

बैंक ऑफ़ इंडिया

Bank of India

Relationship beyond banking



BANK OF INDIA

AHMEDABAD ZONAL OFFICE: RECOVERY DEPARTMENT

6TH FLOOR, BANK OF INDIA BUILDING, BHADRA, AHMEDABAD. PHONE:079-66122528,66122530

STAR MEGA E-AUCTION

FOR SALE OF PROPERTIES

SALE NOTICE FOR SALE OF MOVABLE/IMMOVABLE PROPERTIES

DATE AND TIME OF E-AUCTION : 12.11.2026, 11:00 AM TO 06.00 PM WITH AUTO EXTENSION CLAUSE INCASE OF BID IN LAST 10 MINUTES BEFORE CLOSING

E-AUCTION SALE NOTICE FOR SALE OF MOVABLE/IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002
READ WITH PROVISIO TO RULE 8(6) & 6(2), 9(1) 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 Property/ies)
mortgaged/hypothecated/pledged/charged to the bank of India.

The constructive / physical possession of which has been taken by the Authorized Officer of Bank of India (Secured Creditor), will be sold on “As is where is”, “As is what is” and “Whatever there is” basis on 12.11.2026

DESCRIPTION OF THE MOVABLE / IMMOVABLE PROPERTIES WITH NOT KNOWN ENCUMBRANCES IF ANY

1 M/s. Latest Creation Pvt. Ltd. - Directors: Mr. Pradipkumar Gangabishan Periwal & Mr. Rajkumar Gangabishan Periwal and Guarantors Mr. Pradipkumar Gangabishan Periwal, Mr. Krishnakumar Gangabishan Periwal & Mr. Rajkumar Gangabishan Periwal To repay the amount mentioned in the notices being Rs. 27,96,380.49 and further interest & expenses thereon. Authorised Officer: Mr. Raghunath Krovvidi Ahmedabad Main Branch, Ahmedabad. Mob. : 8790903025	EQM of All that piece or parcel of freehold immovable commercial property being shop No. G-33 on 1st floor, Block C/1 admeasuring 511 Sq. Ft. in the scheme known as “The Ahmedabad Madhavapura Market Shops and warehouses co. op. Soc. Ltd.” Which is famously known as “Madhavapura Market” together with proportionate undivided ownership rights title and interest in land and common plot and together with all the rights to use common areas, passages, amenities and facilities along with undivided ownership rights, title and interest in land of scheme known as “Madhavapura Market” constructed on Non-Agricultural land bearing TP scheme No.14, FP No.103 situate, being and lying at mouje village: Dariyapur-kazipur Taluka city now Taluka Asarwa in the district Ahmedabad-6 (Naroda) in the state of Gujarat owned by Mr. Rajkumar Gangabishan Periwal which is bounded as under per sale Deed:- On or Towards North: Unit No. G-32, On or towards South: Unit No. G-34, On or towards East: Road of the Society, On or towards West: Passage (After Passage Unit No. H31) (Property is under Physical Possession). Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 200090200000033, Bank of India, Ahmedabad Main Branch, Ahmedabad. IFSC Code : BKID0002000	Rs. 33,05,000/- Rs. 3,30,500/-
2 M/s. Rutv Enterprise, Proprietor: Mr. Vijaykumar B. Patel To repay the amount mentioned in the notices being, Rs. 10,21,184.70/- and further interest & expenses thereon. Authorised Officer: Mr. Raghunath Krovvidi Ahmedabad Main Branch, Ahmedabad. Mob. : 8790903025	All that part and parcel of the property owned by Shri Vijaykumar B. Patel being freehold immovable office No.3/2/B admeasuring 24.33 Sq. Meters on 2nd floor together with proportionate undivided share admeasuring 13.71 Sq. Meters in the common land of the scheme known as “Samruddhi Complex” a scheme situated and lying on freehold non agriculture land bearing sub plot No.51/A of Final Plot No.51 of T.P. scheme No.102 allotted in lieu of Revenue Survey No.438 of Mouje Nikol Taluka Asarwa in the District Ahmedabad and Registration Sub District of Ahmedabad-12(Nikol) which is bounded as under: East: Wall of Complex, West : Common Passage, North: Office No.3/2/A, South : Office No.4. (Property is under Physical Possession) Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 200090200000033, Bank of India, Ahmedabad Main Branch, Ahmedabad. IFSC Code : BKID0002000	Rs. 21,36,000/- Rs. 2,13,600/-
3 Mrs. Nasimbanu Mohammed Salim Sheikh and Mohammadsalim Maksudali Shaikh To repay the amount mentioned in the notices being, Rs. 14,19,619.84/- and further interest & expenses thereon. Authorised Officer: Mr. Raghunath Krovvidi Ahmedabad Main Branch, Ahmedabad. Mob. : 8790903025	All that part and parcel of the property owned by Mrs. Nasimbanu Mohammadsalim Maksudali Shaikh being Flat No.B/16 on 4th floor (as per approved plan 3rd floor on hollow plinth) admeasuring 112 square yards i.e.93.64 Square meters (Super Built Up) in Kaki(Kalpuri) Owners Association the scheme famously known as Kaki Apartments constructed on Non Agriculture land bearing city survey No.4745,4746/A,4747/A/paik site and lying at mouje Dariyapur Taluka Asarwa in the Registration District of Ahmedabad and sub district of Ahmedabad-1(City) which is bounded as under:East: Building Margin, West: Block No.C, North: Passage & Flat No.B/15, South: Building Margin. (Property is under Symbolic Possession) Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 200090200000033, Bank of India, Ahmedabad Main Branch, Ahmedabad. IFSC Code : BKID0002000	Rs. 16,00,000/- Rs. 1,60,000/-
4 Ashaben Sanjaybhai Patani and Sagar Sanjaybhai Patani To repay the amount mentioned in the notices being Rs. 20,43,115/- and further interest & expenses thereon. Authorised Officer: Mr. Raghunath Krovvidi Ahmedabad Main Branch, Ahmedabad. Mob. : 8790903025	All that part and parcel of the property owned by Mrs. Ashaben Sanjaybhai Patani & Mr. Sagar Sanjaybhai Patani immovable property being Flat No. 49/490, built up area admeasuring 38.83 sq.meter in the scheme known as Gujarat Housing Board of Bombay Housing land bearing Survey No. 463/1 paiki, situate lying and being as Mouje Asarva (Sim) of Taluka city in the registration district of Ahmedabad & sub district of Ahmedabad- 6 (Naroda) within the state of Gujarat and the said property is bounded as under: East: Open Space & Road, West: Open Space, North: Flat No. 491, South: Flat No. 499. (Property is under Symbolic Possession). Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 200090200000033, Bank of India, Ahmedabad Main Branch, Ahmedabad. IFSC Code : BKID0002000	Rs. 13,60,000/- Rs. 1,36,000/-
5 Vandita Harshadbhai Alias Vandita Nileshbhai Javiya Alias Patel 2) Mr. Nilesh Maganbhai Javiya Alias Patel To repay the amount mentioned in the notices being Rs. 58,72,714.41 + legal expenses and further interest & expenses thereon. Authorised Officer: Mr. Raghunath Krovvidi Ahmedabad Main Branch, Ahmedabad. Mob. : 8790903025	EQM of all that part and parcel of freehold immovable property owned by Mrs Vandita Harshadbhai Bhuvra being Flat No. E/204 , on second floor, admeasuring 175 sq mtrs on 2nd floor, Block E Sorrel flat, Apple woods township together with proportionate applicable undivided share in the land of the scheme known as Sorrel Flat-E-204 situate Sarkhej, Santhal Four Road, Sarkhej Ahmedabad and lying on survey No.325,326/1,326/2,327,328,329,330,331-1 + 2,334,339 in the mouje Sarkhej District of Ahmedabad-4 Paldi within the state of Gujarat which is bounded as under: On or towards East by: Flat No.203, On or Towards West: Open Space, On or towards North by: Flat No.201, On or towards South by: Open Space. (Property is under Symbolic Possession). Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 200090200000033, Bank of India, Ahmedabad Main Branch, Ahmedabad. IFSC Code : BKID0002000	Rs. 67,68,000/- Rs. 6,76,800/-
6 M/s. Chill Air (Partners: Mr. Sanjibvhai K. Darji & Mr. Ronak S. Shah) To repay the amount mentioned in the notices being, Rs. 19,42,227.33/- and further interest & expenses thereon. Authorised Officer: Mr. Ramnaresh Niranjani Nadiad Branch, Ahmedabad. Mob.: 972723739	EQM of Shop situated at Revenue Survey No. 324/1, 324/2, city survey part III City Survey No. 2200 paiki, T.P.S. No. 3, Final Plot No. 71 paiki, Shop No. 15 admeasuring 13.28 sq.mtrs. Indraprasth Complex, Situated at Basement, At Nadiad, District - Kheda in the Names of Mr. Sanjibvhai K. Darji & Mr. Ronak S. Shah. Boundaries of Property: East: Open Space, West:Shop No. 2, North: Open Space, South: Shop No. 16. (Property is under Physical Possession) Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 280090200000033, Bank of India, Nadiad Branch, Ahmedabad. IFSC Code : BKID0002800	Rs. 4,48,000/- Rs. 44,800/-
7 M/s Varmora Engineering (Proprietor- Mr. Sanjaybhai Dipakbhai Varmora To repay the amount mentioned in the notices being, Rs. 6,07,293.30/- and further interest & expenses thereon. Authorised Officer: Mr. Rahul Jindal Vastral Branch, Ahmedabad. Mob. : 9998654348	Hypothecated 5 ton capacity EOT Crane (Including Hoist-1 No., End Carriage-1 Set, Girder-1 No.) lying at Factory Building No. B-60, Dev-1 Industrial Estate, Kathwada, Ahmedabad. (Property is under Physical Possession) Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 205990200000033, Bank of India, Vastral Branch, Ahmedabad. IFSC Code : BKID0002059	Rs. 2,10,000/- Rs. 21,000/-
8 Mrs. Jaya Parashotam Narayani, Mr. Parashotam Narayani To repay the amount mentioned in the notices being Rs. 39,19,920.27/- + legal expenses and further interest & expenses thereon. Authorised Officer: Mr. Arun Kumar Jawahar Chowk Branch, Ahmedabad. Mob. : 6351999476	Equitable Mortgage / Extension of Equitable Mortgage of all that piece and parcel of the immovable property being House No. 7/3 and 7/4 plot area admeasuring about 63.17 sq.meter with construction of 29.15 sq meter on ground floor and 56.70 sq meter on first floor and second floor total construction admeasuring 85.85 sq meter in Gupta ni Chali situate lying and being at mouje Khokhra Mahemdabad T.P.S. No. 24 Ta. Mainnagar in the District of Ahmedabad and Registration Sub District of Ahmedabad- 5 (Narol) and the same is bounded as under: On the North by: Other Property, On the South by: Internal Road, On the East by: House of Purushottambhai Sonani, On the West by: House No. 5. (Property is under Physical Possession). Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 202790200000033, Bank of India, Jawahar Chowk Branch, Ahmedabad. IFSC Code : BKID0002027	Rs. 41,57,000/- Rs. 4,15,700/-
9 Shri Kashyap Gopalbhai Patel To repay the amount mentioned in the notices being Rs. 5,24,52,806.44/- and further interest & expenses thereon. Authorised Officer: Mrs. Chetna S.G. Highway Branch, Ahmedabad. Mob. : 8302955518	All that piece of parcel of immovable property owned by Shri Kashyap Gopalbhai Patel, being land bearing R.S. No.66, Total admeasuring Hec.0-57-64 Sq. Mtrs. Residential usage N.A. land of Mouje Village Kanjari Taluka Nadiad, Dist. Kheda which is bounded as under: East : N.H.228, West : Railway Land, North : Land belonging to Mahendra Patel & Railway, South : R.S. No.65. (Property is under Symbolic Possession). Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 204090200000033, Bank of India, S.G. Highway Branch, Ahmedabad. IFSC Code : BKID0002040	Rs. 6,45,60,000/- Rs. 64,56,000/-

TERMS & CONDITIONS :- (1) The e-auction is conducted by PSB alliance through the **website: <https://baanknet.com/>** (2) To participate in the auction, bidders must register themselves on the website by provide accurate and complete information including their name, address, contact details and other required documents. (3) Bidders must have a valid pan and aadhar card. (4) After successful registration bidder must deposit the earnest money deposit (EMD) as specified for each property. The EMD will be refunded to unsuccessful bidders after the auction. (5) Bidders can place bids on the property during the specified auction period. (6) The highest bidder at the end of the auction period will be the successful bidder and a communication to this effect will be issued through electronic mode which shall be subject to the approval by the authorised officer of the bank. the successful bidder shall deposit 25% of the sale price on the same day or not later than next working day (including the emd already paid), balance amount of the sale price has to be deposited within 15 days from the date of confirmation of sale, failing which the bank shall forfeit the amount already paid/deposited by the purchaser (including EMD) in default of payment property may be offered to the second highest offer/bidder or resold and defaulting purchaser shall not have any claim whatsoever. any statutory and other dues payable and due on the property/ies shall be borne by the buyer. (7) In case sale is not confirmed or set aside on any ground whatsoever, the bidder shall bear all the incidental expenses, if any to the sale and purchaser/bidder shall not be entitled to claim any compensation or damages whatsoever. (8) The interested parties/intending bidder may contact for further details to the authorised officer, bank of india. (9) The decision of the bank/authorized officer regarding sale of property shall be final, binding and unquestionable, the bank reserves its right to cancel/postpone the sale without assigning any reasons. (10) On payment of entire sale price and completion of sale formalities a sale certificate (as per format prescribed in the SARFAESI rule) will be issued to the successful purchaser/bidder. the successful purchasers shall bear all **existing/Previous/ future taxes and Charges, stamp duty, registration fee, incidental expenses** etc. for getting the sale certificate registration. (11) This notice is also a notice to the above borrowers/mortgagors/guarantors under rule 8(6) / 6(2) / 9(1) of the security interest (enforcement) rules-2002. (12) The bidders may participate in e-auction for bidding from their place of choice. internet connectivity shall have to be ensured by bidder himself, bank/service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc. (13) The intending bidders should make discreet inquiries as regards any claim, charge and encumbrances on the property any authority besides the banks charges and should satisfy themselves about the title, extent, quality and quantity of the property before submitting their bid. (14) If the borrower pays the amount dues to the banks in full before the date of sale, auction liable to be stopped/canceled/withdrawn. (15) The sale shall be subject to the conditions prescribed in the security interest (enforcement) rules-2002 and the guidelines of the banks in pursuance of the instructions of govt. of india in this regard. (16) Priority will be given to offer of composite lot and bid for plant and machinery will be considered for sale only if no bid is received for land and building. (17) **The bid price shall be above the reserve price and bidder shall improve their future offer in multiple of Rs. 10,000/-**. (18) If the final bid amount of any lot exceeds rs. 50 lakh, the auction buyer, while making final payment to bank, has to deduct 1% of the sale price of the immovable properties as TDS as per section 194 IA of income tax act & remit it to income tax department in the name of bank of india pan no. **AAACB0472C** & should mandatorily submit challan / taxpayers counterfoil & form 26qb to bank. the buyer shall also bear all other applicable statutory taxes, dues, registration charges, stamp duty, property tax, society charges & all other similar charges etc. (19) In case of any discrepancy between the english version & vernacular language version, the english version will be preferred. (20) **Bidders are advised to exercise caution while submitting the online bids on the day of e-auction. In any case, once the bid has been submitted the bidder(s) is/are bound to amount submitted and no request/communication will be entertained.** (21) As per the registration (Gujarat Amendment) act, 2018, the sale certificate shall be registered in lieu of sale deed. (22) Property inspection will be available for only those properties which are in Physical Possession with the bank.

The borrower / guarantors are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned / sold and balance dues, if any, will be recovered with interest and cost.

Sd/- Authorised Officer, Bank of India