97243 39714												
7	Shri Pratik Suresh Patel	As per Notice U/S 13(2) Dt. 07.10.2017 Rs. 15,32,762.25 (Rupees Fifteen Lacs Thirty Two Thousand Seven Hundred Sixty Two Only) plus further interest and Cost incidental expenses etc. - minus recovery if any	1	Flat No. 302, 3rd Floor, Shankeshwar Flats, Opp. Jain Mandir, Rangmahal, Wadi, Vadodara, admeasuring 700 Sq.Ft.	Rs. 14.43	Rs. 1.44	25.08.2020	Physical			11.00 am to 1.00 pm	
VISHWAMITRI ROAD BRANCH, 42-46, Shalin Complex, Darbar Chowkdi, Vishwamitri Road, Vadodara. Phone : 0265-2664961 Mobile : 97243 39786												
8	Mr. Bharatkumar Vishnuprasad Oza & Sunita Bharatbhai Oza	As per Notice U/S 13(2) Dt. 02.09.2016 Rs. 11,66,393.10 (Rupees Eleven Lacs Sixty Six Thousand Three Hundred Ninety Three & Ten Paise Only) plus further interest and Cost incidental expenses etc. - minus recovery if any	1	Residential Flat No. B-413, 4th Floor, "Shreeji Flats" Nr. Vadsar Bridge, Before Vadsar Village, Vadodra. Super Builtup Area 755.00 Sq.Ft.	Rs. 11.66	Rs. 1.17	25.08.2020	Physical			11.00 am to 1.00 pm	
ANAND BRANCH, Railway Station Road, Gamdlwad, Anand - 388 001. Phone : 02692-240725 Mobile : 97243 39750												
9	M/s. Annapurna Rice & Pulse Mill Proprietor: Mr. Daxesh Rameshbhai Mehta Guarantor: Mr. Samikumar R. Mehta Mr. Jitendra R. Patel	As per Notice U/S 13(2) Dt. 10.04.2017 Rs. 2,57,16,355.66 (Rupees Two Crore Fifty Seven Lacs Six Thousand Three Hundred Fifty Five & Sixty Six Paise Only) plus further interest and Cost incidental expenses etc. - minus recovery if any	1	Factory Land & Building Situated at Old R S No. 175/1, Block No. 299, Nr. Seema Electric Company, Limbasl, Kheda. Land Area : 3821 sq.mtrs.	Rs. 54.90	Rs. 5.49	25.08.2020	Physical			11.00 am to 1.00 pm	
			2	Plant & Machinery Situated of above address.	Rs. 24.00	Rs. 2.40	25.08.2020	Physical			11.00 am to 1.00 pm	
KARAMSAD BRANCH, Opp. Bapeshwar Mahadev, Karamsad, Dist. Anand, Gujarat - 388 325 Phone : 02692 - 222042 / 227790 Mobile : 97243 39755												
10	M/s. Aquasoft Beverages Mr. Nimeshkumar Jayantibhai Patel Mrs. Neshmaben N. Patel Mr. Jayantibhai Ambalal Patel Mr. Atulbhai Jayantibhai Patel	As per Notice U/S 13(2) Dt. 16.10.2014 Rs. 91,44,619.92 (Rupees Ninety One Lacs Fourty Four Thousand Six Hundred Nineteen & Ninety Two Paise Only) plus further interest and Cost incidental expenses etc. - minus recovery if any	1	Industrial Property Land & Building Situated on Survey No. 4/2, TPS No. 4, F. P. No. 4/2 paiki, Sub Plot No. B paiki (583 Sq.Mts.), B/s. Rameshwar Apartment, Under Chikhodra Over Bridge, Nr. Ganesh Crossing, Anand, Tal. & Dist. Anand.	Rs. 63.50	Rs. 6.35	25.08.2020	Physical			11.00 am to 1.00 pm	
			2	Plant & Machinery and Lab Equipment	Rs. 9.00	Rs. 0.90	25.08.2020	Physical			11.00 am to 1.00 pm	
			3	Industrial Property Land & Building Situated on Survey No. 4/2, TPS No. 4, F. P. No. 4/2 paiki, Sub Plot No. B paiki (220 Sq.Mts.), B/s. Rameshwar Apartment, Under Chikhodra Over Bridge, Nr. Ganesh Crossing, Anand, Tal. & Dist. Anand.	Rs. 13.50	Rs. 1.35	25.08.2020	Physical			11.00 am to 1.00 pm	

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:

- E-Auction is being held on "as is where is basis", "as is what is basis" and "whatever there is basis" and will be conducted "On Line" in respect of property Serial No. 10 internal access to plot no. 3 is available from plot no. 1
- 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://www.mstccommerce.com/auctionhome/ibapi/index.jsp> Bidder may visit: <https://www.ibapi.in>, 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 a 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 chalan 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 that Step 1 to Step 3 should be completed by bidder well in advance, before e-Auction date.
- 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.
- Date of Inspection 13.08.2020 from 11.00 a.m. to 4.00 pm with prior appointment with above mentioned respective branches on the contact numbers given against respective branches.
- Bids shall be submitted through online procedure only.
- Bidders shall be deemed to have read & understood the terms & conditions of sale & be bound by them.
- The bid price to be submitted shall be above the Reserve price & bidders shall improve their further offers in multiples of Rs. 10,000/- (Rupee Ten thousand only).
- It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.
- 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.
- 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 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.
- 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 contingencies 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.
- 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 anybody.
- 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 proceedings at any stage without assigning any reason there for.
- 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).
- The 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.
- This is also a mandatory notice of 30 days as per provision of the SARFAESI Act to the Borrowers/Guarantors/ Mortgagees of the above accounts informing them about holding of sale/Auction aforesaid date.

Date : 22.07.2020 Place : Vadodara

Authorised Officer, Bank of India