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Bank of Baroda



Branch: Zonal Stressed Assets Recovery Branch, Ahmedabad Zone,
4th Floor, Bank of Baroda Towers, Nr. Law Garden, Ellisbridge, Ahmedabad-380006
Ph. 079-26473154
Email: armahm@bankofbaroda.bank.in

TERMS AND CONDITIONS FOR SALE OF ASSET THROUGH ONLINE E-AUCTION 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 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 immovable properties mortgaged/charged to Bank of Baroda, the Secured Creditor, the Physical Possession of which have been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" 28Sep2026 for recovery of the dues as detailed below due to the Bank of Baroda, Secured Creditor. The particulars of the Borrower/s/Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are provided hereunder –

Sr No.	Name & address of Borrower/s/Guarantor/s	Total Dues.	Description of Properties & Lot No.	Reserve Price, EMD and Bid Increase Amount
1.	1. M/s Ainaj Industries, RS No. 546. Near Prajapati Hostel/Avkar Residency, On Radhanpur - Bhabhar Highway, Radhanpur, Patan 385340 2. Mr. Sureshkumar Dayaram Thakkar (Proprietor) House No. 46, Chamunda Society, College Road, Radhanpur, Patan 385340, Also at Plot No. 26 at RS No. 353/A, Veer Chamunda Society, College Road, Radhanpur, Patan 385340 3. Mr. Vasantkumar Dayaram Thakkar (Guarantor) House Flat No. E-304 (Municipal H.L. No. 25/8/9), Second Floor, E- Wing, Krishna Apartment, Rahpar, District: Kutch 370165. Also at Ainaj krupa, Shreyasnath Society, Ayodhya Puri, Rapar, Kutch 370165 4. Mr. Rajeshkumar Dayaram Thakkar (Guarantor) Plot No. 46, Veer Chamunda Society, College Road, Radhanpur, District: Patan 385340 5. Mr. Dineshkumar Dayaram Thakkar (Guarantor) Residential House Plot No. 31, Rapar Muni. Barough No. 46/15, RS. No: 955/1, Rapar, Kutch 370165 Also at Residential Building No. 8/175, Village Fatehgarh, Taluka Rahpar Kutch 370165 Also at Panchayat Old House No. 339, New Residential House No. 3/28, Village Fatehgarh (Vaniavasi), Taluka Rahpar, Kutch 370165 Also at Near GEB, Behind Power House, Raghunandan Society, Rapar, Kutch 370165 6. Mr. Hiralal Gangaram Thakkar (Guarantor) Market Yard, Radhanpur, District: Patan 385340 7. Mr. Kirtilal Mavjibhai Thakkar (Guarantor) C-28, Lalbag, Radhanpur District: Patan 385340 8. Mr. Pravinkumar Dayaram Thakkar (Guarantor) Residential House (Plot No. 1), Rapar Muni. Barough No. 44/135, RS. No. 955/1 of Rapar (Ward No. 7), Kutch 370165 Also at House No. 114, Ayodhya Puri, Rapar, Kutch 370165 9. Mrs. Chandrikaben Sureshkumar Thakkar (Guarantor) Plot No. 26, Veer Chamunda Society, College Road, Radhanpur, District: Patan 385340 10. Mr. Bhogilal Khimaji Thakkar (Guarantor) Sheri No. 5 Ayodhya Puri, Rapar, Kutch 370165 11. Mr. Sagar Rasiklal Thakkar (Guarantor) Near GEB, Behind Power House, Raghunandan Society, Rapar, Kutch 370165 Also at House No. 26/48, Village Salirika, Taluka Rahpar, Kutch 370165	Rs 25,98,38,352.09 (Rupees Twenty Five Crore Ninety Eight Lakh Thirty Eight Thousand Three Hundred Fifty Two and Nine Paise Only) as on 31.08.2026. (With reference to Demand Notice under section 13(2) Dated: 30.04.2022) (Pending Litigation:- S.A No. 33/2023 filed on 10.10.2022, DRT-2, Ahmedabad)	Lot No. (1.): Exclusive first charge by Registered Mortgage of Residential House No. 46, located at Chamunda Nagar Society, Radhanpur, Dist. Patan, Gujarat – 385340 R.S. No. 353/A, measuring 128.25 Sq. Mtrs, having total built up area 187.60 (GF+FF) Sq. Mtrs in the name of Mr. Sureshkumar Dayaram Thakkar – Proprietor. Common Boundaries: East: Open Plot, West: Internal Road, North: Plot No. 47, South: Plot No. 45. Encumbrance known to the Bank: NIL (Physical Possession) PROPERTY ID:- BARB259920250001 Lot No. (2.): All that Piece and parcel of Immovable Property bearing House Flat No. E-304 (Municipal H.L. No. 25/78/3 Paiki), Second Floor, E- Wing of Krishna Apartment located at Rapar, District: Kutch, adm. 55.20 Sq. Mtrs (as per Sale Deed), in the name of Mr. Vasantkumar Dayaram Thakkar. Common Boundaries: East: Adj. Road, West: Common Lobby & Stairs, North: Adj. Plot of Himmatlal Dharshi Morbia, South: Block No. 302 of Bhavanbhai. Encumbrance known to the Bank: NIL (Physical Possession) PROPERTY ID:- BARB259920250018 Lot No. (3.): All that Piece and parcel of Immovable Property land situated at R.S. No. 983/1 admeasuring 27822.00 Sq. Mtrs (as per Sale Deed) At Village: Fatehgarh, Tal: Rahpar, Dist: Kutch, in the name of Mr. Dineshbhai Dayaram Thakkar. Common Boundaries: East: Agri Land of Mura Jesang Prajapati, West: Agri Land of Vala Dosa Prajapati, North: Agri Land of Hira Mandan Prajapati & Agri Land of Vala Dosa Prajapati, South: Agri Land of Karsan Jaga Prajapati. Encumbrance known to the Bank: NIL (Physical Possession) PROPERTY ID:- BARB259920250016 Lot No. (4.): All that Piece and parcel of Immovable Property Residential House bearing Rapar Muni. No: 45/135 situated in RS. No: 955/1 (Plot No: 1) of Rapar, Dist. Kutch Ward No: 7, "Raghunandan Co. Op. Society", total admeasuring 124.03 Sq. Mtrs. (Built up area 37.00 Sq. Mtr) (as per Sale Deed) in the name of Mr. Pravinkumar Dayaram Thakkar. Common Boundaries: East: 7.50 Mtr. Road, West: Existing Village Road (Gada Marg), North: Adj. Govt Open Land, South: Adj. Plot No. 2 Encumbrance known to the Bank: NIL (Physical Possession) PROPERTY ID:- BARB259920250022	Reserve Price: Rs. 23,85,000/- EM D: Rs. 2,38,500/- Bid Inc.: Rs. 1,00,000/- Reserve Price: Rs. 5,35,500/- EM D: Rs. 53,550/- Bid Inc.: Rs. 10,000/- Reserve Price: Rs. 1,12,50,000/- EM D: Rs. 11,25,000/- Bid Inc.: Rs. 1,00,000/- Reserve Price: Rs. 10,80,000/- EM D: Rs. 1,80,000/- Bid Inc.: Rs. 10,000/-





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of sale without any notice. The EMD and any other monies paid by the successful bidder shall be forfeited to the Bank by the Authorised Officer.

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. The successful Auction Purchaser / Bidder shall have to pay applicable GST to Bank on 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 against Authorised officer / Bank.
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 at least two days before auction date.
16. The property is being sold on "As is where is", "As is what is" and "Whatever there is", without recourse 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 encumbrances/ claims/rights/dues. 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. The Authorised Officer/ Secured Creditor shall not be responsible 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 Income Tax regarding purchase of property & to pay the tax to the authorities as per applicable rates.
18. The Authorised Officer will be at liberty to amend/ modify/ delete any of the conditions as may be deemed necessary in the light of facts and circumstances of each case. The Bank / Authorised Officer has the absolute right and discretion 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 assigning any reason. Bidders shall be deemed to have read and understood all the conditions of sale and are bound by the same. No counter-offer/conditional offer/conditions by the bidder and/or successful-bidder will be entertained. Words and expressions used herein above shall have the same meanings respectively assigned to them in SARFAESI Act, 2002, and the Rules framed thereunder.
19. The sale is subject to confirmation by the Secured Creditor Bank.
20. The sale is subject to conditions /Rules/Provisions prescribed in the SARFAESI Act 2002 and Security Interest (Enforcement) Rules, 2002 Rules framed there under and the terms & conditions mentioned above. For more details if any prospective bidders may contact the authorized officer Mr. Albinus Rona, Chief Manager, ZOSARB, Ahmedabad, Mob. No. 6003248708.

Date: 01.09.2026
Place: Ahmedabad

Chief Manager & Authorised Officer
Bank of Baroda

