ASSET RECOVERY BRANCH-SURAT

बैंक ऑफ़ इंडिया Bank of India BOI
Relationship beyond Banking

5th Floor Bank of India Building , Kanpith, Lalgate, Surat, Gujarat-395003
Mob: 99248 69768

E- AUCTION SALE NOTICE (For Immovable Property under SARFAESI act,2002)

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 proviso to Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002.

DATE & TIME OF E AUCTION : 11.08.2026 | Between : 11 am to 5pm (With Auto extension clause in case of Bid in last 10 minutes before closing)

Name of borrower/guarantor/Owner/Partner /Mortgagor of the property	Complete details of the property to be sold	Details of bank dues as per SARFAESI Notice	Possession	Minimum reserve Price (Rs)	EMD 10% Of Reserve price (Rs. Rounded off)
"Ideal Movers Pvt Ltd (Merged Entity of Ideal Movers Pvt Ltd and Ideal Resources Pvt ltd) (Through its Directors) Shri Nakul Srawan Himatsingka (Director / Guarantor) Mr. Tirthraj Himatsingka (Director / Guarantor) Mr. Raghav Himatsingka (Director / Guarantor) Ideal Financing Corporation Limited (Guarantor) (Through its Directors) Denzong Trading Compani Private Limited (Guarantor) (Through its Directors) Ideal Gymnasium Private Limited (Guarantor) (Through its Director) Through All the Legal Heirs of late Shree Srawan Himatsingka (Director / Guarantor) Mrs Kanak Himatsingka Mrs Ekta Sodhani Mr. Nakul Himatsingka	Immovable Property situated at premises No. 19-B, "Rajiv Apartment" , Flat No 11, 5th Floor, Mandeville Garden, Kolkata - 700019 admeasuring 2093 Sq ft (Super Built up Area) standing in the name of company - M/s Denzong Trading Co. Pvt Ltd . Tenor : Freehold	As per Notice U/s 13(2) Dated 18 November 2022 for Rs. 1,23,39,38,728.50 (Rupees One Hundred Twenty Three Crore Thirty Nine Lacs thirty Eight Thousand Seven Hundred Twenty Eight and Paisa Fifty only) plus further interest and cost incidental expenses etc	Physical Possession	Rs. 2,53,00,000 (Two Crore Fifty Three Lakh only)	Rs. 25,30,000 (Twenty Five Lakh Thirty Thousand only)

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: 1. E-Auction is being held on "as is where is basis", "as is what is basis" and will be conducted "On Line". 2. For downloading further details, Process Compliance and Terms & Conditions, Please visit:- a. https://www.bankofindia.bank.in, b. Website address of our e-Auctions Service Provider - https://baanknet.com Bidder may visit https://baanknet.com 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 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 challan generated on e-Auction Platform, On or before 4:00 PM Date : 11/08/2026 . 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 Step 1 to Step 2 should be completed by bidder well in advance, before e-Auction date., 3. 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. 4.Date of inspection 27.07.2026 from 11.00 am to 4.00 pm with prior appointment of authorized officer contact number mentioned above. 5. Bids shall be submitted through online procedure only., 6. Bidders shall be deemed to have read & understood the terms & conditions of sale & be bound by them., 7. The Bid price to be submitted shall be above the Reserve price & bidders shall improve their further offers in multiples of Rs. 1,00,000/- (Rupees One Lakh only)., 8. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid., 9. 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., 10.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 (75%) 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, 11. 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 contingent situation 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., 12. 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 any body., 13. 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 proceeding at any stage without assigning any reason there for., 14. 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). 15. Th 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., 16. This is also a mandatory notice of 15 days as per provision of the SARFAESI Act to the Borrowers/Guarantors/Mortgagers of the above accounts informing them about holding of sale/Auction aforesaid date.17. The Buyer shall bear the TDS wherever applicable including other statuary dues, registration charges, stamp duty etc.

Place: Surat , Date: 29.06.2026

AUTHORISED OFFICER, BANK OF INDIA
ASSET RECOVERY BRANCH-SURAT