



**NOTICE OF SALE THROUGH PRIVATE TREATY**

**BANK OF BARODA BRANCH** : Ashram Road, Ahmedabad  
**Address of the Branch** : Dena Lakshmi Bhavan, Ashram Road Branch, Ground Floor,  
Besides City Gold Cinema, Ashram Road, Ahmedabad-380009

**Authorised Officer's Details:** Name : Mr. Avdhesh Vyas, Chief Manager

**E-mail ID of Branch** : [ashram@bankofbaroda.com](mailto:ashram@bankofbaroda.com)

**Mobile No.** : 90990 88940 (Mr. Avdhesh Vyas, CM),  
99250 09627 (Mr. Ashwini Kumar, Br. Head AGM),

**Landline No. (Office)** : 079 26588177

The undersigned as Authorised Officer of Bank of Baroda has taken over possession of the schedule property(ies) u/s 13(4) of the SARFAESI Act.

Public at large and in particular to the Borrower (s), Mortgagor (s) and Guarantor (s) are informed that the below described Immovable/Movable property/ies charged to the Bank of Baroda and possession of which has been taken by the Authorised Officer of Bank of Baroda will be sold through Private Treaty on "As is where is", "As is what is", "Whatever there is" basis under following terms & conditions for recovery of dues in below mentioned account/s.

1. Sale through Private Treaty will be on "As is where is", "As is what is", "Whatever there is" basis and under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6 (2) & 8 (6) of the Security Interest (Enforcement) Rules, 2002 (hereinafter referred as "Rules")
2. Prospective Purchaser is requested to submit application/offer to the Bank in format as per Annexure-B, which will be provided by the bank, to purchase the property. Offer amount should be not less than the reserve price mentioned below. Prospective Purchaser should submit an application in format as per Annexure-B, which will be provided by the bank, to the Authorised Officer along with EMD @ 10% of Reserve Price with the following documents –
  - A. Pan Card (Mandatory)
  - B. Election ID/Electricity Bill/Passport/Bank Account Statement/ Any other valid and acceptable document showing the address (As address proof)
  - C. In case of Company, along with above, Board Resolution authorizing the officials of the company to participate in sale by Private Treaty.
  - D. Copy of proper authorization, in case of authorised officials.
  - E. Phone/Mobile Number /email ID
3. On receipt of the application offer, Bank will evaluate the same and complete other statutory procedures and communicate acceptance of offer thorough letter of sale of secured asset(s) to the prospective purchaser specifying the terms and conditions of the sale through Private Treaty.
4. The purchaser shall pay a deposit of 25% twenty five percent of the amount (including EMD amount) of the sale consideration on the same day or next working day of receipt of Bank's acceptance of offer and the remaining 75 % amount on or before 15 days or such extended period may be agreed upon in writing between the AO/Bank and purchaser, in any case not exceeding three months.
5. Failure to remit the amount as required under clause (4) above, will cause forfeiture of amount already paid including 10% of the amount paid along with application and the Authorised Officer shall have the liberty conduct a fresh sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.
6. In case of non-acceptance of purchasers offer by the Bank, the amount of 10% paid along with the application will be refunded without any interest.
7. On receipt of the entire sale consideration, the Authorised Officer will issue the Sale Certificate as per Rules. The purchaser has to bear all applicable stamp duty, registration fee, and other expenses, taxes, duties etc. No request for inclusion/substitution of names, other than those mentioned in the application, in the sale certificate will be entertained. The Sale Certificate will be issued in the name of the applicant purchaser only. The Sale Certificate will not be issued pending operation of any stay/ injunction/restraint order passed by the DRT/DRAT/High Court or any other court against the issue of Sale Certificate. In case sale is cancelled due to any DRT/ Court order or delay in handing over physical possession or any other reasons, Bank will return the amount deposited without any interest.

आश्रम रोड शाखा : देना लक्ष्मी भवन, ग्राउन्ड फ्लोर, सिटी गोल्ड सिनेमा के पास, आश्रम रोड, अहमदाबाद - ३८०००९, गुजरात, भारत.

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8. The Bank reserves the right to reject any offer of purchaser without assigning any reason.
9. In case of more than one offer, the Bank will accept the highest offer or may conduct inter-se bidding among the interested purchasers.
10. In case of Immovable property, payment of sale consideration will be subject to TDS under Section 194-1A of Income Tax Act 1961 and TDS is to be deducted by the purchaser only at the time of deposit of remaining 75% of the bid amount. In case of Movable assets, the successful prospective purchaser shall have to pay applicable Goods & Service Tax (GST) or any the applicable tax over and above sale amount to Bank.
11. The property is being sold with all the existing and future encumbrances whether known or unknown to the Bank. The Authorised Officer / Secured Creditor Bank shall not be responsible in any way for any third-party claims / rights / dues.
12. The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The property is being sold on "As is where is", "As is what is" and "Whatever there is" basis and the prospective purchaser should make their own discreet independent inquiries & verify the concerned Registrar/SRO/Revenue Records/ RTO/ other Statutory authorities regarding the encumbrances and claims/rights/ dues/ charges of any authority such as Sales Tax, Excise/GST/Income Tax besides the Bank's charge and shall satisfy themselves regarding the, title nature, description, extent, quality, quantity, condition, encumbrance, lien, charge, statutory dues, etc over the property before submitting their bids. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party encumbrances/ claims/rights/dues. The Bank does not undertake any responsibility to procure any permission/license, NOC, etc. in respect of the property offered for sale. The purchaser has to bear all applicable outstanding dues of water/service charges, transfer fees, electricity dues, and dues to the Municipal Corporation /local authority/Co-operative Housing Society or any other dues, taxes, levies, fees, transfer fees if any in respect of and/or in relation to the sale of the property. The purchaser shall not be entitled to make any claim against the Authorised Officer / Secured Creditor in this regard at a later date.
13. Intending Bidders are advised to properly read the above terms & conditions of sale and follow them strictly.
14. Sale shall be in accordance with the provisions of SARFAESI Act 2002 and Security Interest (Enforcement) Rules, 2002 framed there under and the terms & conditions mentioned above.
15. The interested parties may contact the Authorised Officer for further details/ Property Inspection/any clarification and for submitting their application.

#### SCHEDULE

The details of Borrower/s / Mortgagor / Guarantor/s, Secured Assets, Total Dues, Reserve Price, EMD are mentioned below –

1	Name & address of Borrower/s / Guarantor/ Mortgagor s :	M/s Astra Lifecare (I) Pvt Ltd. Director/Guarantor 1. Mr. Ahmedali Akbarali Bhaidani, 2. Mr. Azizali Akbarali Bhaidani, 3. Mr. Shabbir Sherali Kassam 4. Corporate Guarantee of M/s Astra Pharma(Ug) Ltd., 5. Corporate Guarantee of M/s Astra Pharma (Tz) Ltd
2	Land and Building-	Non-agricultural land bearing Survey No. 57/Paiki, admeasuring about 18919 sq. mts., along with construction, standing thereon, situated lying and being at Mouje: Rajoda, Taiuka: Bavla in the Registration District : Ahmedabad and Sub-District : Dholka, and the said land is bounded as under that is to say  On or towards the East: By Farm of Ajitbhai Ramanbhai,  On or towards the West: By Farm of Dashrathbhai Kalidas.

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# बैंक ऑफ बड़ोदा Bank of Baroda



		<p>On or towards the North: By Simado of Sari,</p> <p>On or towards the South: By Farm of Bhikubhai Falubhai</p>
	In case of Plant and Machinery and other Movable Assets	<p>Plant &amp; Machinery at: Non-agricultural land bearing Survey No. 57/Paiki, situated lying and being at Mouje: Rajoda, Taluka: Bavla in the Registration District : Ahmedabad and Sub-District : Dholka, and the said land is bounded as under that is to say on or towards the East: By Farm of Ajitbhai Ramanbhai, On or towards the West: By Farm of Dashrathbhai Kalidas, On or towards the North: By Simado of Sari, On or towards the South: By Farm of Bhikubhai Falubhai (For details of Plant &amp; Machineries, please visit bank's website <a href="https://www.bankofbaroda.com">https://www.bankofbaroda.com</a> )</p>
3	Total Dues.	Rs. 47,07,55,500.21 ps. (Rupees Forty Seven Crore Seven Lacs Fifty Five Thousand Five Hundred and Paise Twenty One Only) + Uncharged Interest + Legal Expenses Less Recovery
4	Reserve Price (Rs.) (below which the property will not be sold)	<p>Rs. 47,00,00,000 (Rupees Forty Seven Crore Only)</p> <p>The above reserve price is for combined lot of Factory Land and building as well as Plant and machinery.</p> <p>Breakup of the same is as under:</p> <p>Land and Building : Rs. 35,93,00,000</p> <p>Plant and machinery :Rs. 11,07,00,000</p> <p>Total :Rs. 47,00,00,000</p> <p>Factory Land and building or the Plant and machinery is not available separately</p>
5	Earnest Money Deposit (EMD)-	Rs. 4,70,00,000 (Rupees Four Crore Seventy lacs Only)
6	EMD deposit Account No & IFSC Code.	<p>Account Number: 08490015181219</p> <p>Account Name: NEW INTERMEDIARY OBD</p> <p>IFSC Code: BARB0ASHRAM</p>
7	Status of Possession	Physical



Ashwini Kumar  
Asst. General Manager  
17.01.2023  
Ahmedabad



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