



Patels Airtemp (India) Limited

Ref. No. : PAT/SD/Regl.-47/2024-2025/27V

Date : 27th May, 2024

To,
BSE Ltd.
Corporate Relation Department
Phiroze Jeejeebhoy Towers,
Dalal Street, Fort,
Mumbai: 400 001

Scrp Code No. 517417 | Script Name: PATELSAI | ISIN: INE082C01024

Dear Sir/Madam,

Sub: Newspapers Publication - Audited Standalone and Consolidated Financial Results of the Company for the Quarter and Year ended on 31st March, 2024

With regard to above subject, we are enclosing herewith copy of newspaper Publication of Audited Standalone and Consolidated Financial Results of the Company for the Quarter and Year ended on 31st March, 2024 in Financial Express (English & Gujarati Edition) on 25th May, 2024.

The above disclosure is available on the Company's website <https://patelsairtemp.com/investors/announcements/>

You are requested to take the aforesaid matters on record.

Thanking You.

Yours faithfully,
For Patels Airtemp (India) Limited

Nikhil M. Patel
Company Secretary & Compliance Officer
(Membership No. A6814)



Encl: As above

Rakanpur Works :
805, 806, 807, 810, Rakanpur 382 722,
Via : Sola - Bhadaj Village, Ta. : Kalol,
Dist. : Gandhinagar, Gujarat, India.
Ph. : +91 2764 286634 / 35, 286480 / 81,
Fax : +91 2764 286301
Email : works@patelsairtemp.com
www.patelsairtemp.com

Dudhal Works :
Survey No. : 100, Gam : Dudhal 382 715
Ta. : Kadi, Dist. : Mehsana, Gujarat, India.
Ph. : +91 2764 286634 / 35, 286480 / 81,
Fax : +91 2764 286301
Email : works@patelsairtemp.com

Regd. Office :
5th Floor, Kalpana Complex,
Nr. Memnagar Fire Station, Navrangpura,
Ahmedabad - 380 009. Gujarat, India.
Ph. : +91 79 27913694 / 95 / 96
Fax : +91 79 27913693
Email : project@patelsairtemp.co.in

ASME "U" / "U2" / "S"
NATIONAL BOARD "NB" / "R"
MEMBER OF : HTRI - USA
ISO 9001 : 2015
ISO 14001 : 2015
ISO 45001 : 2018
CIN NO. L29190GJ1992PLC017801

Bank of Baroda Panchkruva Branch, Dhanlaxmi Building Opposite BMC market, Revdi Bazar, PO Railwaypara Ahmedabad-380002 Gujarat India. Phone no. 079-22141251, 22145710, Mobile No. 997846541, www.bankofbaroda.com

Sale Notice (15 DAYS) For Sale of Immovable Properties
APPENDIX-IV A [See proviso to Rule 6(2) & 8(6)]

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 6 (2) & 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 property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorized Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" for recovery of dues as mentioned below.

Sr/ Lot No.	Name & address of Borrower/ Guarantor/ Mortgagor/s	Give short description of the immovable property with known encumbrances, if any	Dues. As per Demand notice (Less Recovery made after issuance of 15(2) demand notice) Plus interest there on	Reserve Price EMD and Bid Increase Amount.
1	Jitendrabhai Ambalal Solanki (Borrower) Ekataben Jitendrabhai Solanki (Co-borrower)	All that piece and parcels of immovable property bearing residential plot E-11 area admeasuring about 53 sq. mts. CIR S No. 2971/2, 2971/2 part 1, 2971/2/22 situated lying and being at mouja Mansa Tal. Mansa Reg. Dist- Gandhinagar in the name of Jitendrabhai Ambalal Solanki. Boundaries as under: 1. East- Public way 3. North- plot no. 12, South- place of margin	Rs. 7,49,206/- (Rs. Seven lacs fifty nine thousand two hundred six only) as on 20-02-2023 + interest at contractual rate and other expenses minus recovery thereafter, if any Demand Notice as per section 13(2) Dated: 20-02-2023.	Reserve Price: Rs. 10,00,000/- E M D: Rs. 1,00,000/- Bid Inc.: Rs. 10,000/-
2	Jitendrabhai ambalal Solanki (Borrower) Ekataben Jitendrabhai Solanki (Co-borrower)	All that piece and parcels of immovable property bearing residential plot F-10 area admeasuring about 70.71 sq. mts. CIR S No. 2971/2, 2971/2 part 1, 2971/2/22 situated lying and being at mouja Mansa Tal. Mansa Reg. Dist- Gandhinagar in the name of Jitendrabhai Ambalal Solanki. Boundaries as under East: place of margin, West: Public way, North- place of margin	Rs. 8,22,061/- (Rs. Eight lacs twenty two thousand sixty one only) as on 20-02-2023 + interest at contractual rate and other expenses minus recovery thereafter, if any Demand Notice as per section 13(2) Dated: 20-02-2023.	Reserve Price: Rs. 9,50,200/- E M D: Rs. 98,820/- Bid Inc.: Rs. 10,000/-
3	Mis Vastu Aquarium Prop. Jitendrabhai Ambalal Solanki	Above mentioned both properties are also mortgaged to secure facility granted to Mis Vastu Aquarium Prop. Jitendrabhai Ambalal Solanki	Rs. 17,29,354.00/- (Rs. Seventeen lacs Twenty nine thousand three hundred ninety four only) as on 20-02-2023 + interest at contractual rate and other expenses minus recovery thereafter, if any Demand Notice as per section 13(2) Dated: 20-02-2023.	

Date & Time of E auction 12.06.2024 02:00 pm to 06:00 **Status of Possession - Physical**
Property Inspection date & Time 07/06/2024, 11:00 AM to 02:00 PM (by taking prior appointment)

For detailed terms and conditions of sale, please refer to the link provided in <https://www.bankofbaroda.in/e-auction.htm> and <https://ibapi.in>. Also, prospective bidders may contact the authorized officer on Tel No. mentioned above.

This is also a Statutory 15 days Sale Notice under SARFAESI ACT to the Borrower/ Guarantor/ Mortgagor.

The above mentioned borrower / is/ are hereby notified to pay the sum as mentioned in section 13(2) Notice in full before the date of auction, failing which property will be auctioned / sold and balance dues if any will be recovered with interest and cost from borrowers/ guarantors /mortgagor.

Date : 24.05.2024, Place :- Ahmedabad **Chief Manager & Authorised Officer Bank of Baroda**

PNB Housing Finance Limited **APPENDIX-IV-A - E-AUCTION-PUBLIC SALE NOTICE OF IMMOVABLE PROPERTY/IES**

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 PROVISIO TO RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Reg. Off.- 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Phones:011-23357171, 23357172, 23705414, Web:www.pnbhousing.com

BRANCH OFF: 2ND FLOOR, PART I, MEGHA HOUSE, OPP. KOTAK BANK, MITRAKALI LAW GARDEN ROAD, ELLISBRIDGE, AHMEDABAD, GUJRAT - 380006

Notice is hereby given to the public in general and in particular to the borrower(s) and guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-D mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken (as described in Column no-C) by the authorized Officer of PNB Housing Finance Limited/Secured Creditor, will be sold on "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS BASIS" as per the details mentioned below.

Notice is hereby given to borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrower(s)/mortgagor(s) (since deceased) as the case may be indicated in Column no-A under Rule-8(6) & 9 of the Security Interest Enforcement Rules, 2002 amended as on date. For detailed terms and conditions of the sale, please refer to the link provided in www.pnbhousing.com

Loan No. Name of the Borrower/ Co-Borrower/ Guarantor/s/Legal heirs (A)	Demand & Date (B)	Nature of possession (C)	Description of the Properties Mortgaged (D)	Reserve Price (RP) (E)	EMD (10% of RP) (F)	Last Date of Submission of Bid (G)	Bid Increm. Rate (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Known Encumbrance/Court Case if any (K)
HOUAHM/09174/29254 & HOUAHM/0817/41698 Vimal Rameshchandra Shah / Chirag R. Shah / Komalben Chhanghal Shah, B. O., Ahmedabad	Rs. 23,72,855.74 as on date 09.01.2023	(Physical)	501 Rajvi Residency,Near Cadila Bridge, Maninagar, Ahmedabad, Gujarat -380008	Rs. 18,07,900/-	Rs. 1,80,790/-	10.06.2024 04:00 PM	10,00%	29.05.2024 11:30 PM to 04:00 PM	11.06.2024 01:30 PM	NIL/NOT KNOWN

*Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof. ** To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/ claims in respect of above mentioned immovable/secured assets except what is disclosed in the Column No. - K. Further such encumbrances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances.

(1) As on date, there is no order restraining and/or court injunction PNBHFL the authorized Officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties/secured assets and status is mentioned in column no-K (2) The prospective purchaser/bidder and interested parties may independently take the inspection of the property in the proceedings/orders passed etc. if any, stated in column no-K. Including but not limited to the title of the documents of the title pertaining thereto available with the PNBHFL and satisfy themselves in all respects prior to submitting tender/bid application form or making Offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form. (3) Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s) is legally bound to deposit 25% of the amount of sale price, (inclusive of earnest money) on the same day or not later than next working day. The sale may be confirmed in favour of (bidder's) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(3) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the sale consideration amount shall be deposited by the purchaser within 15 days from the date of acknowledgment of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of mandatory period of 15 days mentioned in the sale confirmation letter and the property/secured asset shall be resold as per the provisions of Section 4(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. Mis C1 India Private Limited would be assisting the Authorized officer in conducting sale through an e-Auction having its Corporate Office at Plot No. 58, 3rd Floor, Sector 44, Gurgaon, Haryana 120043 Website - www.bankofindia.com For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate with Mr. Manojkumar Solanki, Mob. No.: 1800 120 8850, E-Mail: auction@pnbhousing.com, is Authorized Person of PNBHFL or refer to www.pnbhousing.com

PLACE:- AHMEDABAD, DATE:- 24.05.2024 **Sd/- AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED**

Patels Airtemp (India) Limited
 Registered Office : 5th Floor, Kalpana Complex, Near Memnagar Fire Station Navrangpura, Ahmedabad - 380009
 CIN : L29190GJ1992PLC017801 E-mail : share@patelsairtemp.com
 Phone : +91-2764286634/35 Fax : +91-2764286301, Website: www.patelsairtemp.com

Extract of Audited Standalone Financial Results for the Quarter and Year ended 31st March, 2024 & Audited Consolidated Financial Results for the Year ended 31st March, 2024
 (Rs. in Lakhs except EPS)

Sr. No.	Particulars	Standalone				Consolidated (Refer Note: 4)	
		Quarter ended	Quarter ended	Year ended	Year ended	Year ended	Year ended
		31-03-2024	31-03-2023	31-03-2024	31-03-2023	31-03-2024	31-03-2023
	Audited	Audited	Audited	Audited	Audited	Audited	
1	Total Income from operations	11,545.10	10,119.13	37,076.17	28,147.85	37,076.17	28,147.85
2	Other Income	104.68	26.44	198.94	132.56	212.12	132.56
3	Total Income (1+2)	11,649.78	10,145.57	37,275.11	28,280.41	37,288.29	28,280.41
4	Profit before Exceptional Items and Tax	662.89	540.06	2,014.11	1,535.80	2,020.74	1,533.84
5	Profit before Tax	662.89	540.06	2,014.11	1,535.80	2,020.74	1,533.84
6	Net Profit for the period	474.33	384.14	1,469.45	1,118.81	1,476.09	1,116.85
7	Total Comprehensive income for the period	483.99	377.67	1,474.38	1,112.50	1,481.01	1,110.54
8	Paid-up Equity Share Capital (Face value of Rs. 10/- each per Share)	547.02	547.02	547.02	547.02	547.02	547.02
9	Earnings Per Share (EPS) of Rs. 10/- each (Not Annualised)						
	1. Basic (Rs.)	8.67	7.14	26.86	21.44	26.98	21.40
	2. Diluted (Rs.)	8.67	7.14	26.86	21.44	26.98	21.40

Notes:

- The above Audited Standalone Financial Results for the Quarter and Year ended 31st March, 2024 and Audited Consolidated Financial Results for the year ended on 31st March, 2024 have been reviewed by the Audit Committee and approved by the Board of Directors in their respective meetings held on 24th May, 2024. The Statutory Auditors of the Company M/s. Parikh & Majumdar (Registration No. 107525W), Chartered Accountants, Ahmedabad have carried out the audit of the above financial results and have issued Audit Reports with Unmodified Opinion on the same.
- The Board of Directors, subject to the approval of the Shareholders in the ensuing Annual General Meeting, have recommended Dividend of Rs. 3.00/- per share of face value of Rs. 10/- each (i.e. 30%) on 54,70,240 Equity Shares of Rs. 10/- each for the financial year ended on 31st March, 2024.
- During the Financial Year 2023-2024, M/s. Patels Airtemp (USA) Inc., a Wholly Owned Subsidiary (WOS/Foreign Entity) of the Company, stands dissolved w.e.f. 11th December, 2023 as per Certificate of Dissolution issued by State of Delaware (USA). Consequently upon the said dissolution, Patels Airtemp (USA) Inc., ceased to be a Subsidiary of the Company. Patels Airtemp (USA) Inc., was not a material subsidiary of the Company. Accordingly the Company has written off Investment in Wholly Owned Subsidiary amounting to Rs. 7.17 Lakhs and Loan to Wholly Owned Subsidiary amounting to Rs. 5.32 Lakhs in the books of accounts during the financial year ended 31st March, 2024.
- "During the Financial Year 2023-2024, M/s. Patels Airtemp (USA) Inc., a Wholly Owned Subsidiary (WOS/Foreign Entity) of the Company, stands dissolved w.e.f. 11th December, 2023 as per Certificate of Dissolution issued by State of Delaware (USA). Consequently upon the said dissolution, Patels Airtemp (USA) Inc., ceased to be a Subsidiary of the Company. Patels Airtemp (USA) Inc., was not a material subsidiary of the Company. In view of the above, the Audited Consolidated Financial Results for the Quarter ended on 31st March, 2024 along with corresponding quarters ended on 31st December, 2023 and 31st March, 2023 have not been published. The Consolidated Financial Results for the year ended on 31st March, 2024 comprises of Audited Financial Results of M/s. Patels Airtemp (India) Limited upto 31st March, 2024 and Audited Financial Results of M/s. Patels Airtemp (USA) Inc., a Wholly Owned Subsidiary (WOS/Foreign Entity) of the Company upto 30th November, 2023."
- The above is an extract of the detailed format of Audited Standalone Financial Results for the Quarter and Year ended on 31st March, 2024 and Audited Consolidated Financial Results for the Year ended on 31st March, 2024 filed with the Stock Exchange under Regulation 33 of SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015. The full format of the said results are available on the Stock Exchange website: www.bseindia.com and on the Company's website: www.patelsairtemp.com.

For and on behalf of the Board For Patels Airtemp (India) Limited
Sd/-
Sanjivkumar N. Patel
Chairman & Managing Director
(DIN: 02794095)

Place : Rakanpur, Dist: Gandhinagar
 Date : 24th May, 2024

Union Bank of India
Sale Notice for Sale of Immovable Properties

Regional Office Surat : Shop No. 432 - 439, Prime Shoppers, Fourth Floor, Udhana - Magdalla Road, Vesu, Surat, Gujarat - 395007, Authorized Officer - Ramavtar Meena - Mo. 88274 33132, Email ID - crdsurat@unionbankofindia.bank

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)&(9) 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 property mortgaged / charged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of Union Bank of India (Secured Creditor), will be sold on "As is where is", "As is what is" and "Whatever there is" on the date mentioned below, for recovery of dues as mentioned hereunder to Union Bank of India from the below-mentioned Borrower(s) & Guarantor(s). The Reserve Price and the Earnest Money Deposit are also mentioned hereunder :

DATE AND TIME OF E-AUCTION - 26-06-2024 (Wednesday) from 12:00 p.m. to 05:00 p.m.

Branch Name, Address & Contact No.	Union Bank of India, Amroli Branch, 134-135, Jeevan Jyoti Society, New Kosad Road, Surat, Gujarat-395006
Name of the Borrower & Guarantor/s :-	Mr. Sing Avadharayan C (Borrower), Mrs. Sing Gitaben (Co- Borrower), Mr. Sunny Rajendar Singh S/o Mr. Rajendar Singh (Guarantor)
Amount due :-	Rs.16,56,944.94 as per demand notice dated 31-07-2023 with further interest, cost & expenses less recovery (if any).
Property No. 1 :	All the piece and parcel of immovable property bearing Plot no. 42 adm 72.00 sq. yards (as per KLP Block no. 29.42 adm 60.22 sq. mts.) with Road/COP adm 46.73 sq. mts. of Aradhana Palace situated at block no. 29 adm 26/042 sq. mts. at Village Jolva Sub-District Palsana District Surat. In the name of Mr. Sing Avadharayan C. Type of Possession - Symbolic possession Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None
Reserve Price - Rs.	11,62,000 Earnest money to be deposited - Rs.1,16,200
Branch Name, Address & Contact No.	Union Bank of India, PALOD Branch, Shop No. G-3, G-4, Ground Floor, JB Raw-House, Kim Station Rd, PO Palod(Kim Char & Rashtha)-394111.
Name of the Borrower & Guarantor/s :-	Mr. Ramesh Gordhanbhai Bhuvra (Borrower), Mr. Sabirali Saiyadali Shaikh (Guarantor)
Amount due :-	Rs.4,53,470.58 as on 31.05.2021 with further interest, cost & expenses from 01.06.2021 less recovery effected thereafter (if any)
Property No. 2 :	All the right, title and interest in Flat No. A-305 admeasuring about 542 sq. ft. situated on the Third Floor of Building No. "A-1" of Gopinathji Residency constructed on land bearing Revenue Survey No-465/2 Paikae and its Block No-750 Paikae 2, Revenue Survey No. 467/1 Paikae and its Block No-753 Paikae 1, Revenue Survey No 467/2 Paikae and 467/3 paikae and its Block No 754 paikae 1 which also bear final Plot No-213 of T.P.Scheme No.66 of Kosad Within District Surat in the name of Ramesh Gordhanbhai Bhuvra. Type of Possession - Physical possession Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None
Reserve Price - Rs.	14,00,000 Earnest money to be deposited - Rs.1,40,000
Branch Name, Address & Contact No.	Union Bank of India, Parvat Patiya Branch, Plot No.2,3,4, I. G. Complex, Ground Floor, Amidhara Society, Aai Mata Road, Surat - 395010.
Name of the Borrower & Guarantor/s :-	Mr. Chirag Chandrakantbhai Patel, Mrs. Falguni Chirag Patel, Mr. Karan Hasmukhbhai Dholakia
Amount due :-	Rs.15,30,030.14 as per demand notice dated 30-05-2022 with further interest, cost & expenses less recovery (if any).
Property No. 3 :	All that Piece and parcel of land bearing Plot No. 364 admeasuring 42.38 Sq. Mt with undivided share of land Road COP admeasuring 23.95 Sq. Mt total admeasuring 66.33 Sq Mt of "Shubh Nandini Residency Vibhag-2" situated at R.S/Block No 250/A,250/B,251,252,253,255/A and 255/B (Consolidated New Block No 250/A) at Village Derod, Sub District Kamrej, District Surat with construction on it and with all internal and external rights in the name of Mr. Chirag Chandrakantbhai Patel. Type of Possession - Symbolic possession Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None
Reserve Price - Rs.	12,12,000 Earnest money to be deposited - Rs.1,21,200
Name of the Borrower & Guarantor/s :-	Kukadiya Ketan Vanmalibhai (Applicant), Mrs. Kukadiya Geetaaben Vanmalibhai (Co-Applicant), Mr. Ranchohbhai S Majiyani (Guarantor)
Amount due :-	Rs.8,84,178.19 as per demand notice dated 10-03-2023 with further interest, cost & expenses less recovery (if any).
Property No. 4 :	All that Piece and parcel of land bearing Plot No. 74 admeasuring 40.18 Sq. Mt, with undivided Share of Land Road COP admeasuring 22.91 Sq. Mt total admeasuring 63.09 Sq. Mt. Mt of Dhara Residency Vibhag-2, Situated at Block No 47/A (As per KLP Block No 47/A/4) at Village Velanja, Sub District Kamrej, District Surat in the name of Mr. Kukadiya Ketan Vanmalibhai & Mrs. Kukadiya Geetaaben Vanmalibhai. Type of Possession - Physical possession Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None
Reserve Price - Rs.	9,80,000 Earnest money to be deposited - Rs.98,000
Name of the Borrower & Guarantor/s :-	Mr. Shankhala Prakash Ratanlal (Borrower), Mrs. Bhamari Devi (Co-Borrower), Mr. Ashok Kumar Mali (Guarantor) S/o- Mr. Khubaji Sonaji Mali
Amount due :-	Rs.8,13,057.69 as per demand notice dated 23-03-2022 with further interest, cost & expenses less recovery (if any).
Property No. 5 :	All that piece and parcel of Land bearing Plot No 320, Admeasuring 46.66 Sq. Yards as per K.J.P Durasti Block No 3/320 Admeasuring 39.01 Sq. Mtrs. with Proportionate undivided mochaite Share of Road and C.O.P.admeasuring 25.68 Sq. Mtrs. in Aradhana Lake Town Vibhag-2 with all appurtenances pertaining thereto standing on land bearing Block No 3 to 10, 12, 19 and 362, consolidated New Block No 3, lying being and situated at Village -Jolva, District - Surat, Sub District Palsana in the name of Mr. Shankhala Prakash Ratanlal. Type of Possession - Physical possession Possession, Details of encumbrances over the property, as known to the secured creditor, if any: None
Reserve Price - Rs.	10,00,000 Earnest money to be deposited - Rs.1,00,000
This may also be treated as notice u/r 8(6) / 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower(s) and guarantor(s) of the above said loan, about the holding of E-Auction Sale on the above mentioned date.	
For detailed terms and condition of the sale, please refer to the link provided in https://www.unionbankofindia.co.in and https://ibapi.in For Registration and Login and Bidding Rules visit https://www.mstccomerce.com/auctionhome/ibapi/index.jsp	
Date : 24-05-2024 Place: SURAT, GUJARAT Authorised Officer, Union Bank of India	

Bank of India **ZONAL OFFICE, VADODARA ZONE:**
 Ellorapark, Subhanpura, Vadodara - 390023. Ph.: (0265) 2396573, 2397032

STAR MEGA E-AUCTION SALE NOTICE FOR SALE OF PROPERTIES 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 provision to Rule 8(6) and Rule 6 (2) of the Security Interest (Enforcement) Rules, 2002 Notice is hereby given to the public in general and in particular to the following Borrower(S) & Guarantor(S) that the below described immovable properties mortgaged/charged to Bank of India (secured creditor), the Symbolic / Physical Possession of which has been taken by the Authorized Officer of Bank of India will be sold on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS" for recovery of respective dues as detailed hereunder against the secured assets mortgaged/charged to Bank of India from the respective Borrower(S) and Guarantor(S). The reserve price and the earnest money deposit is shown there against secured asset. The sale will be done by the undersigned through e-Auction platform provided hereunder.

DATE AND TIME OF AUCTION: 25.06.2024 between 11.00 noon to 05.00 pm (with Auto extension clause in case of bid in last 10 minutes before closing)

Sr. No.	Name of the Borrower/ Guarantor/Owner/Partner/ Mortgagor of the property	Lot No	Details of Property to be Sold	Details of Bank dues as per Notices	Possession	Minimum Reserve Price (Rs. in Lac)	EMD (Rs. in Lac)	Date/Time of E-Auction
KARELIBAUG BRANCH, Kutch Gurjar Sev Samaj Building, Jalaram Marg, Karelibaug, Vadodara, Gujarat-390018. Mobile: 99985 69676								
1	Mr. Akshay Govindbhai Khar and Mrs. Divya Omprakash Khar (Guarantor)	1	Plot No. B/44, Ramdev Nagar, R.S. No. 721, Behind Savita Hospital, Near Sapphire, Goble School, Old Bapod Jakatnaka, Vadodara.	As per Notice U/S 13(2) Dt. 12.06.2023 Rs.13,23,392.90 (Rupees Thirteen Lacs Twenty Three Thousand Three Hundred Ninety Two & Paise Ninety Only) plus further interest and cost incidental expenses etc. - recovery if any	Physical	Rs. 1.12	Rs. 1.12	25.06.2024 11 AM to 5 PM
2	Mr. Rahul Vijaykumar Kharva	2	Plot No. B-1004, Wing-B, 10th Floor of Shivam Tower, Beside Kashivishwanath Temple, Palace Road, Vadodara.	As per Notice U/S 13(2) Dt. 12.06.2023 Rs. 30,54,164.70 (Rupees Thirty Lacs Fifty Four Thousand One Hundred Sixty Four & Paise Seventy Only) plus further interest and cost incidental expenses etc. - recovery if any	Physical	Rs. 25.38	Rs. 2.54	25.06.2024 11 AM to 5 PM
NEW VIP ROAD BRANCH, Ground Floor, Profit Centre, Ranchhod Park Co-op Housing Society Ltd., Amit Nagar Circle, Vadodara, Taluka Vadodara, Dist. Vadodara - 390 018, Mobile: 96382 99801								
3	Mrs. Sushma Bavle	1	Flat No. C-206, Tower-C, Prathna Flats, Nr. Gurukul Vidhyalay & Paragaraj Society, Hami Warasiya Ring Road, Vadodara-390022.	As per Notice U/S 13(2) Dt. 18.02.2022 Rs.7,43,757.35 (Rupees Seven Lacs Forty Three Thousand Seven Hundred Fifty Seven & Paise Thirty Five Only) plus further interest and cost incidental expenses etc. - recovery if any	Physical	Rs. 5.95	Rs. 0.60	25.06.2024 11 AM to 5 PM

The measurement of above property/ies however be verified by bidders at site and also from the revenue records prior to participating in auction.

Terms & Conditions of E-Auction are as under: 1. E-Auction is being held on "as is where is basis", "as is what is basis" and will be conducted "On Line", before submitting bid EMD shall be deposited through NEFT/Found Transfer in working hours on or before 23.06.2024. 2. For downloading further details, Process Compliance and Terms & Conditions, Please visit - a. <https://www.bankofindia.co.in>, b. Website address of our e-Auctions Service Provider - <https://www.mstccomerce.com/auctionhome/ibapi/index.jsp> Bidder may visit <https://www.ibapi.in> where "Guidelines" for bidders are available with educational videos. Bidders have to complete following formalities well in Advance: Step 1: Bidder/Purchaser Registration: Bidder to register on e-Auction Platform (link given above) using his mobile number and email-id, Step 2: KYC Verification: Bidder to upload respective KYC documents. KYC documents shall be verified by e-Auction service provider (may take 2 working days). Step 3: Transfer of EMD amount to Bidder Global EMD Wallet: Online/off-line transfer of fund using NEFT/Transfer, using challan generated on e-Auction Platform. Step 4: Bidding Process and Auction Results: Interested Registered bidders can bid online on e-Auction Platform after completing Step 1, 2 and 3. Please note Step 1 to Step 2 should be completed by bidder well in advance, before e-Auction date. 3. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of properties/ies put on auction and claims/rights/dues/affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding properties put for sale. 4. Date of Inspection 07.06.2024 from 11.00 am to 4.00 pm prior appointment with mentioned respective branches on the contact numbers given against respective branches. 5. Bids shall be submitted through online procedure only. 6. Bidders shall be deemed to have read & understood the terms & conditions of sale & be bound by them.. 7. The Bid price to be submitted shall be above the Reserve price & bidders shall improve their further offers in multiples of Rs. 10,000/- (Rupees Ten Thousand only). 8. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.. 9. 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.. 10. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price including EMD already paid, immediately on acceptance of bid price by the Authorized Officer and the balance of the sale price on or before 15th day of sale. The auction sale is subject to confirmation by the Bank. 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/right in respect of property/amount, 11. Neither the Authorized Officer/Bank nor e-Auction service provider will be held responsible for any Internet Network problem/Power failure/any other technical lapses/failure etc. In order to ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction event.. 12. The purchaser shall bear the applicable stamp duties/Registration fee/other charges, etc. and also all the statutory/non-statutory dues, taxes, assessment charges, etc. owing to any body.. 13. The Authorized Officer/Bank is not bound to accept the highest offer and has the absolute right & discretion to accept or reject any or all offer(s) or adjourn/postpone/cancel the e-Auction or withdraw any property or portion thereof from the auction proceeding at any stage without assigning any reason there for.. 14. The Sale Certificate will be issued in the name of the purchaser(s)/applicant (s) only and will not be issued in any other name(s). 15. The sale shall be subject to rules/conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. Further details/enquiries if any on the terms and conditions of sale can be obtained from the respective branches on the contact numbers given.. 16. This is also a mandatory notice of 30 days as per provision or the SARFAESI Act to the Borrowers/Guarantors/Mortgagors of the above accounts informing them about holding of sale/Auction aforesaid date.

Date: 25.05.2024 - Place: Vadodara **Authorised Officer, Bank of India**

