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Bank of Baroda



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TERMS AND CONDITIONS FOR SALE OF ASSET THROUGH ONLINE E-AUCTION UNDER SARFAESI ACT 2002

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with 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 immovable properties mortgaged/charged to Bank of Baroda, the Secured Creditor, the Physical Possession of which have been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 06.10.2026 for recovery of the dues as detailed below due to the Bank of Baroda, Secured Creditor from the Borrower(s) & the Guarantor(s). The particulars of the Borrower/s/Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are provided hereunder --

Sr No.	Name & address of Borrower/s/Guarantor/s	Total Dues.	Description of Properties & Lot No.	Reserve Price, EMD and Bid Increase Amount
1.	1. M/s. Ishwar Oil Mill (Partnership Firm) (Borrower/Mortgagor), Plot No.99, GIDC II, Jamwadi, Gondal, Dist. Rajkot-360311, 2. Legal Heir of Late Rameshbhai Jadhavbhai Gamdha (Partner/Mortgagor) A. Smt. Jignaben Rameshbhai Gamdha (Wife), B. Ms. Binaben Rameshbhai Gamdha (Daughter), C. Minor Ms. Kajalben Rameshbhai Gamdha (Daughter), D. Minor Mr. Parth Rameshbhai Gamdha (Son) (Both Through Guardian Smt. Jignaben Rameshbhai Gamdha) All residing at Plot No.82, Sanket Park Street No.2, Nr. Satyam Party Plot, Nana Mava Road, Rajkot -360001, 3. Shri Ashokbhai Nanjibhai Gamdha (Partner/Mortgagor) "Ishwar Krupa" Jay Sardar Residency, Gundala Road, Opp. Gangotri School, Gondal-360311, 4. Shri Ketanbhai Nanjibhai Gamdha (Guarantor/Mortgagor) Second Floor, Flat No. 201, Back Bone Commercial Cum Residency, Opp. Dreamland, Back Bone Main Road, Rajkot 360004, also at, Pradhyuman Park, Block No. 4, "Ishwar Krupa", Satyasai Hospital Road, Rajkot - 360005, 5. Shri Bababhai Karamshibhai Khunt (Guarantor/Mortgagor) Village: Chandali, Ta. Lodhika, Dist: Rajkot - 360035, 6. Shri Nanjibhai Jadhavbhai Gamdha (Guarantor/Mortgagor) Village: Abhepar, Ta: Lodhika, Dist: Rajkot - 360035, 7. Shri Raghavbhai Shivabhai Amipara (Guarantor/Mortgagor) Rameshwor Park, Street No. 2, Opp. Jithariya Hanuman, Mavdi Road, Rajkot-360001, 8. Shri Dineshbhai Jadhavbhai Limbasiya (Guarantor/Mortgagor) Patel Park, Street No.1, Pedak Road, Nr Dargah, Rajkot-360003.	Rs. 35,03,41,980.61 (Rupees Thirty Five Crore Three Lakh Forty One Thousand Nine Hundred Eighty and Sixty one Paisa Only) as on 29.08.2026. (With reference to Demand Notice under section 13(2) Dated: 28.10.2021) (Pending Litigation:- S.A No. 729/2022 filed on 14.11.2022, DRT-2, Ahmedabad)	Lot No. (1): Immovable property consisting of Factory Shed situated at Plot No. 98 in the Gondal-II Industrial Estate consisting of R.S No. 54/p & 53/p land adm 1870.50 Sq. Mtrs or thereabout within the Village limits of Jamwadi, Taluka- Gondal, and District Rajkot in the name of M/s. Ishwar Oil Mill, Partnership firm (Borrower). Common Boundaries: East: Plot No. 99, West: Plot No. 97, North: 14 Mtrs. Wide Road, South: GIDC Boundary. Encumbrance known to the Bank: NIL (Physical Possession) Property Id:- BARB259920240011	Reserve Price: Rs. 1,55,00,000/- EM D: Rs. 15,50,000/- Bid Inc.: Rs. 1,00,000/-
			Lot No. (2): Immovable property consisting of Factory Shed situated at Plot No. 94 (adm. 2040.39 Sq. Mtrs) & Plot No. 95 (adm. 2068.93 Sq. Mtrs) in the Gondal-II Industrial Estate consisting of (R.S No. 54/p, 53/1/p & 55/1/p) & (R.S No. 54/p, 53/1/p), Total area adm. 4109.32 Sq. Mtrs within the Village limits of Jamwadi, GIDC-II, Tal-Gondal, Dist-Rajkot in the Name of M/s. Ishwar Oil Mill, Partnership firm (Borrower). Common Boundaries: For Plot No. 94: East: Estate Boundary & Plot No. 95/p, West: 14 Mtrs. Wide Road & Plot No. 93/p, North: Plot No. 95/p & 14 Mtrs. Wide Road, South: Estate Boundary, For Plot No. 95: East: Estate Boundary & Plot No. 96/p, West: 14 Mtrs. Wide Road & Plot No. 94/p, North: Plot No. 96 & 14 Mtrs. Wide Road, South: Plot No. 94 & Estate Boundary. Encumbrance known to the Bank: NIL (Physical Possession) Property Id:- BARB259920240010	Reserve Price: Rs. 3,14,00,000/- EM D: Rs. 31,40,000/- Bid Inc.: Rs. 2,00,000/-





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	Lot No. (3): Immovable Property Consisting of Residential Flat Situated at Kothariya R.S No. 179p2 & 179p3 paiki Residential purpose binkheti plots which are known as "Ashopalav Park-2", paiki "Ashopalav Heritage", building on Plot No. 90 to 92 total land Sq. Mtrs 413-23 paiki on 3rd Floor, Flat No. 302, Built up area 50.60 Sq. Mtrs (Sq. Ft 544-45) of Village Kothariya within the sub-district and District Rajkot in the name of Late Shri Rameshbhai Jadavbhai Gamdha (Partner). Common Boundaries: East: Flat No. 301, West: Margin space thereafter 7-50 Mtr. Wide Road, North: Entrance of this flat in common passage and Flat No. 303, South: Margin space thereafter 9-00 Mtr. Wide Road. Encumbrance known to the Bank: NIL (Physical Possession) Property Id:- BARB259920240019 Lot No. (4): Immovable Property Consisting of Residential Flat Situated at Kothariya R.S No. 179p2 & 179p3 paiki Residential purpose binkheti plots which are known as "Ashopalav Park-2", paiki "Ashopalav Heritage", building on Plot No. 90 to 92, total land Sq. Mtrs 413-23 paiki on 3rd Floor, Flat No. 303, Built up area 48.489 Sq. Mtrs (Sq. Ft 521-74) of Village Kothariya within the sub-district and District Rajkot in the name of Late Shri Rameshbhai Jadavbhai Gamdha (Partner). Common Boundaries: East: Flat No. 304, West: Margin space thereafter 7-50 Mtr. Wide Road, North: Margin space thereafter 12-00 Mtr. Wide Road, South: Entrance of this flat in common passage and Flat No. 302. Encumbrance known to the Bank: NIL (Physical Possession) Property Id:- BARB259920240020 Lot No. (5): Immovable Property Consisting of Residential Flat Situated at Kothariya R.S No. 179p2 & 179p3 paiki Residential purpose binkheti plots which are known as "Ashopalav Park-2", paiki "Ashopalav Heritage", building on Plot No. 90 to 92, total land Sq. Mtrs 413-23 paiki on 4th Floor, Flat No. 402, Built up area 53.00 Sq. Mtrs (Sq. Ft 570-28) of Village Kothariya within the sub-district and District Rajkot in the name of Shri Nanjibhai Jadavbhai Gamdha (Guarantor). Common Boundaries: East: Flat No. 401, West: Margin space thereafter 7-50 Mtr. Wide Road, North: Entrance of this flat in common passage and Flat No. 403, South: Margin space thereafter 9-00 Mtr. Wide Road. Encumbrance known to the Bank: NIL (Physical Possession) Property Id:- BARB259920240023	Reserve Price: Rs. 18,50,000/- EM D: Rs. 1,85,000/- Bid Inc.: Rs. 25,000/- Reserve Price: Rs. 16,50,000/- EM D: Rs. 1,65,000/- Bid Inc.: Rs. 25,000/- Reserve Price: Rs. 18,50,000/- EM D: Rs. 1,85,000/- Bid Inc.: Rs. 25,000/-
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Date of E-Auction Time of E-Auction Start Time to End time Date : 06-10-2026 Start Time : 02:00 PM to End Time : 06:00 PM (Unlimited Extension of 10 minutes)	Status of Possession (Constructive /Physical)	Property Inspection Date & Time
	Physical	Date : 22.09.2026 Time: 11:00 AM to 02:00 PM

For detailed terms and conditions of sale, please refer to the link provided in <https://www.bankofbaroda.bank.in/e-auction.htm> and <https://banknet.com> (GST/TDS as per Government Rules applicable shall be payable by purchaser on sale of Movable/Immovable Assets.)

TERMS AND CONDITIONS -

- The Online E-Auction will be held through auction portal website i.e. <https://banknet.com> on the date and time mentioned above with unlimited extension of 10 minutes. The intending bidders / purchasers are required to register through <https://banknet.com> (Buyer Registration - link provided in the home page of the website) by using their mobile number and valid email-id. The intending bidders / purchasers are further required to upload KYC documents and Bank Details. The intending bidders / purchasers can be guided by the Buyer Manual provided in the home page of the auction portal website.

On completion of registration, the intending bidders / purchasers are required to upload KYC documents and Bank account details. Registration and uploading formalities shall be completed well in advance.

On completion of KYC verification, the intending bidders / purchasers may login and make the EMD payment, for EMD payment intending bidder/purchasers can be guided by the buyer manual provided therein after login as buyer. Payment through payment gateway and also by way of creating challans and deposit the amount in the wallet. The payment shall be ensured well in advance before the stipulated time. If the required EMD amount is not held in the buyer Wallet, they are required to participate. Interested bidder may deposit Pre-Bid EMD with <https://banknet.com> Auction portal before the close of e-Auction. The Earnest Money Deposited shall not bear any interest. For refund of EMD of the unsuccessful bidders, the refund will be made by the e-Auction service provider by logging in <https://banknet.com> and by following procedure for refund given in Buyer manual and only after seeking refund online, the refund will be made by the e-Auction service provider. The amount of the unsuccessful bidders will be returned without interest.





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4. While bidding the bidder has to select the property for which offer is submitted from the list mentioned in the above website and/or bidder can directly enter Property ID.

Help Desk

- > For queries contact Number: 8291220220 & email ID support.BAANKNET@psb.alliance.com
- > For Registration and Login and Bidding Rules visit Buyer Manual link provided in the home page of <https://baanknet.com>
- > For auction property related queries, Bidders may contact Bank officials on the contact details given in last para.

STEPS INVOLVED -

- > Register on <https://baanknet.com> using mobile number and email ID.
- > Upload requisite KYC Documents.
- > Pay EMD amount by Payment Gateways and also by Generate challan and transfer EMD amount to bidder's EMD Wallet.
- > Submission of bid shall be through Online mode on the auction date and time.
- > In case of successful Bid, the balance bid amount to be paid as per the terms as mentioned hereunder.

5. The bid price to be submitted shall be equivalent or above the reserve price and during the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and by minimum increase in the bid amount given in the table to the last higher bid of the bidders. The property will not be sold below the reserve price set by the Authorized Officer. The bid quoted below the reserve price shall be rejected. The bidders shall increase their bids in multiples of the amount specified in the public sale notice/Terms and condition of Sale. Unlimited extension of 10 Minutes time will be given in case of receipt of bid in last ten minutes. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed.

6. Intending Bidders are advised to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.

7. After finalization of e-Auction by the Authorized Officer, successful bidder will be informed by our above referred service provider through email on email address registered with the service provider.

8. The successful Auction Purchaser / Bidder shall have to deposit 25% (Twenty Five Percent) of the bid amount (i.e. including EMD amount deposited earlier) immediately on finalization/concluding of Auction i.e. on the same day or not later than next working day. The balance amount of bid purchase price payable shall be paid by the successful Auction Purchaser/Bidder to the Authorized Officer on or before the fifteenth day of confirmation of sale of the property or such extended period as may be agreed upon in writing between the purchaser and the secured creditor, in any case not exceeding three months. In case of failure to deposit the amount as mentioned above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.

9. Default of Payment: Default of payment of 25% of bid amount (less EMD) on the same day or the next working day as stated above and/ or 75% of balance bid amount within the stipulated time shall render automatic cancellation of sale without any notice.

10. The EMD and any other monies paid by the successful bidder shall be forfeited to the Bank by the Authorized Officer.

11. Payment of sale consideration by the successful bidder to the Bank will be subject to TDS under Section 194-1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75% of the bid amount. The successful Auction Purchaser / Bidder shall have to pay applicable GST to Bank on the bid amount.

12. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per Rules. The purchaser shall bear the stamp duties, including those of sale certificate, registration charges, all statutory dues payable to Government/any authority, Taxes, GST and rates and outgoing, both existing and future relating to properties.

13. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained. The Sale Certificate will be issued only in the name of the successful bidder.

14. The Sale Certificate will not be issued pending operation of any stay/ injunction/restraint order passed by the DRT/DRAT/High Court or any other court against the issue of Sale Certificate. Further no interest will be paid on the amount deposited during this period. The deposit made by the successful bidder, pending execution of Sale Certificate, will be kept in non-interest-bearing deposit account. No request for return of deposit either in part or full/cancellation of sale will be entertained. In case of further proceedings to further by DRT/DRAT/High Court or any other Court, the auction may either be deferred or cancelled and persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement or cancellation against Authorized officer / Bank.

15. The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale/modify any terms and conditions of the sale without any prior notice and without assigning any reason including calling upon the next highest bidder to perform in case the earlier bidder fails to perform.

16. The intending purchaser can inspect the property on date and time mentioned above at his/her expense. For inspection about the title document & other documents available with the Bank, the intending bidders may contact Bank of Baroda Branch during office hours prior to at least two days before auction date.

17. The original property is being sold on "As is where is", "As is what is" and "Whatever there is", without recourse basis and the intending bidders should make their own discreet independent inquiries & verify the concerned Registrar/SRO/Revenue Records/ other Statutory authorities regarding the encumbrances and claims/rights/dues/ charges of any authority such as Sales Tax, Excise/GST/Income Tax besides the Bank's charge and shall satisfy themselves regarding the title nature, description, extent, quality, condition, encumbrance, lien, charge, statutory dues, etc over the property before submitting their bids. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third-party encumbrances/ claims/rights/dues. No claim of whatsoever nature regarding the property put for sale charges/encumbrances over the property or on any other will be entertained after submission of the online bid.

18. The Authorized Officer/ Secured Creditor shall not be responsible for any dues like outstanding water/service charges, etc. in respect of the property offered for sale.





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transfer fees, electricity dues, dues to the Municipal Corporation/local authority/Co-operative Housing Society or any other dues, taxes, levies, fees, transfer fees if any in respect of and/or in relation to the sale of the said property. Successful Bidder has to comply with the provisions of Income Tax regarding purchase of property & to pay the tax to the authorities as per applicable rates.

18. The Authorised Officer will be at liberty to amend/ modify/ delete any of the conditions as may be deemed necessary in the light of facts and circumstances of each case. The Bank / Authorised Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without any prior notice and assigning any reason. Bidders shall be deemed to have read and understood all the conditions of sale and are bound by the same. No counter-offer/conditional offer/conditions by the bidder and/or successful-bidder will be entertained. Words and expressions used herein above shall have the same meanings respectively assigned to them in SARFAESI Act, 2002, and the Rules framed thereunder.

19. The sale is subject to confirmation by the Secured Creditor Bank.

20. The sale is subject to conditions /Rules/Provisions prescribed in the SARFAESI Act 2002 and Security Interest (Enforcement) Rules, 2002 Rules framed there under and the terms & conditions mentioned above. For more details if any prospective bidders may contact the authorized officer Mr. Ashutosh Kumar Mishra, Chief Manager, ZOSARB, Ahmedabad, Mob. No.9711393810.

Date: 02.09.2025
Place: Ahmedabad



Chief Manager & Authorised Officer
Bank of Baroda