

## **PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Bandhan Bank Limited in terms of SARFAESI Act' 2002 and rules thereon, will be sold on "As is where is", "As is what is" and "Whatever there is" basis on 12.11.2021 (Date of sale), for recovery of Rs.8,44,69,731 (Rupees Eight Crore Forty Four Lac Sixty Nine Thousand Seven Hundred Thirty One Only) due as on 31.12.2018 along with the further interest thereon with all costs, charges and expenses to the Bandhan Bank Limited, Secured Creditor from M/s. Excel Electric Private Limited (Borrower/Mortgagor) and Mrs. Ulpa Prakash Dave(Director/Guarantor/Mortgagor) and Mr. Prakash Pradhyuman Dave (Director/Guarantor). The reserve price will be Rs.62,46,000/- (Rupees Sixty Two Lakhs Forty Six Thousand Only) and the earnest money deposit (10% of reserve price) will be Rs.6,24,600/- (Rupees Six Lakhs Twenty Four Thousand Six Hundred Only).

### **Description of the Property**

All that piece and parcel of land bearing survey no- 8/1,8/3,11,12/2,14 paiki,15 paiki,16,17,18,19,19/1,27/2,19/2,28, Block no-15 and 16,plot no-41A, Navdurga Industrial Park,MoujeSankarda, Sub District and District Vadodara. (admeasuring about 387.28 Sq.Mtrs) Property in the name of Smt. Ulpa Prakash Dave Mortgagor/Guarantor). Butted And Bounded By: On or towards North – Plot No 41/B. On or towards South – 12.00 Mtrs Road. On or towards East – Plot No 42/A. On or towards South – 9.00 Mtrs Road.

Together with [i] all present and future building, structure of every description which are standing erected or attached to the aforesaid premises or any part thereof and all rights to use common areas and facilities and incidental thereto, together with all present and future liberties, privileges, easements and appurtenances whatsoever to the said premises or any part thereof or usually held, occupied or enjoyed therewith or expected to belong or be appurtenant thereto and [ii] all plant and machineries attached to the earth or permanently fastened to anything attached to the earth, and such movable parts as they may comprised of.

Bandhan Bank Ltd. (Secured Creditor) invites sealed tenders/quotations from the public for purchase of above mentioned property on "As is where is", "As is what is" and "Whatever there is" basis. Sealed tenders/quotations accompanying 10% earnest money in the form of D.D. / Banker's cheque payable in favour of Bandhan Bank Ltd. and other KYC documents can be submitted to the Authorised Officer on or before 05.11.2021 within 4.00 p.m. at Bandhan Bank Ltd, Shop No 7-8, Pancham High Street, Old Padra Road, Opp. Manisha Chowkdi, Vadodara, Gujrat, Pin-390007. The authorized officer reserves the right to accept/cancel any/all tenders/quotations without assigning any reason whatsoever. The intending purchasers should be present before the Authorized Officer when tenders/quotations will be opened at the address mentioned above at 11:00 a.m. on the aforesaid date of sale. The offer of the highest intended party and/or highest offered price shall be opened by Authorized Officer in his presence and may be accepted at the same time. The property can be inspected by the intending purchasers between 25.10.2021 to 28.10.2021 from 11 a.m. to 5 p.m. subject to prior appointment by contacting the Authorised Officer, Mobile No. 9830063050. Tenders/Quotations received late/without earnest money deposit / below reserve price, incomplete, conditional for any reason whatsoever will not be entertained. Once the tender/quotation is accepted, the said highest intended part/purchaser has to deposit immediately 25% of the sale price adjusting the amount of EMD already deposited within 24 hours and balance 75% within 15 days thereafter, failing which the Bank shall forfeit amounts already paid/deposited by the purchaser. In default of payment, the property shall be resold and the defaulting purchaser shall have no claim whatsoever.

Details of any encumbrances, known to the Bandhan Bank Ltd., to which the property is liable: SA 271 of 2019 filed by the borrower pending before the Learned Presiding Officer Debts Recovery Tribunal - II, Ahmedabad.

Sale is subject to confirmation by the secured creditor and the sale certificate will be issued in the name of the purchaser only with a condition mentioned therein, after payment of the entire sale price amount and other taxes/charges, if any. Any/all other statutory dues/rates/taxes/stamp duty/registration fee/miscellaneous expenses / Government dues / dues of any authority etc., on the above property shall have to be borne by the successful party/purchaser exclusively and separately. The authorized officer reserves the right to accept or reject any or all the tenders without assigning any reason whatsoever. In the event of non-happening of sale on the date and time mentioned above, Bank reserves its right for effecting sale on the above properties / assets by private treaty.

Sd/-

**Date : 10.10.2021, Place : Vadodara, Gujarat**

**Authorised Officer, Bandhan Bank Ltd.**