

**Regional Office - Bhuj****Terms & Condition for e-Auction (Ad. News paper Dtd. 22-08-2024)**

Name of Borrower(s) / Guarantor(s)	Total Demand due as per 13(2) – 60 days demand notice Rs.	Name of property owner and description of immovable property	Reserve price Rs. & EMD Rs.	Type of possession
(1) M/s. Pranam Industries (2) Shri Sagar Govind Rudani/Patel (Partner) (3) Shri Govind Jivraj Rudani/Patel (Partner) (4) Smt. Narmadaben Govind Rudani/Patel (Partner) (5) Shri Bharat Dana Patel (Guarantor) (6) Shri Suresh Ravji Chopda (Guarantor) (7) Shri Mohan Petha Patel (Guarantor) (8) Shri Alpesh Pravin Dholu (Guarantor)	₹ 7,70,65,907/- + further interest thereon + costs, other charges & expenses till date of payment, as per 13(2) notice dated 08-02-2017	1. Commercial Property of Pranam Industries at Plot No. 209, R. S. No. 870/paiki, GIDC, Bhuj, Kachchh - 370001. Land Area: 2200.00 Sq. Mtr. Built Up Area: 257.46 Sq. Mtr. (Office Building with boundary packed shed) Bounded by North - Estate Boundary South - Plot No. 210, 212 & 213 East - Plot No. 208 West - 14.00 Mtr. Road	Reserve Price ₹1,01,00,000/- (Rupees One Crore One Lakh Only)  EMD ₹10,10,000/- (Rupees Ten Lakh Ten Thousand Only)	Physical
		2. Commercial Property of Pranam Industries at Plot No. 212, R. S. No. 870/paiki, GIDC, Bhuj, Kachchh - 370001. Land Area: 1187.50 Sq. Mtr. Built Up Area: 223.89 Sq. Mtr. (Building with boundary packed shed) Bounded by North - Plot No. 213 South - Plot No. 210 & 211 East - 14.00 Mtr. Road West - Plot No. 209	Reserve Price ₹66,00,000/- (Rupees Sixty Six Lakh Only)  EMD ₹6,60,000/- (Rupees Six Lakh Sixty Thousand Only)	Physical
		3. Commercial Property of Mohan Petha Patel (Guarantor) at Plot No. 105, R. S. No. 870/paiki, GIDC, Bhuj, Kachchh - 370001. Land Area: 1000.00 Sq. Mtr. Built Up Area: 113.71 Sq. Mtr. (Boundary packed plot with Office Building cum godown) Bounded by North - 14.00 Mtr. Road South - Plot No. 107 East - Plot No. 106 West - Plot No. 104	Reserve Price ₹56,00,000/- (Rupees Fifty Six Lakh Only)  EMD ₹5,60,000/- (Rupees Five Lakh Sixty Thousand Only)	Physical

1. The above described immovable properties under the physical possession of Baroda Gujarat Gramin Bank (Erstwhile Dena Gujarat Gramin Bank) will be sold "As is Where is" and "As is What is" through "Online Electronic Bidding" (e-auction) through the website <https://www.bankeauctions.com> on **11-09-2024 between 14:00 to 16:00**. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings. All interested bidders will have to deposit EMD amount and will get their USER-ID and PASSWORD by contacting service provider M/s. C1 India Pvt. Ltd. Prospective bidder may avail online training on E- auction from the service provider M/s. C1 India Pvt. Ltd.

2. Contact details for M/s. C1 India Pvt. Ltd. is +91-7291981124/25/26 & (1) Mr. Bhavik Pandya – +91 8866682937. Helpline E-mail [gujarat@c1india.com](mailto:gujarat@c1india.com), [shilbu.babu@c1india.com](mailto:shilbu.babu@c1india.com).

**BHUJ REGION**

Baroda Gujarat Gramin Bank, Regional Office, Bhuj, Nr. Shiv Krupa Nagar Gate,  
 College Road, Bhuj-Kutch Pincode 370001 Tele No.(02832) 225137 / 225138 / 221264

Email – [robhuj@barodagujaratrrb.co.in](mailto:robhuj@barodagujaratrrb.co.in), website – [www.bggb.in](http://www.bggb.in)

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3. Last date to submit EMD and KYCs (PAN Card, AADHAR Card, Contact Number, current resident address, email Address) of bidders at Baroda Gujarat Gramin Bank, regional office or Sanskarnagar branch is **09-09-2024**. Interested bidder can spot visit property on **03-09-2024** between **11:00 to 13:00** for inspection.
4. EMD amount has to be deposited by NEFT/RTGS/Online Transfer/DD/Cheque in Account number 76280013201006 IFSC: - BARBOBGBX (in favor of "BGGGB Sanskarnagar Branch"). For more detail kindly contact Baroda Gujarat Gramin Bank, Regional Office - Bhuj (Mo.: -6358839653, Tel:-02832-225137/225138/221264) & Sanskarnagar Branch Manager – 6358839628 & Authorised Officer – 6358839601, email IDs – [sanska@barodagujaratrrb.co.in](mailto:sanska@barodagujaratrrb.co.in), [npa.robhuj@barodagujaratrrb.co.in](mailto:npa.robhuj@barodagujaratrrb.co.in) & [robhuj@barodagujaratrrb.co.in](mailto:robhuj@barodagujaratrrb.co.in).
5. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of **₹25,000/-**. The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful/highest bidder. Sale shall be confirmed in favour of the successful bidder subject to confirmation of the same by the Authorized officer. In case bid is placed during the last 5 minutes of the auction closing time, the closing time will automatically get extended for 5 minutes. Otherwise it will automatically get closed. Highest bidder at the end of auction will be declared as successful bidder by Authorized officer.
6. The bidders are not permitted to withdraw their bids once the EMD is deposited by them. In case of non-participation of bidders in the auction, the EMD shall be forfeited. EMD amount of successful bidder will be adjusted against sale price. Interested bidder can spot visit property with prior appointment of Authorized Officer. EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
7. After Sale, Successful bidder will have to immediately deposit 25% of sale price (including EMD amount) and will have to deposit remaining 75% amount within 15-days, and if fail, bank will confiscate earlier paid/deposited amount. In case of Default in payment of successful bid amount, property will be re-sold and defaulting bidder will not have any claim on property or deposited money.
8. After depositing total sale amount and completion of formalities, Successful buyer will be provided with Sale Certificate as per SARFAESI Act, 2002. All expenses for conveyance, Stamp Duty, GST, Registration Charges, TDS, any statutory dues or penalties etc. as applicable shall be borne by the successful bidder.
9. Buyer will have to pay any Statutory or other dues payable on property. Any offer not fulfilling terms and conditions, will not be accepted. Bank will have all rights to reject any or all offer, or accept offer for one or more property, without giving any reasons.
10. To the best of knowledge and information of the concerned Authorized Office, there is no encumbrance on any property. The Authorized Officer or the Bank shall not be responsible for any charges, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties E-Auctioned. The intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank.
11. For Further queries regarding terms and conditions contact Regional Office - Bhuj or our Sanskarnagar Branch.
12. Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Baroda Gujarat Gramin Bank nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder or vendor in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements/alternatives such as computer, internet connection, power supply, power back-up and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.
13. This e-auction is subject to confirmation by the bank. If the borrowers/ Guarantors pay the total dues to the bank in full before e-auction date, this e-auction will be cancelled without prior notice. Authorized Officer has the absolute right and discretion to accept or reject any bid or adjourn / postpone / cancel the e-auction / modify any terms and conditions of the sale without any prior notice and assigning any reason including calling upon the next highest bidder to perform in case the earlier bidder failing to perform.

Authorised Officer,  
Baroda Gujarat Gramin Bank

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