

Zonal Office: Gandhinaga Unit No.4, 3rd Floor, GIFT Tower One GIFT CITY, Gandhinagar-382355 Phone No.: 079-66740206/07/08/09

Bank invites offers, under two bid system, for premises, on ground floor, on lease basis for a minimum period of 15 years for Branch

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S.No.	Name of Villages, Cities etc	Carpet Area (In sqft)
1	Junagadh, (Zanjardaroad), Dist-Junagadh	1000 - 1200
2	Porbandar (M G Road, Station Road), Dist-Porbandar	1000 - 1200
3	Vyara, Dist-Tapi	1000 - 1200
4	Navsari, Dist - Navsari	1000 - 1200

Bids should be submitted on or before 13-01-2025. For details visit our website www.punjabandsindbank.co.in **ZONAL MANAGER**

IN THE MUMBAI DEBTS RECOVERY TRIBUNAL NO. II (MINISTRY OF FINANCE)

MTNL Building, 3rd Floor, Telephone Bhavan, Strand Road, Apollo Bandar, Badhwar Park, Near Fish Market, Colaba, Mumbai - 400 005.

Transferred OA/SA/MA/RA/CC/CA/Appeal No. 277 OF 2018 Exh-19 STATE BANK OF INDIA ...APPLICANT

VERSUS

M/S. ENGIMA VENTURES PVT. LTD. & ORS. ...DEFENDANTS **NOTICE IN TRANSFERRED CASES**

Take Notice that the Case OA No. 277 of 2018 between the above parties pending in the DRT-II, Mumbai, has been transferred to this Tribunal as per the change of Jurisdiction notified vide Government of India Gazatte Notification No. S.O. 4719 (E) dated 04.10.2022 and the said case is registered as OA No. 277 of 2018 on the file of this Tribunal

Therefore, both the parties are hereby required to appear before the Hon'ble Registrar DRT-2, Mumbai, either in person or through Advocate duly instructed on 21/04/2025 at 11:00 a.m., to take appropriate steps in the matter so as to expedite its hearing &

disposal, failing which appropriate orders will be passed in the matter Given under my hand and the seal of this Tribunal on this 13th day of Dec, 2024



i) Office No. 206 & 207, Tirupati Udyog Building, I. B. Patel Road, HPCL Petrol Pump,

- Opposite Western Express Highway, Goregaon East, Mumbai 400 063. ii) Office No. 312, The Landmark, Plot No. 26A, Near Royal Tulip Hotel, Sector 7
- Kharghar, Navi Mumbai 410 210 iii) J-724, 7th Floor, Japan Market, Near Park inn Hotel, Ring Road, Surat-395 002.
- iv) Shop No. C-7 & C-8, Ground Floor, Umiya Nagar Soc. Near Choksi Dyeing Mill Udhna Magdalla Road, Surat, Gujrat - 395 017
- v) Flat No. 1603, Lilly Regency Garden, Sector-6, Kharghar, Navi Mumbai 410 210 2. MR. SANJAY R. JUNEJA.
- i) Office No. J-724, 7th Floor, Japan Market, Near park Inn Hotel, Ring Road Surat - 395 002
- ii) Flat-3801, Tower-C, Oberoi Exquisite, Goregaon (East), Mumbai-400 063
- 3. MR. JITENDRA S. SHUKLA.
- i) B-501, Plot No. 3, Mahavir Heritage, Sector-35, Kharghar Navi Mumbai 410210. ii) D-1901, Mahavir Heritage, Plot No 3, Sector-35, Kharghar-410210
- iii) 1602, Lilly Building, Regency Garden, Sector-6, Kharghar- 410210

पंजाब नैशनल बैंक



Ajwa Road, Vadodara: Vinayak Gold Complex. Kamla Nagar. Talab Ajwa Road, Vadodara

APPENDIX-IV [Rule 8(1)] POSSESSION NOTICE

Whereas, The undersigned being the Authorized Officer of the Punjab National Bank, Ajwa Road, Vadodara, Vinayak Gold Complex, Kamla Nagar, Talab Ajwa Road, Vadodara under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act No. 54 of 2002) and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated 22.08.2024 calling upon the (Borrower/Mortgagor) Mr. Vijay Rajmal Shah, (Co-Borrower) Mr. Kamlesh Rajmal Shah, (Guarantor) Mr Mitesh Prabhakarrao Godse to repay the amount mentioned in the notice being Rs. 13,18,734.02 (Rupees Thirteen Lakh Eighteen Thousand Seven Hundred Thirty Four and Paise Two Only) as on 31.07.2024 within 60 days from the date of receipt of the said notice with future interest and incidental charges w.e.f. 01.08.2024. The Borrower having failed to repay the amount, notice is hereby given to the

Borrower / Guarantor and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under section 13(4) of the said Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 18th Day of December of the year 2024

The Borrower / Guarantor in particular and the public in general is hereby ned not to deal with the property and any dealings with the property will b subject to the charge of the Puniab National Bank, Aiwa Road, Vadodara, Vinavak Gold Complex, Kamla Nagar, Talab Ajwa Road, Vadodara for an amount Rs. 13,60,484.02 (Rupees Thirteen Lakh Sixty Thousand Four Hundred Eighty Four and Paise Two Only) as on 30.11.2024 within 60 days from the date of receipt of the said notice with future interest and incidental charges w.e.f. 01.12.2024 Recovery after date of 13(2): NIL

The Borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

DESCRIPTION OF IMMOVABLE PROPERTY

All that Piece and Parcel of Residential House constructed on Tikka No. 19/2, City Survey No. 32, House No. F/564, Ground Floor and First Floor, Vibhag-A, admeasurin area about 42.00 sq. yard. (35.13 Sq. mtrs) having built up construction on Ground Floor is 35.13 Sq. Mtrs & 1stFloor is 35.13 Sq. mtrs. situated Opposite Ganesh Wadi, Koyli Faliya, Fatehpura, Vadodara, Gujarat, stands is the name of Mr. Vijay Rajmal Shah, Bounded by :- East: Survey No. 31 & Property of Survey No. 66, West: Main Road, North: Property of Survey No. 35, South: Property of Survey No. 33.

Date : 18.12.2024, Place : Vadodara Authorised Officer, Punjab National Bank



Indian Overseas Bank - Sachin Branch Ground Floor, Shree Darshan Complex, Opp. LD High School, Station Road, Sachin-394230. Ph.: 261-2390110, mail: ioh2392@ioh ir

(APPENDIX IV) POSSESSION NOTICE (For immovable Property) (Rule 8 (1)) Whereas. The undersigned being the Authorised Officer of the Indian Overseas Bank under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice Dated 04.09.2024 calling upon the borrowers / mortgagors / guarantors Shri Sanjay Kanubhai Prajapati and Renukaben Sanjaykumar Prajapati (Borrower/ mortgagor) to repay the amount mentioned in the notice being Rs. 6,84,464.99 as on 20/07/2024 with further interest at contractual rates and rests, charges etc till date of realization within 60

days from the date of receipt of the said notice. The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken Symbolic Possession of the property described herein below in exercise of powers conferred on him/ her under Section 13(4) of the said Act read with Rule 8 of the said Rules on this 18.12.2024.

The borrowers in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Indian Overseas Bank for an amount of Rs. 6,84,464.99 as on 20/07/2024 with interest thereon at contractual rates & rests as agreed, charges etc., from the aforesaid date mentioned in the demand notice till date of payment less repayments, if any, made after issuance of Demand Notice. The dues payable as on the date of taking possession is Rs. 7.11.242.89 (Rupees Sever Lacs Eleven Thousand Two Hundred Forty Two and Paise Eighty Nine) amount payable with further interest at contractual rates & rests, charges etc., till date of payment.

The borrower's attention is invited to provisions of Sub-section (8) of the Section 13 of the Act, in respect of time available to them, to redeem the secured assets.

DESCRIPTION OF IMMOVABLE PROPERTY

All that part and parcel of the Residential Property situated at Flat No.302,3rd Floor, Building No. F-Type, Nakshatra Township, Opp. Arihant Arcade shopping Centre, near Santosh Park, Karadva Road, Dindoli, District-Surat, Gujarat, PIN-394230 in the name of Sanjaykumar Kanubhai Prajapati & Mrs. Renukaben Sanjaykumar Prajapati. Adjoining: East: Adi Block No. 244, West Adi: Block No.242 & 254, North: Adi, Plot No.252 & 253, South: Adj. Block No. 241 (As per TP ,Scheme No. 62 Dindoli-Bhestan-Bhedwad Publi Road)

Date: 18.12.2024 - Place: Surat Authorised Officer - Indian Overseas Bank

OSBI

Agri comm. Chanvai Branch (03250), Near AXN Resort, At-Post Chanvai, Tal-Dist-Valsad-396020. Email : sbi.03520@sbi.co.in

E-AUCTION SALE NOTICE -Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets an inforcement of Security Interest Act,2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 Whereas, the Authorized Officer of State Bank of India has taken **Physical Possession** of the following property/ies pursuar to the notice issued under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and under section 13(4) read with rule 8/9 of security Interest (Enforcement) Rules 2002 in th following loan accounts with right to sell the same on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" for realization of pairs s uses plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act read with rule 8/9 of the Security Interest (Enforcement) Rules 2002, proposes to realize the Banks dues by sale of the said property/ies. The sale will be done by the undersigned through service provider https://www.mstcecommerce.com/ auctionhome/bapi/index.jsp and e-Bikray IBAPI Portal (https://ebkray.in) Bank's dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned i

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٤	Fr. Name of the borrowers	Description of the Property	Reserve		Bid Increase		
١	No. Outstanding & Demand notice date	Description of the Froperty	Price (Rs.)	(Rs.)	Amount (Rs.)		
		Plot No 66/A Khushal Residency, Santossa Green City, Chanvai, Atul Road, Post Chanvai, Talukl- Dist: Valsad.		1,82,800/-	10,000/-		

E-auction Date : 23/01/2025, Time : 11.00 am to 02.00 pm & Inspection Date : 20/01/2025 between 02.00 to 04.00 pm

Date and time for submission of request letter of participation/KYC Documents/ Proof of EMD: On or before 22/01/2025 up to 04:00 p.m. Date & Time of e-Auction: 23/01/2025 from 11:00 a.m. to 02:00 p.m. with unlimited extensions of 5 Minutes each. Other Terms and Conditions of the sale will be available from SBI, Chanva Branch, Valsad and from (https://ebkray.in)

30-DAYS SALE NOTICE TO THE BORROWERS/MORTGAGORS UNDER SARFAESI ACT, 2002. The borrowers are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expensibefore the date of Auction, failing which the property will be auctioned/sold and balance dues, if any, will be recovered w

nterest and cost. Sd/- Authorized Officer. Date: 23/12/2024 State Bank of India, Valsad

Registrar DRT-2. Mumbai Agri comm. Chanvai Branch (03250), Near AXN Resort, At-Post Chanvai, Tal-Dist-Valsad-396020. Email : sbi.03520@sbi.co.in E-AUCTION SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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 Whereas, the Authorized Officer of State Bank of India has taken Physical Possession of the following property/ies pursuant o the notice issued under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement o to the notice issued under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and under section 13(4) read with rule 8/9 of security Interest (Enforcement) Rules 2002 in the following loan accounts with right to sell the same on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" for realization of Bank's dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act read with rule 8/9 of the Security Interest (Enforcement) Rules 2002, proposes to realize the Banks dues by sale of the said property/ies. The sale will be done by the undersigned through service provider https://www.mstcecommerce.com/ auctionhome/bapi/index.jsp and e-Bikray IBAPI Portal

(ntt	ittps://edkray.in)						
	Name of the borrowers Outstanding & Demand notice date	Description of the Property	Reserve Price (Rs.)		Bid Increase Amount (Rs.)		
	Smt Rimpalben Niteshbhal Patel (Borrower) Demand Notice Date: 13/03/2024 and As on date Due Amount Rs.22,78,917.95	Plot No 17/B, 19/B & 20/B Khushal Residency, Santossa Green City, Chanvai, Atul Road, Post Chanvai, Talukl- Dist: Valsad.	, ,	3,23,300/-	10,000/-		
	F-auction Date : 2	3/01/2025 Time · 11 00	am to O	On nm			

& Inspection Date: 20/01/2025 between 02.00 to 04.00 pm

Date and time for submission of request letter of participation/KYC Documents/ Proof of EMD: On or before 22/01/2025 up to 04:00 p.m. Date & Time of e-Auction: 23/01/2025 from 11:00 a.m. to 02:00 p.m. with unlimited extensions of 5 Minutes each. Other Terms and Conditions of the sale will be available from SBI, Chanva Branch, Valsad and from (https://ebkray.in)

30-DAYS SALE NOTICE TO THE BORROWERS/MORTGAGORS UNDER SARFAESI ACT, 2002. The borrowers are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses before the date of Auction, failing which the property will be auctioned/sold and balance dues, if any, will be recovered with

nterest and cost. Sd/- Authorized Officer, Date: 23/12/2024 State Bank of India, Valsad. Place : Valsad

STATE BANK OF INDIA Retail Assets Central Processing Centre Retail Assets Central Processing Centre, 2nd floor SWC Hub, SBI RACPC South, Vasna Bhayli Road,

NOTICE UNDER SECTION 13(2) OF SARFAESI ACT 2002

Opp Rajpath Vadodara. DEMAND NOTICE U/S 13(2) OF SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.

A notice is hereby given that the following Borrowers and Co-borrowers have defaulted in the repayment of principal and interest of the loans facility obtained by them from the Bank and the loans have been classified as Non-Performing Assets (NPA). The notices were issued to them under Section 13(2) of Securitization and Re-construction of Financial Assets and Enforcement of Security Interest Act 2002 on their last known addresses, but they have been returned unserved and as such hey are hereby informed by way of this public notice.

r. o.		Details of Properties / Address of Secured Assets to be Enforced	Date of Notice	Amount outstanding
1.	Mrs Rashmi R. Singh w/o Ramraj Singh Account No. 39726864367	An immovable property of borrower /mortgagor comprising of land & buildings and erections thereon (both present and future) situated at all that piece and parcel of City Mouje Harni, Block/survey No. 117, TP no. 1, FP no. 23 at Flat A/203,2nd floor, Tower A ,"Blue Ocean", Harni, Vadodara, more particularly described as under: Carpet area, 56.72 Sq.mtr, Attached Balcony area 6.72 Sqmtr, Undivided Common Plot 34.04 Sqmtr. Boundaries: East: 12 Mtr wide Road, West: Flat No. B/202, North: Basement Road, South: FlatA/201.	09.12.2024 ———————————————————————————————————	Term loan Home Loan A/C 39726864367 Outstanding inclusive of interest as on date of NPA i.e. as on 08.12.2024 Rs. 2796581.41 Unapplied interest upto 08.12.2024, Rs. 75822/- Total Closure amount as on Date (rounding amount) Rs. 28,95,469.00

The steps are being taken for substituted service of notice. The above Borrower(s) and /or their Guarantor(s) (whenever applicable) are hereby called upon to make payment of outstanding amount within 60 days from the date of publication of this 3 of Securitization and Re-construction of Financial Assets and Enforcement of Security interest Act, 2002

Date:23.12.2024 - Place: Vadodara

Authorised officer, State Bank Of India, Vadodara

STATE BANK OF INDIA - RACPC - SAYAJIBAUG - VADODARA 1st Floor, Rajshree Centre, B/h. Paradise Complex, Near Kalaghoda Circle, Sayajigunj, Vadodara - 390 020. Email: sbi.64166@sbi.co.in

POSSESSION NOTICE (For Immovable Property)

Whereas, The undersigned being the Authorized Officer of STATE BANK OF INDIA, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred upon me under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002.

issued Demand Notice to the following borrowers calling upon them to repay the amount mentioned in the notice as mentioned below within 60 days from the date of receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken SYMBOLIC POSSESSION of the property described herein below in exercise of

powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said rules on the date mentioned here under. The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the STATE BANK OF INDIA for an amount mentioned

here under and further interest and other charges thereon

The borrower attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

	Borrower's/ Guarantor's Name	Demand Notice Date & Amount(Rs.)	Description of the Property	Possession Date & Type
1	Mr. Atulsinh Bhagvansinh Raulji and Mrs. Namrataben Atulsinh Raulji	Dt: 01.10.2024 & Rs. 27,52,565 as on 01.10.2024	The immovable property bearing Duplex No. 17 admeasuring plot area 72.36 sqm. and undivided proportionate plot and road area admeasuring 37.91 sqm. total area admeasuring 110.27 sqm. having construction on Ground floor and first floor carpet area admeasuring 38.91 sqm. balcony area 2.54 sqm. total carpet area 40.85 sqm. in the scheme known as "Shreem Shaligram" developed on land bearing R.S. 850, 851 of village mouje Karjan in the registration district Vadodara and sub district Karjan Bounded: East: Plot No. 18, West: Plot No. 16, North: 9.00m road, South: Plot No. 30.	18.12.2024 Symbolic
2	Mr. Pravinbhai Lallubhai Patel and Mr. Bharatbhai Lallubhai Patel	Dt: 10.10.2024 & Rs. 4,80,482.00 as on 10.10.2024	An immovable property bearing House/Property No. 1/77 and 1/78 admeasuring 76.27 sqm and 48.93 sqm. total area admeasuring 125.23 sqm. noted in Village Umaj Panchayat Assesment register for the year 2012-23 at Sr. No. 79 and 80 respectively located in Bukel Faliya at village Mouje Umaj in registration district Vadodara and sub district Karjan. Bounded: East: House of Divyeshbhai Patel, West: Chowk Chal, North: Road, South: Other Property.	18.12.2024 Symbolic
3	Smt. Heenaben Dayalbhai Rohira W/o Late Shri Dayalbhai Rohira	Dt: 01.10.2024 & Rs. 8,85,078.00 as on 01.10.2024	The immovable property being Block No. T/10 room no. 125 bearing C.S. No. 3161 admeasuring 32.79.49 sqm. paiki souther side half portion built up property admeasuring 16.39sqm. located in Warasiya colony situated on land bearing R.S. no. 817 of Vadodara Kasba in the registration district Vadodara and sub district Vadodara. Bounded: East: Block No. T/10 Room No. 124. Bounded: West: Block No. T/10 Room No. 126, North: Block No. T/10 paiki remaining portion of property, South: Block No. T/9 after leaving margin.	20.12.2024 Symbolic
Date: 23.12.2024 Sd/- Authorised Officer				

State Bank of India Place: Vadodara

बैंक ऑफ इंडिया BOI

Palod KCR Branch- Shop No. 111-13, Vishnu Nagar Complex Palod Surat-394110

Email- pkcharasta.vadodara@bankofindia.co.in

NOTICE TO BORROWER (Under Sub-Section (2) of Section 13 of The SARFAESI Act, 2002) To, Shri Bablu Sonu Sharma (Borrower), SMT. Amola Devi Bablu Sharma (CO-Borrower)

Plot No. 202, Shubham Residency,Nr. Satyam Avenue Haldharu Road,Moje Haldharu, Kamrej Surat-394310

Notice under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002,

At the request made by you the Bank has grated to you credif facilitiey (ies) aggregating to an amount of Rs. 9,74,370/-We give hereunder details of credit facilitiey (ies) granted by us and the outstanding dues thereunder as on the date of this notice:-

Eacility	Limit		Outstanding Dues		
Tubility		ledger O/s	UCI up to 26/09/2024	Total	
Housing Loan A/C No. 2757751100 00132	9,74,370/-	Rs. 6,50,772.03	15,329.56	6,66,101.59	
Total	9,74,370/-	Rs. 6,50,772.03	15,329.56	6,66,101.59	
	No. 2757751100 00132	Housing Loan A/C No. 2757751100 00132 9,74,370/-	Facility Limit ledger 0/s Housing Loan A/C No. 2757751100 00132 Physical Proceedings of the Procedure of the P	Housing Loan A/C No. 2757751100 00132 9,74,370/- Rs. 6,50,772.03 15,329.56	

Plus applicable future interest w.e.f. 27.09.2024

2. The aforesaid credit facilities granted by the bank are secured by the following assets / securities (particulars of properties /assets charged

EQM of the residential property / house sityated at R.S.No. 352, New Blok No. 497/A Plot No. 202, Shubham Residency, Near Satyam Avenue Haldaru Road, Moje: Haldharu Syb Dist. Kamrej, Dist, Surat-394310 Total Plot Land Area 40.19 Sq, Mt. and Undivided proportionate Share area 22.98 Sq.mtrs in the name of shri Bablu Sonu Sharma and Smt. Amoladevi Bablu Sharma.

3. As you have defaulted in repayment of the dues to the Bank under the said credit facilities, we have classified your accounts as Non Performing Asset with effect from **30-07-2024** in accordance with the directions/guidelines issued by the Reserve Bank of India.

4. For the reasons stated above, we hereby give you notice under Section 13(2) of the above noted Act and call upon you to discharge in full our liabilities in the account by paying to the Bank sum of **Rs. 6,66,101.59/- (contractual dues upto the 26/09/2024)** with interest from 27.09.2024 thereon @ 9.45%p.a. (Plus Penal Interest) with monthly rests, and all costs, charges and expenses incurred by the Bank, til epayment by you within a period of 60 days from the date of this notice, failing which please note that we will entirely at your risks as to costs and consequences exercise the powers vested with the Bank under Section 13 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, against the secured assets mentioned above.

5. While we call upon you to discharge the liability as above by payment of the entire dues to the Bank together with applicable interest, all costs, charges and expenses incurred by the Bank till repayment and redeem the, secured assets, within the period mentioned above, please take important note that as per section 13(8) of the SARFAESI Act, the right of redemption of secured assets will be available to you only till the date of publication of notice for public auction or inviting quotations or tender from public or private treaty for transfer by way of lease, assignment or sale of the secured assets.

6. The amounts realized from exercising the powers mentioned above, will firstly be applied in payment of all costs, charges and expenses which are incurred by us and/or any expenses incidental thereto, and secondly Applied in discharge of the Bank's dues as mentioned above with contractual interest from the date of this notice till the date of actual realization and the residue of the money, if any, after the Bank's entire dues (including under any of your other dues to the Bank whether as borrower or guarantor) are fully recovered, shall be paid to you.

7. If the said dues are not fully recovered from the proceeds realized in the course of exercise of the said powers against the secured assets, we reserve our right to proceed against you and your other assets including by filing legal/recovery actions before Debts Recovery Tribunal/Courts, for recovery of the balance amount due along with all costs etc. incidental thereto from you. 8. Please take note that as per Sub-section (13) of the aforesaid Act, after receipt of this notice, you are restrained from transferring o

reating any encumbrances on the aforesaid secured assets whether by way of sale, lease, license, gift, mortgage or otherwise 3. The undersigned is a duly authorized officer of the Bank to issue this notice and exercise powers under Section 13 of aforesaid Act. 0. Needless to mention that this notice is addressed to you without prejudice to any other right or remedy available to the Bank

Date : 27.09.2024,Place: Surat Authorized Officer, Chief Manager Bank of India, Palod KCR Branch, Surat

B C No 179/2019

DEBT RECOVERY TRIBUNAL - I

Ministry of Finance, Department of Financial Service, Government of India 4th Floor, Bhikhubhai Chambers, Nr. Kochrab Ashram, Ellisbridge, Paldi, Ahmedabad- 380 006 FORM NO.22 (Earlier 62) (Regulation 37 (1) DRT Regulations, 2015] [See Rule 52 (1) of the Second Schedule to the Income-tax Act, 1961]

E- AUCTION/SALE NOTICE
THROUGH REGD.AD/DASTI/AFFIXATION/BEAT OF DRUM

PROCLAMATION OF SALE UNDER RULES 38, 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS DUE TO BANK AND FINANCIAL INSTITUTIONS ACT, 1993

R.C. No.179/2019	O.A. No. 114/2013		
Certificate Holder	ARCIL		
V	/S		
Certificate Debtors	M/s. Bharat Ginning Factory & Ors.		

CD No. 1 M/s. Bharat Ginning Factory, Survey No. 263, Paiki-2, Harij-Patan Highway, P.O. Boratwada, Tal.-District Patan. CD No. 2 Mr. Shiyabhai Chelabhai Chudasama, Plot No. 86, Chudasama Vas, Mouje Kathi, Tal, Sami, District Patan,

CD No. 3 Mr. Niteshkumar Shivabhai Chudasama, Plot No. 86, Chudasama Vas, Mouje Kathi, Tal. Sami, District Patan. The under mentioned property will be sold by Public E-auction sale on 30th day of January, 2025 for recovery of sum of

Rs. 5,93,56,424/- (Rupees Five Crore Ninety Three Lacs Fifty Six Thousand Four Hundred Twenty Four only) plus interest and cost payable as per Recovery Certificate issued by Hon'ble Presiding Oficer, DRT-I (less amount already recovered, if any), from M/s. Bharat Ginning Factory & Ors.

DESCRIPTION OF PROPERTY No. Description of the property to Revenue Details of Valuation Claims, if any, Reserve EMD 10%

olot		assured upon the property or any part thereof	any other encumbrance to which property is liable	also state Valuation given, if any, by the Certificate Debtor	which have been put forward to the property, and any other known particulars bearing on its nature and value	Price below which the property will not be sold	of Reserve Price or Rounded off
1	2.	3.	4.	5.	6.	7.	8.
Lo No	- I					Reserve Price in Rs.	10% EMD in Rs.
1	 Property bearing Revenue Survey No. 263 Paiki 2 / Paiki 1 & 262/5/ Paiki 2, behind Span Industries, Village Bortwada, Tal Harji, District Span Patan, State Gujarat 384245 	Known	Not Known	No	Not Known	1,55,00,000/-	15,50,000/-
2	Property bearing House No. 1. Ambika Nagar, Bechraji - Harji Road, Nr. Sri Saraswati Shishu Temple, Harji Patan 384245.	Not Known	Not Known	No	Not Known	7,00,000/-	70,000/-
3	Property bearing NA Survey No. 908/2, Shop No. 72,73,74,75,85, Jalaram Plaza, Nr. Sami Char Rasta, Mouje Sami, Taluka Sami, District Patan.	Not Known	Not Known	No	Not Known	25,00,000/-	2,50,000/-

Auction/bidding shall only be through online electronic mode through the e-auction website i.e. https://www.bankeauctions.com 2. The intending bidders should register the participation with the service provider-well in advance and get user ID and password for

participating in E-auction. It can be procured only when the requisite earnest mone is deposited in prescribed mode below. 3. EMD shall be deposited by through RTGS/NEFT latest by till 05:00 PM on 28.01.2025 as per details as under:

Bank Name and Address | HDFC Bank IFSC Code No. HDFCO000291 Asset Reconstruction Company (India) Limited Branch Account Name Ground Floor Express Tower Nariman Point, Mumbai-400021 02912320000561 Account No.

EMD deposited thereafter shall not be considered for participation in the e-auction In addition to above the cop of PAN Card, Address Proof and Identity Proof, E-mail ID, Mobile Number, in case of the company, copy of board resolution passed by the Board of Directors of the company or any other document confirming representation / attorney of the company and the Receipt / Counter File of such deposit should reach to the said service provide through e-auction website by uploading softcopies on or before 05:00 PM on 28.01.2025 and also hard copies alongwith EMDs deposit receipts should reach at the Office of Recovery Officer-I, DRT-, Ahmedabad by 28.01.2025. It is also held that earnest

Prospective bidder may avail online training from service provider: Name of Auction Agency C1 India Pvt. Ltd, gujarat@c1india.com & support@bankauctions.com Email 7291981124/1125/1126 3rd Floor, Plot No. 68 sector-44. Landline Gurgaon, Harvana - 122003. Contact person Mr Bhavik Pandva For any property Mr. Dharmesh Modi related queries Mobile No. +91 8866682937 Mobile No. 9909969300 may contact

money of unsuccessful bidders shall be returned back in the respective accounts such bidders through the same mode of payment

Prospective bidders are advised to visit website https://www.bankeauctions.com for detailed terms & conditions and procedure of sale before submitting their bids.

. The property shall not be sold below the reserve price.

3. The property shall be sold in 03 lot, with Reserve Price as mentioned above lot.

Description of the bidder shall improve offer in multiples of Rs. 1,00,000/- for Lot No. 1 and Rs. 10,000/- for Lot No. 2 & 3 during entire auction period. 10. The property shall be sold "AS IS WHERE BASIS" and shall be subject to other terms and conditions as published on the official website of the e-auction agency.

11. The highest bidder shall have to deposit: 25% of his final bid amount after adjustment of EMD already paid, by immediate nex bank working day by 05:00 PM through RTGS/NEFT in the account as mentioned above.

12. The successful bidder/auction purchaser shall deposit the balance 75% of sale consideration amount on or before 15th day from the date of sale of the property. If the 15th day is Sunday or other Holiday, then on immediate first-bank working day through RTGS/ NEFT in the account as mentioned above. In addition to the above, the purchaser shall also deposit poundage fee @1% on total sale consideration, money (plus Rs. 10) through DD in favour of The Registrar, DRT-I, Ahmedabad, The DD prepared towards poundage's fees shall be submitted directly with the office of Recovery Officer, DRT-I, Ahmedabad.

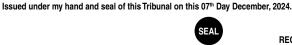
13. In case of default of payment within the prescribed period, the deposit, after deduction the expenses of the sale, may, if the undersigned thinks fit, be forfeited to the Government Account and the defaulting purchaser shall forfeit all claims to the property or the amount deposited. The property shall be resold forthwith, after the issue of fresh proclamation of sale. Further the purchaser shall also be liable to make good of any shortfall or difference between his final bid amount and the price for which it is subsequently sold.

14. The successful bidder should note that TDS and GST liability, if any, arising out of sale of properties will have to be borne by the successful bidder separately over and above the sale consideration amount and shall not be deducated from sale consideration amount confirmed by this forum.

15. Schedule of auction is as under:

Date and Time of Inspection	15.01.2025	Between 02:00 PM to 04:00 PM		
Date of uploading proof of EMD/documents	28.01.2025	Up to 05:00pm		
Last date of submissions of hard copies of proof of EMD/documents with office of the Recovery Officer	28,01.2025	Up to 05:00pm		
Date and Time of E-Auction:	30.01.2025	Between 12:00 Noon to 1:00 pm (with auto extension clause of 5 minutes, till auction completes)		
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16. The Recovery Officer has the absolute right to accept or reject any bid or bids or to postpone or cancel the e-auction withou



(Love KUMAR) RECOVERY OFFICER I, DRT- I, Ahmedabad





