



BANK OF MAHARASHTRA

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SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

[SEE PROVISION OF

RULE 8(6)]

E - AUCTION : 06.09.2024, Time : 01:00 pm to 05:00 pm

E-Auction Sale Notice (15 days) for Sale of Movable/Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with the 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 Movable/Immovable properties mortgaged/charged to the Bank of Maharashtra (Secured Creditor), the Constructive/Symbolic/Physical Possession of which has been taken by the Authorized Officer of Bank of Maharashtra, will be sold on as ""As is where is, As is what is and whatever there is basis"" on 06.09.2024 (For Sr. No. 1 to 7 i.e From Lot No. 1 to 9), for recovery of dues as mentioned below due to the Bank of Maharashtra (Secured Creditor) from below mentioned borrowers and guarantors. The known encumbrances (if any) along with description of Movable/Immovable properties, reserve price and the EMD are as mentioned in the table.

Sale Notice - Ahmedabad/E-bikray/2024-25/3

Sr. No.	Branch Name / Name and address of Borrowers / Guarantors	Total dues for Recovery of which properties are being sold (Rs.)	Details of the Secured Assets Put for Auction / Sale & Type of Possession with the Bank & Encumbrances	Reserve Price (Value in Lakh)
		Possession Type		EMD Amt. (Value in Lakh) Bid Increase Amt.
1	Branch : Asset Recovery Branch Mr. Ashutosh Rajan, Chief Manager Mob. No.: 8989080944 Borrower / Partners : M/s. Sahaj Diamond 1. Mr. Zaverbhai M Kalathiya (Partner & Guarantor), 2. Mr. Miteshi M Kalathiya (Partner & Guarantor), 3. Mr. Chandubhai M Kalathiya (Partner & Guarantor), 4. Legal Heir of Mr. Mavjibhai Mohanbhai Kalathiya/Patel (Partner & Guarantor), 5. Legal Heir of Mr. Harikrishna Zaverbhai Kalathiya (Partner & Guarantor)	Ledger Balance Rs. 2,51,18,140.51/- plus Unapplied interest plus Penal interest and other charges thereon from 24.05.2021 (less recovery made thereafter)	Lot No. 1) All those pieces & parcel of property furnishing at : Plot No. 5 admeasuring 193.32 sq. mtrs with construction thereon admeasuring 149.15 sq. mtrs at Mangalpara, Rev Survey No. 329 paiki at Botad and recorded at Botad Nagar Palika ward No. 5, Property No. 2418, Tal Botad, Dist- Bhavnagar. Together with all the fixtures, furniture	Rs. 30.10 Rs. 3.01 Rs. 50.000
		Physical Possession	Lot No. 2) All those pieces & parcel of property furnishing at : Plot No. 7 admeasuring 338.47 sq. mtrs with construction thereon admeasuring 259.55 sq. mtrs situated on land bearing Rev survey No. 332/1 paiki at Botad and recorded at Botad Nagar Palika ward No. 5, Property No. 2333, Tal Botad, Dist- Bhavnagar. Together with all the fixtures, furniture	Rs. 57.60 Rs. 5.76 Rs. 50.000
2	Branch : Asset Recovery Branch Mr. Ashutosh Rajan, Chief Manager Mob. No.: 8989080944 Borrower : Mrs. Rinki Shobharam Bania, Mr. Shobharam Ramdev Bania	Ledger Balance Rs. 48,72,270/- plus Unapplied interest plus Penal interest and other charges from 18.08.2022 (Less recovery made thereafter)	Lot No. 3) All those pieces & parcel of property furnishing Registered Mortgage of Plot No. 4, Shiv Park Society, R S No. 50/2, TP No. 3, FP No. 633, Paiki of CS No. 633/A, Mouje Vadodara Kasba, Near Parvati Park, Behind Datt Mandir, Mahadev Talav, Wadi, Vadodara, Gujarat. Together with all the fixtures, furniture	Rs. 27.55 Rs. 2.76 Rs. 20.000
3	Branch : Asset Recovery Branch Mr. Ashutosh Rajan, Chief Manager Mob. No. 8989080944 Borrower : Aarya Construction (Proprietorship Firm of Late Mukeshchandra Yashvantlal Daxini), Mrs. Madhuben Daxini (As Legal Heirs (Mother) of Deceased Proprietor and Guarantor Mr. Mukeshchandra Yashvantlal Daxini of Borrower Firm), Mrs. Purviben Daxini (As Legal Heirs (Wife) of Deceased Proprietor and Guarantor Mr. Mukeshchandra Yashvantlal Daxini of Borrower Firm), Ms. Rutika Daxini (As Legal Heirs (Daughter) of Deceased Proprietor and Guarantor Mr. Mukeshchandra Yashvantlal Daxini Borrower Firm)	Ledger Balance Rs. 85,00,867/- plus Unapplied interest plus Penal interest and other charges from 13/06/2021 (Recovery made by E-Auction on dated 17.01.2023 of Rs. 14,29,000/- One Mortgaged Property sold) (less recovery made thereafter)	Lot No. 4) All those pieces & parcel of property furnishing Vatva, Taluka Vatva, District- Ahmedabad, Survey No. 597/2 admeasuring about 16086 Sq. Mtrs. Survey No. 606 admeasuring about 7386 sq. Mtrs, Survey No. 618 admeasuring about 4553 sq. Mtrs. T.P Scheme No. 80, Final Plot No. 45/1 + 53 + 58/2 total admeasuring about 16830 sq. Mtrs. and Survey No. 607 admeasuring about 16830 sq. Mtrs. and Survey No. 607 admeasuring about 5463 sq. Mtrs, Survey No. 608/3 admeasuring about 608/3 admeasuring about 3237 sq. Mtrs. T.P Scheme No. 80, Final Plot No. 54/1+56 total admeasuring about 22050 sq. Mtrs. N.A Land Block No. C, Flat No. 1305, 13th Floor, carpet area admeasuring about 39.38 sq. Mtrs and wash area admeasuring about 1.06 sq. Mtrs and balcony 1.49 sq. Mtrs and undivided share of land admeasuring about 17.4722 sq. Mtrs. in the scheme of Laxmi Niwas, Constructed and developed by Laxmi Infrastructure. Together with all the fixtures, furniture	Rs. 8.94 Rs. 0.90 Rs. 20.000
		Physical Possession	Lot No. 5) All those pieces & parcel of property furnishing with construction & fixture there being & lying at Factory land and building (total built-up area- 5794.00 Sq. Meter) admeasuring 6446.00 Square Meter situated at Revenue Survey No. 88, Paiki 1 Paiki 1, Aniyari Chokadi, Maliya-Halvad Highway, Village-Rapar, Morbi, Gujarat-363630. Together with all the fixtures, furniture	Rs. 226.83 Rs. 22.69 Rs. 1,00,000
4	Branch : Asset Recovery Branch Mr. Ashutosh Rajan, Chief Manager Mob. No.: 8989080944 Borrower : SilverSun Sanitaryware LLP through its Partner & Guarantor : 1. Mr. Kailashbhai Dayalal Merja, 2. Mr. Nitinbhai Vasharambhai Shanghani, 3. Mr. Ashoknhai Dayabhai Merja, 4. Mr. Ravi Hareeshbhai Kaila, 5. Mr. Divyesh Harjivanbhai Kaila, 6. Mr. Darshan Rameshbhai Kaila, 7. Mr. Chhaganbhai Makasana, 8. Mr. Devraj Chhaganbhai Makasana, 9. Mr. Satishbhai Prabhulal Detroja, 10. Mr. Avcharbhai Savjibhai Makasana,	Ledger Balance Rs. 2,79,89,223/- plus Unapplied interest plus Penal interest and other charges from 18.10.2022 (less recovery made thereafter)	Lot No. 6) All those pieces & parcel of The Plant & Machinery situated in factory at Revenue Survey No. 88, Paiki 1 Paiki 1, Aniyari Chokadi, Maliya-Halvad Highway, Village - Rapar, Morbi, Gujarat- 363630. Together with all the fixtures, furniture	Rs. 21.60 Rs. 2.16 Rs. 20.000
		The Plant & Machinery situated in factory Physical Possession		

	Mr. Ashutosh Rajan, Chief Manager Mob. No.: 8989080944 Borrower : SilverSun Sanitaryware LLP through its Partner & Guarantor : 1. Mr. Kailashbhai Dayalal Merja, 2. Mr. Nitinbhai Vasharambhai Shanghani, 3. Mr. Ashoknhai Dayabhai Merja, 4. Mr. Ravi Hareishbhai Kaila, 5. Mr. Divyesh Harjivanbhai Kaila, 6. Mr. Darshan Rameshbhai Kaila, 7. Mr. Chhaganbhai Makasana, 8. Mr. Devraj Chhaganbhai Makasana, 9. Mr. Satishbhai Prabhulal Detroja, 10. Mr. Avcharbhai Savjibhai Makasana, 11. Mr. Rajeshbhai Mansukhbhai Sherasiya, 12. Mr. Yuvraj Dineshbhai Bavara, 13. Mr. Brajesh Kamleshbhai Raval, 14. Mrs. Lataben Kailashbhai Raval, 15. Ms. Tejasvi Kailashbhai Merja, 16. Ms. Nishita Kailashbhai Merja, 17. Mrs. Prafullaben Darshankumar Kaila, 18. Mrs. Rekhaben Devrajbhai Makasana, 19. Mrs. Pritiben Prakashbhai Hulani	Rs. 2,79,89,223/- plus Unapplied interest plus Penal interest and other charges from 18.10.2022 (less recovery made thereafter) Physical Possession	furnishing with construction & fixture there being & lying at Factory land and building (total built-up area- 5794.00 Sq. Meter) admeasuring 6446.00 Square Meter situated at Revenue Survey No. 88, Paiki 1 Paiki 1, Aniyari Chokadi, Maliya-Halvad Highway, Village-Rapar, Morbi, Gujarat-363630. Together with all the fixtures, furniture	Rs. 226.83 Rs. 22.69 Rs. 1,00,000
		The Plant & Machinery situated in factory Physical Possession	Lot No. 6) All those pieces & parcel of The Plant & Machinery situated in factory at Revenue Survey No. 88, Paiki 1 Paiki 1, Aniyari Chokadi, Maliya-Halvad Highway, Village - Rapar, Morbi, Gujarat- 363630. Together with all the fixtures, furniture	Rs. 21.60 Rs. 2.16 Rs. 20,000
5	Branch : Asset Recovery Branch Mr. Ashutosh Rajan, Chief Manager Mob. No.: 8989080944 Borrower : Itawa Plus Ceramic LLP through its Partner & Guarantor : 1. Narendra Bharatbhai Bavara, 2. Ravinbhai Devkaranbhai Kalola, 3. Mr. Uday Bharatbhai Bhalodiya, 4. Mr. Keval Rajeshbhai Chadmiya, 5. Mr. Rameshbhai Shamjibhai Vadsola, 6. Mr. Kishorbhai Ganeshbhai Aghara, 7. Savan Girishbhai Aghara, 8. Sunilbhai Babubhai Chadamiya, 9. Mrs. Chandrikaben Kalpeshbhai Bhatiya, 10. Mr. Hasmukhbhai Vashrambhai Zalariya	Ledger Balance Rs. 3,97,17,828/- plus Unapplied interest plus Penal interest and other charges from 31.01.2023 (less recovery made thereafter) Physical Possession	Lot No. 7) All those pieces & parcel of property furnishing with construction & fixture there being & lying at Jasmatgadh R.S.No. 448 Paiki 1 & 448 Paiki 2, B/h. Sunbound Ceramic, Near wallcare Tiles Morbi Jetpur Road, Jasmatgarh Taluka & District - Morbi together with factory shed area admeasuring 6381.06 Sq. mtrs. Together with all the fixtures, furniture	Rs. 249.99 Rs. 25.00 Rs. 1,00,000
6	Branch : Asset Recovery Branch Mr. Ashutosh Rajan, Chief Manager Mob. No.: 8989080944 Borrower : Shrushi Manufacturing and Co (Proprietorship Firm of Pravin Khemchand Makwana), Mr. Pravin Khemchand Makwana (Mortgager)	Ledger Balance Rs. 45,43,620/- plus Unapplied interest plus Penal interest and other charges from 31.08.2021 (less recovery made thereafter) Physical Possession	Lot No. 8) All those pieces & parcel of property furnishing Unit No. 31 its admeasuring area 30.62 Sq. mtrs build up area and undivided share of land is 12.55 Sq. mtrs, 4th Floor in the scheme known as Vaibhav Laxmi, lying on Vital Energy Pvt. Ltd., on Survey No. 243A/4, T.P No. 5, final Plot No. 235, City wall Section No. 7, Mouje-Dariyapur-Kazipur, District-Ahmedabad, Sub-district-Ahmedabad-6 (Naroda). Together with all the fixtures, furniture	Rs. 07.72 Rs. 0.78 Rs. 20,000
7	Branch : Asset Recovery Branch Mr. Ashutosh Rajan, Chief Manager Mob. No.: 8989080944 Borrower : M/s. El Sol Energy System through its Proprietor Mr. Minip Madhukar Patel, Mr. Minip Madhukar Patel Proprietor of M/s EL SOL Energy Systems (Borrower, Guarantor and Mortgagor), Mr. Minip Madhukar Patel (Legal Heirs of Deceased Mr. Madhukar Hiralal Patel) (Guarantor)	Ledger Balance Rs. 1,98,76,293/- plus Unapplied interest plus Penal interest and other charges from 06.03.2023 (less recovery made thereafter) Physical Possession	Lot No. 9) All those pieces & parcel of property furnishing lying and being within Registered mortgaged of Commercial property in "Dev Aditya Arcade", Office No. C 206, Revenue Survey No. 254, F. P. No. 23, T P Scheme No. 37, Mouje Thaltej, Ahmedabad in the name of Mr. Minip Madhukar Patel. Together with all the fixtures, furniture	Rs. 57.44 Rs. 5.75 Rs. 50,000

STATUTORY -15- DAYS SALE NOTICE RESPECTIVELY UNDER SARFAESI ACT, 2002

- The auction sale for all properties will be online through website <https://ebkgray.in/eauction-psb> [Contact No. 8291220220, Email : support.ebkgray@psballiance.com] on 06.09.2024 (For Sr No. 1 to 7 i.e Lot No. 1 to 9) from 1:00 PM to 05:00 PM (IST) with unlimited extensions of 5 minutes duration each. Last date of submission of bid/tender with EMD is 05.09.2024 upto 04:00 PM. The intending purchasers can inspect the property/ies with prior appointment at his/her expenses from 29.08.2024 to 30.08.2024 between 12:00 PM to 4:00 PM. For Prior appointment, please contact to the Concerned Branch. Bidders shall improve their offers as mentioned above during online bidding for Property/ies.
- For Detailed terms and conditions of the sale, please refer to the link "http://bankofmaharashtra.in/properties_for_sale" provided in the Bank's website & on E-Bikray Portal (<https://ebkgray.in/eauction-psb>).

Date : 17.08.2024, Place : Ahmedabad

Sd/- Authorised Officer under Sarfaesi Act, 2002, Bank of Maharashtra, Ahmedabad Zone