**Shree Co. Operative Bank Ltd. “Henil House” Pratap Road, Dandia Bazar, Vadodara-390001**

**Sale Notice for Sale of Immovable Properties**

**[See proviso to Rule 8(6) & 9(1)**

**E-Auction Sale Notice for sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) & 9(1) of the Security Interest (Enforcement) Rules, 2002**

The undersigned being authorised officer of the Shree Co. Operative Bank Ltd. has taken over **Physical Possession** of the following properties under Section 13(4) of the SARFAESI Act and Rules. Public at large is informed that e-auction (under SARFAESI Act, 2002 and Rules) of the secured assets mentioned below for realisation of Bank’s dues will be held on “As is where is Basis”, “As is what is basis”, and “Whatever there is Basis”.

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| --- | --- | --- | --- | --- | --- | --- |
| Sr. No. | Name of Borrower(s) & Guarantor(s) and Loan Account No. | Description of Immovable Property/Type of possession | Amount  Outstanding (Rs.) | Reserve Price (in Rs.) | Date of Property Inspection & Time | Auction Date & Time |
| Earnest Money Deposit (in Rs.) |
| Bid Incremental Value (in Rs.) |
| Last Date to deposit EMD |
| (A) | (B) | (C) | (D) | (E) | (F) | (G) |
| 1. | 1. M/s Aatmiya,- a proprietorship firm being  Represented by its Proprietor Shri Paritosh Kanubhai Jaiswal  (No. 1-Borrower) and  2. Mileshbhai Subhashchandra Panchal and  3. Indiraben Kanubhai Jaiswal (No. 2 & 3-Guarantors)  Property Code : MEGHDHANUSH10 | Shop No. G-10, admeasuring 8.8 x 3.23 Sq. Mtrs. i.e. total admeasuring 28.60 Sq. Mtrs. on ground floor in building known as “Meghdhanush Complex”, situated in Shree Hari Premises Owners Co. Op. Hous. Soc. Ltd., bearing Revenue Survey No. 78/2, C.S. No. 1990, moje Jetalpur, Registration Dist. Baroda, Sub-District Vadodara which is bounded : On the East : Shop no. 11, On the West : Shop No. 9, On the North : Common Passage and after that 20 Mtrs. Wide Road, On the South : Parking.  Type of possession: **Physical** | Rs.56,12,360.63 (Rupees Fifty Six Lacs Twelve Thousand Three Hundred Sixty and paise Sixty Three only)  Plus Interest/Charges/  Expenses from 01/03/2025 | Rs. 75,00,000/- | 03/04/2025  From 11.00 a.m. to 2.00 p.m. | 17/04/2025  From  11.00 a.m. to 1.30 p.m. |
| Rs. 7,50,000/- |
| Rs. 2,50,000/- |
| 09/04/2025 |
| 2. | 1. Shri Paritosh Kanubhai Jaiswal  2. Smt. Jagruti Paritosh Jaiswal (No. 1 & 2-Borrowers)  3.Mileshbhai Subhashchandra Panchal and  4. Indiraben Kanubhai Jaiswal (No. 3 & 4-Guarantors)  Property Code : ATMIYA2 | Shop No. 2, admeasuring 15.74 sq. mtrs. built-up and 24.21 Sq. Mtrs. Super built-up and proportionate share in the land admeasuring 120.80 Sq. Mtrs. on ground floor in building known as “Aatmiya Enclave”, situated on land bearing Plot No. C-1 & C-2 admeasuring 116.27 Sq. Mtrs. and 71.02 Sq. Mtrs. and common road admeasuring 89.42 Sq. Mtrs and 89.42 Sq. Mtrs. i.e. total admeasuring 205.69 Sq. Mtrs. and 160.44 Sq. Mtrs. Sq. Mtrs. and construction admeasuring 39.95 Sq. Mtrs. And 39.95 Sq. Mtrs. of Sarvamangal Society, bearing Revenue Survey No. 213/2, T.P Scheme No. 15, F. P No. 92, moje Akota, Registration Dist. Vadodara, Sub-District Vadodara which is bounded: On the East: Shop no. 3, On the West: Shop No. 1, On the North: Owner’s Land, On the South: 18 Mtr. T.P. Road.  Type of possession: **Physical** | Rs.18,69,713.22 (Rupees Eighteen Lacs Sixty Nine Thousand Seven Hundred Thirteen and paise twenty two Only)  Plus Interest/Charges/  Expenses from 01/03/2025 | Rs. 30,00,000/- | 03/04/2025  From 3.00 p.m. to 5.30 p.m. | 19/04/2025  From  11.00 a.m. to 1.30 p.m. |
| Rs. 3,00,000/- |
| Rs. 1,00,000/- |
| 09/04/2025 |  |

For Detailed terms and conditions of the e-auction, intending bidders are advised to visit Bank’s website: [www.shreebankltd.com](http://www.shreebankltd.com). and Service Provider *e-Procurement Technologies Pvt.. Ltd.’s* web portal <https://sarfaesi.auctiontiger.net>

Date: 15/03/2025

Place: Vadodara. Authorised Officer

Shree Co. Operative Bank Ltd., Vadodara

**Terms & Conditions: -**

1. E-Auction is being held on “As is where is Basis”, “As is what is Basis”, and “Whatever there is Basis” and will be conducted “Online”. The auction will be conducted through the Bank’s approved Service Provider *e-Procurement Technologies Pvt. Ltd.* at the web portal <https://sarfaesi.auctiontiger.net> E-auction Tender Document containing online e-auction bid form, Declaration, General Terms and Conditions of online auction sale are available at Bank’s www.shreebankltd.com.
2. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of the property put on auction and claims/rights/dues/affecting the property, prior to submitting their bid.
3. The e-auction advertisement does not constitute and will not be deemed to constitute any committed or any representation of the bank.
4. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer/Secured Creditors shall not be responsible in any way for any third-party claims/rights/dues.
5. Auction Sale will be through online electronic bidding on portal <https://sarfaesi.auctiontiger.net> of *e. Procurement Technologies Pvt. Ltd.* For contact details, pls refer point no. 13 below. Intending bidders should go through terms and conditions of auction on website [www.shreebankltd.com](http://www.shreebankltd.com) of Shree Bank Co. Op. Bank Ltd. and <https://sarfaesi.auctiontiger.net> of *e.Procurement Technologies Pvt. Ltd.*
6. (A) Interested bidders will have to deposit Earnest Money Deposit (EMD) with Bank by 09/04/2025 by RTGS or/Demand Draft/Banker’s Cheque in favour of Shree Co. Op. Bank Ltd. Bidders/Successful Bidders will have to remit EMD/Sale Price by RTGS for Credit of Account No. **115600240310** in the name of **“Sundry Deposit A/c. Auction”** with Shree Co. Operative Bank Ltd., Henil House, Pratap Road, Raopura, Vadodara, IFSC Code: **HDFC0CSHREE**. (Fifth Character is Zero) by quoting Property Code. Those bidders depositing EMD by DD/Banker’s Cheque should draw in favour of Shree Co. Op. Bank Ltd. and mention Property Code on reverse of check with name of bidder and contact number. Bidders intending to participate in auction for both the properties should pay EMD separately for each property.

(B) After payment of EMD, the bidder should furnish details and submit copies of documents to Shree Co-op Bank Ltd within3 working days (i) Details of Demand Draft, Pay Order or UTR No. if amount is remitted by RTGS/Neft, (ii) Pan Card, Identity proof and Address prof, (iii) Bidders name, address, contact no., email id and details of Bank accounts for refund o EMD.

(C) Bidders should register themselves with e. Procurement Technologies Pvt. Ltd.’s portal <https://sarfaesi.auctiontiger.net> to get user ID and password.

(D) EMD will be refunded to unsuccessful bidders within 7 days. No interest will be paid on EMD.

1. Authorized Officer reserves the right to accept or reject any or all bids without assigning any reason whatsoever. All bidders submitting bids will have to submit an irrevocable undertaking that they will not take any legal action against the bank for not accepting the bid nearly because it was highest bid.
2. Authorized Officer reserves the right to postpone or cancel e-auction as also to alter/add the terms and conditions of auction without assigning any reason whatsoever.
3. The property will not be auctioned/sold for consideration below Reserve price. The auction will commence with reserve price plus one incremental bid and the bidders, if they wish, will have to increase the bid in multiple of Rs. 2,50,000/- or Rs. 1,00,000/-. The Bidder submitting the highest bid at the end of auction will be declared successful bidders subject to confirmation by secured creditor.
4. 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. The Earnest Money Deposit (EMD) shall not bear any interest. The Successful Bidder shall have to deposit 25% of the sale price, immediately on acceptance of bid price by the Authorized Officer and the balance of the Sale Price within 15 days of sale or within such extended period as agreed upon in writing and solely at the discretion of the Authorized Officer. 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/rights in respect of the property/amount. Confirmation of successful bidder shall be subject to suit/claim, if any pending against any competent authority, court, tribunal or any Order of such authorities.
5. If the property sought to be sold/transferred is for consideration of Rs. 50,00,000/- or more, the successful bidder will have to pay 1% TDS and submit Form 260B by Challan. The original TDS certificate will have to be deposited with Bank.
6. Transfer, stamp duty and registration charges and other incidental expenses for validating transfers will have to be born by successful bidder. The Sale shall be subject to rules/conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act.
7. For Further details please contact: *e.Procurement Technologies Pvt. Ltd.’s* Mr. Pravin Thevar Mobile No.: 9722778828, email id: pravin.thevar@auctiontiger.net or Bank’s Authorized Officer Mr. Rameshchandra S. Shah, Mobile No. 9825949031, email id: [shreebankltd@gmail.com](mailto:shreebankltd@gmail.com).
8. In the event of No bidder coming forward to participate in auction, the bank is authorized to sell the properties by private deals under the provisions of SARFAESI Act 2002.

Date: 15/03/2025

Place: Vadodara. Authorised Officer

Shree Co. Operative Bank Ltd. Vadodara.

Date: -\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

To,

Authorised Officer,

Shree Co. Op. Bank Ltd.

Henil House, Pratap Road, Raopura

Vadodara-1

Dear Sir,

Subject: Your Public Notice for auction of properties under SARFAESI ACT, 2002

Property Code-\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

I have gone through your advertisement released in \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_(newspaper) on \_\_\_\_\_\_\_\_\_\_\_\_ (date) for auction of properties under SARFAESI ACT, 2002. I have read and understood the terms and conditions of the auction and I accept them. I intend to bid for property bearing Code No. \_\_\_\_\_\_\_\_\_\_\_. I enclose following details/documents: -

1. UTR No. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ of amount of Rs. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ remitted on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
2. DD/Banker’s Cheque No. \_\_\_\_\_\_\_\_\_\_\_\_\_ dated \_\_\_\_\_\_\_\_\_\_\_ for Rs. \_\_\_\_\_\_\_\_\_\_\_
3. Copy of Pan Card, Aadhar Card/Driving License/Election Card, Etc.
4. Cancelled Cheque of Account for refund of EMD.

I am aware that you are entitled to cancel the auction or alter/ modify the terms and conditions of auction at any time without assigning any reasons whatsoever. I irrevocably undertake not to question your decision and to resort to litigation against Bank or its Authorised officer before any forum.

Thanking You,

Yours faithfully

Name of Bidder.

Mob. No.