



**बैंक ऑफ बड़ोदा Bank of Baroda**  
Ahmedabad Region II, First Floor, Denal axmi Bhavan, Ashram Road, Navrangpura, Ahmedabad-380009, Phone: 079 26594180, 26594181, E-mail: recovery.ahmedabad2@bankofbaroda.com

# E-AUCTION - SALE NOTICE

Sale of secured immovable/movable assets under the securitization and reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as the Act)

**Date & Time of E auction: 29.09.2021 from 10.00 AM to 02.00 PM (With unlimited extension of 10 minutes duration each).**

**E-auction Sale Notice for sale of Movable & Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of security Interest Act, 2002 read with proviso to Rule 6(2) & 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 movable & immovable properties hypothecated/charged to the Bank of Baroda(Erstwhile Dena bank(Erstwhile Vijaya Bank) the possession of which has been taken by the Authorized officer of the Bank of Baroda(Erstwhile Dena bank(Erstwhile Vijaya Bank), secured creditor, will be sold on **29.09.2021** on "As is where is", "As is what is" and "Whatever there is" for recovery of below mentioned accounts. The details of borrowers/ Guarantors/ Secured Assets/ Dues/ Reserve price/ E auction date & time, EMD and Bid Increase amount are mentioned below.

Sr. No.	Branch	Details of Borrower/ Mortgagee / Guarantors	Description of the property with known encumbrances	Possession Type	Secured debt for recovery As per Demand notice (less Recovery made after issuance of 13(2) demand notice)	RESERVE PRICE (IN LAKHS)	EMD Deposit Amount (IN LAKHS)	Contact No of the Branch Manager, Authorised officer
1	GOMTIPUR (edena)	Parul Leonard Viegas, Vishalbhai Arvindbhai Barot	All the piece & parcel of Residential Flat No A/503, 5th Floor, Shrinand City, Part 1, Behind Baroda Express Highway, New Mannagar, Ramol, Ahmedabad- 382448 Developed by "M/s. Soham Developers" New Mannagar, Ahmedabad, Area 68.41 Square Metre Mouje Village ; Ramol, Taluka Daskroi, District- Ahmedabad Registration District/Ahmedabad (Asatali-11)	Physical	Rs.18.04 lakhs + Uncharged interest + legal & Other Expenses as per 13(2) notice dated 10.05.2019 (less recovery made after issuance of 13(2) demand notice)	16.50	Rs.1.65 lakhs	Shri Nareesh Pandit 7903776164 Mr. Nareesh Wanjari 9978446528 & Shri Sanjeev Sambyal 7574892034

All the taxes/GST as per Govt. Rules applicable shall be payable by the purchaser on sale of movable/immovable assets. For detailed terms & Conditions of sale, Please refer to the link provided in <https://www.bankofbaroda.in/e-auction.htm> and <https://fbapi.in> Also prospective bidders may contact the authorized officer on above mentioned contact nos.

Bid Increase amount for all Properties upto Rs. 100.00 lakhs is Rs. 10000/-

This is also a Statutory 15 days Sale Notice under SARFAESI ACT to the Borrower/ Guarantor/ Mortgagee.

The above mentioned borrowers/s/are hereby notices to pay the sum as mentioned in Section 13(2) Notice in full before the date of auction, failing which property will be auctioned/ sold and balance dues if any will be recovered with interest and cost from borrowers/guarantors

Place: Ahmedabad Date: 14.09.2021

Authorized Officer, Bank of Baroda

10HX20W





બૈંક ઑફ બરોડા

અમદાવાદ રીજીયનલ- પહેલો ૫૫૭, દેવા લક્ષ્મી ભવન,  
આકાશ રોડ, નવરંગપુરા, અમદાવાદ-૩૮૦૦૦૮.  
ફોન : ૦૭૯ - ૨૬૫૮૪૧૮૦-૨૬૫૮૪૧૮૧,  
ઇ-રેકવરી recovery.ahmedabad2@bankofbaroda.com

ઇ-દરમિયાન દેવાણ નોટિસ

સિક્વોશીટાઇઝેશન ઓફ ફિક્સ્ડફરલ ઓફ ફાઇનાન્સિયલ એસેટ્સેટ્સ ઓફ  
ચોન્કેસેસિન્ડ ઓફ સિક્વોશીટી ઇન્ડેસ્ટ્રી એક્ટ, ૨૦૦૨ (દે પહોલી કાગલો તરીકે  
ચોખ્ખાણે) સત્તામત સ્થાપ / જંગમ મિલકતનાં દેવાણની માટેની નોટિસ.

ઇ-દરમિયાન તારીખ અને સમય : ૨૯/૦૬/૨૦૨૧, સપાટની ૧૦.૦૦ વાગ્યા થી ૦૨.૦૦ વાગ્યા સુધી.

(દરેક દસ મિનીટના સમયનાં અમર્યાદિત વધારા સાથે કરશે.)

સિક્વોશીટાઇઝેશન ઓફ ફિક્સ્ડફરલ ઓફ ફાઇનાન્સિયલ એસેટ્સેટ્સ ઓફ ચોન્કેસેસિન્ડ ઓફ સિક્વોશીટી ઇન્ડેસ્ટ્રી એક્ટ, ૨૦૦૨ નો સિક્વોશીટી ઇન્ડેસ્ટ્રી (ચોન્કેસેસિન્ડ) રૂલ ૨૦૦૨  
ના નિયમ ૬(૨) અને ૮(૬)ની જોડવાદખી સાથે વધારા લેવા સ્થાપ અને જંગમ મિલકતોની ઇ-દરમિયાન દેવાણ યોજોની નોટિસ.

અમલી જાહેર જનતાને સામાન્યપણે અને સ્પષ્ટકર્ત(ઓ) અને જામીનદાર (ઓ) ને વિશેષપરખે નોટિસ આપવામાં આવેછે કે નીચે દર્શાવેલ સ્થાપર અને જંગમ મિલકતો જે બેન્ક ઓફ બરોડા (અગાઉની દેવા બેન્ક / અગાઉની વિજયા બેન્ક ), સુરક્ષિત લેણદાર, ને વીરો મુકાદેલા/ચાજ કરાયેલ છે. તેનો કબજો બેન્ક ઓફ બરોડા(અગાઉની દેવા બેન્ક/અગાઉની વિજયા બેન્ક), સુરક્ષિત લેણદાર, નાં આધિકૃત અધિકારીઓ લઈ લીધા છે. ને "જ્યા છે, જેમ છે, જે કંઈ છે તેના સાથે" નીચે દર્શાવેલ બેન્કનાં અગત્યોની વસુલાત માટે તા.૨૯/૦૬/૨૦૨૧ ના રોજ વચવામાં આવશે. સ્પષ્ટકર્તઓ/ જામીનદારો/આગાહીદાર/સલામત મિલકતો/આગાહી રકમ/અન્યનું પ્રિમન/ઇ.દરમિયાન તારીખ અને સમય ઇએમડીની રકમ અને નીડ વચવાવાની રકમ વિગેરે નીચે દર્શાવ્યા મુજબ છે.

ક્રમ નં.	શાખા	અણકર્ત/ગીરકર્ત/ જમીનદારની વિગતો	જામીન દોલ રેલી, તકરાર સહિતની મિલકતોનું વર્ણન	કમળનો પ્રકાર	ડીમાન્ડ નોટિસ મુજબ વસુલ કરવાનું સલામત લેણું (૧૩(૨) હેઠળની ડીમાન્ડ નોટિસ ચોકસા પછીને થયેલ વસુલાત બાદ કરીને)	અગત્યની રકમ (રૂ.લાખ માં)	ઇએમડી ની રકમ (રૂ.લાખ માં)	શાખા પ્રવેશક, અધિકૃત અધિકારીનો સંપર્ક નંબર
૧	ગોમતીપુર (ઇન્ડેન્ના ડોન્ક)	પાણલ વિશોભાર્ડ વીરોગામ, ચિરાલભાઈ અરવિન્દભાઈ ભારોડ	દેવાવર મિલકતને નવામ ભાગ અને હિસ્સો જે રહેલીકનો કલેક્ટ નં.બી/પી/૦૩, પાંચમા માળ, શ્રીનંદ સીટી, વિભાગ-૧, બરોડા એસેસ લઈને પાછળ, "ચુ. અધિનગર, રાસોલ, અમદાવાદ-૩૮૨૪૪૮ જે "ચુ. સોલમ ડાયવર્સ" દ્વારા કિલમ કરાયેલ છે તેનું લેનકળા ફ.૮.૪૧ થી છે ને મોજે ગામઃ ગામલ, તા.દસકાંઈ, જિ. અમદાવાદ, રજીસ્ટ્રેશન મિટ્રીક્ટ અંક/દાખલ (અસલાની-૧૧) માં સ્થિત છે.	વાર્તાવિક	તા.૨૦.૦૫.૨૦૧૯ની ૧૩(૨) હેઠળની ડીમાન્ડ નોટિસ મુજબ નોટિસ કરાયેલ ચાજ + કમળની અને અન્ય અગત્યો (૧૩(૨) હેઠળની ડીમાન્ડ નોટિસ ચોકસા પછીને થયેલ વસુલાત બાદ કરીને)	૧૬.૫૦	રૂ.૯.૬૫ લાખ	શ્રી નરેશ પંડિત ૭૮૦૩૭૦૬૧૫૪, શ્રી નરેશ વાળાની ૯૮૦૮૪૪૫૨૮ અને શ્રી સંજીવ સોભાલા ૭૫૭૪૮૮૨૦૩૪

દેવાવર/જંગમ મિલકતને વેચાણ પર ચાકરકરી નાં નિયમાનુસાર ચુકવવા પરનું જીએમટી/ટીડીએસ બરીદદારે ચુકવવાનો રહેશે. વેચાણની વિગતવાર ઘટતો અને નિયમો માટે અગાધી વેબસાઇટ : <https://www.bankofbaroda.in/e-auction.htm> અને <https://ibipai.in> ની લીડ પર જુઓ. ઈચ્યુડનીડેસને ઉપર દર્શાવેલ અધિકૃત અધિકારીશ્રીનાં કોન્ટેક્ટ નંબર પર સંપર્ક કરવો.

દરેક મિલકત માટે બીડ વધારવાની રકમ રૂ.૧૦૦ લાખ સુધી રૂ. ૧૦૦૦૦/-  
'સારફતી કાગલ' અગત્ય અણકર્ત / જમીનદારને ૧૫ દિવસની કમળી નોટિસ.

ઉપર દર્શાવેલ સ્પષ્ટકર્તઓને આથી કલમ ૧૩(૨)ની નોટિસમાં દર્શાવેલ પ્રદેશી રકમ હરાજની તારીખ અગાઉ ચુકવવા જણાવવામાં આવે છે. તેમ કરવામાં કસ્ટ કરશે તો મિલકતની હરાજ / વેચાણ કરાશે અને છે. કોઈ બાકીની રકમ રહેશે ને ચાજ અને અર્થો સંલિપ સ્પષ્ટકર્ત / જામીનદાર / વીરોકર્તા પાસેથી મસુલવામાં આવશે.

તારીખ : ૧૪.૦૬.૨૦૨૧, સ્થાન : અમદાવાદ

અધિકૃત અધિકારી, ડોન્ક



**TERMS AND CONDITIONS :**

<https://www.mstcecommerce.com>

(<https://www.mstcauction.com>)

(<https://www.mstcecommerce.com>) in bidders

Global EMD Wallet. Cheques will not be accepted.

(<https://www.mstcecommerce.com>)

e-Auction Service Provider's website <https://www.mstcecommerce.com>.

1. The Sale will be done by the undersigned through e-auction platform provided at the Website on the date and time mentioned above. The intending

Bidders/Purchasers are requested to register on portal using their mobile number and email-id. Further, they are requested to upload requisite KYC documents.

Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global

EMD Wallet well in advance before the auction time. In case EMD amount is not available in Global EMD Wallet, system will not allow to bid. The registration, verification of KYC documents and

transfer of EMD in wallet must be completed well in advance, before auction. Bidders may give offers either for one or for all the properties. Only after having sufficient EMD in his Wallet, the

interested bidder will be able to bid on the date of e-auction. Bidder's GlobalWallet should have sufficient balance ( $\geq$  EMD amount) at the time of bidding. In case of offers for more than one property

bidders will have to deposit EMD for each property.

2. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through i.e. NEFT/Transfer (After generation of Challan from

NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as Bidders, not depositing the required EMD in his Wallet, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.

The EMD of the unsuccessful bidders will be returned without interest.

3. Platform for e-Auction will be provided by our e Auction service provider MSTC Limited having its Registered office at 225-C, A.J.C. Bose Road, Kolkata-

700020. The intending Bidders/Purchasers are required to participate in the e-Auction process at This Service

Provider will also provide online demonstration/ training on e-Auction on the portal. The Sale Notice containing the General Terms and Conditions of Sale is available/published in the Banks

websites/webpage portal. <https://www.bankofbaroda.in/e-auction.htm>, <https://ibapi.in> and <http://www.mstcecommerce.com>. The intending participants of e-auction may download free of cost,

copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from e-B – IBAPI portal (<https://www.ibapi.in>)

4. The bid price to be submitted shall be equivalent or above the reserve price and during the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted

and by minimum increase in the bid amount given in above table to the last higher bid of the bidders. The property will not be sold below the reserve price set by the Authorized Officer. The bid quoted

below the reserve price shall be rejected. The bidders shall increase their bids in multiples of the amount specified in the public sale notice/Terms and condition of Sale. Unlimited extension of 10

Minutes time will be given in case of receipt of bid in last ten minutes. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the

expiry of ten minutes to the last highest bid, the e-auction shall be closed.

5. Intending Bidders are advised to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.

6. In case of any difficulty or assistance is required before or during e-Auction process they may contact authorized representative of our e-Auction Service Provider (<https://www.mstcauction.com>),

details of which are available on the e-Auction portal.

7. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (On mobile no/ email address given by

them/ registered with the service provider).

8. The successful bidder shall have to deposit 25% [Twenty Five Percent] of the bid amount, less EMD amount deposited, the same day or not later than next working day and the remaining amount

shall be paid within 15 days from the date of confirmation of sale. In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be

forfeited to the Bank and Authorized Officer shall have the liberty conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the

property.

9. Default of Payment: Default of payment of 25% of bid amount (less EMD) on the same day or the next working day as stated above and/ or 75% of balance bid amount within the stipulated time shall

render automatic cancellation of sale without any notice. The EMD and any other monies paid by the successful bidder shall be forfeited by the Authorized Officer of the Bank.

10. Payment of sale consideration by the successful bidder to the Bank will be subject to TDS under Section 194-1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the

time of deposit of remaining 75% of the bid amount.

11. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per Rules. The purchaser shall bear the stamp duties, including those of sale certificate,

registration charges, all statutory dues payable to Government/any authority, Taxes, GST and rates and outgoing, both existing and future relating to properties.

12. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained. The Sale Certificate will be issued only in the name of the successful

bidder.

13. 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. Further



no interest will be paid on the amount deposited during this period. The deposit made by the successful-bidder, pending execution of Sale Certificate, will be kept in non-interest bearing deposit account. No request for return of deposit either in part or full/cancellation of sale will be entertained. In case of stay of further proceedings by DRT/DRAT/High Court or any other Court, the auction May either be deferred or cancelled and persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement or cancellation.

14. The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale/modify any terms and conditions of the sale without any prior notice and without assigning any reason including calling upon the next highest bidder to perform in case the earlier bidder fails to perform.

15. The Intending purchaser can inspect the property on date and time mentioned above at his/her expense. For inspection about the title document & other documents available with the Bank, the intending bidders may contact Bank of Baroda Branch during office hours prior to two days of auction date.

16. The property is being sold on "As is where is", "As is what is" and "Whatever there is" basis and the intending bidders should make their own discreet independent inquiries & verify the concerned Registrar/SRO/Revenue Records/ 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 e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Authorised Officer/ Secured

Creditor shall not be responsible in any way for any third party claims/ rights/ dues other than mentioned above (if any). No claim of whatsoever nature regarding the property put for sale charges/encumbrances over the property or on any other matter etc., will be entertained after submission of the online bid.

17. The Bank does not undertake any responsibility to procure any permission/license, NOC, etc. in respect of the property offered for sale or for any dues like outstanding water/service charges, transfer fees, electricity dues, 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 said property. Successful Bidder has to comply with the provisions of IncomeTax regarding purchase of property & to pay the tax to the authorities as per applicable rates.

18. The sale is subject to confirmation by the Bank.

19. The sale is subject to conditions /Rules/Provisions prescribed in the SARFAESI Act 2002 and Rules framed there under and the conditions mentioned above. For more details if any prospective bidders may contact the authorized officer or Branch Manager. (Contact details given in Sale notice).

20. In case Final Bid amount / Sale consideration of asset under auction is Rs.50.00 lac or above, the successful purchaser shall deduct 1% of the sale price as TDS in the name of the owner of the

Property and remit the same to Income tax Department as per section 194-IA of the Income Tax and only 99% of the sale amount has to be remitted to the Bank within stipulated time. PAN number of

borrower / mortgagor as deductee can be obtained from Branch Manager /Authorized Officer after completion of bidding.

21. GST as per government rules is payable by the purchaser on movable assets, plant & machinery etc.

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All the taxes/GST as per Govt. Rules applicable shall be payable by the purchaser on sale of movable/immovable assets. For detailed terms & Conditions of sale,

Please refer to the link provided in and Also prospective bidders may contact the authorized officer on above mentioned contact nos.

<https://www.bankofbaroda.in/e-auction.htm> <https://ibapi.in>.

**BID INCREASE AMOUNT FOR ALL PROPERTIES UPTO RS. 100.00 LAKHS IS RS. 10000/-**

