



Sale notice for the sale of secured asset mentioned hereunder by the **Authorised Officer of The Co-Operative Bank of Rajkot Ltd.** under the **Securitization 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 for the recovery of amount due from borrower/s. Offers are invited by the undersigned in sealed covers for purchase of movable/immovable property, as described hereunder, on 'As Is Where Is Basis', 'As Is What Is Basis' and 'Whatever Is There Is Basis', Particulars of which are given below:-

Loan No. / Borrower(s) / Co-Borrower(s) / Guarantor(s)	Reserve Price EMD and Bid Increase Amount & Possession Date	Description of the Immovable property and Name of Title deed holders
Borrower(s) : Bhut Oil Mill Loan Account No. 008120100000150 Total Loan Outstanding as on 31.03.2025 Rs. 7,48,92,956.80 Demand Notice Dt. 06.09.2021 Rs. 5,04,90,513.80	Reserved Price: Rs. 15,35,000/- EMD Rs. 1,53,500/- Bid Increase Amount Rs. 25,000/- Possession Dt. 26.02.2024 (Physical Possession)	Property of Ramnikhbai Vithalbai Bhut , Gujarat State, Dist. Rajkot, Taluka - Gondal, Village Gondal, Gondal Nagarpalika area, Gondal, Revenue Survey S. No. 420 paikree Acre 1-16 Guntha, N.A. Plots paikree Plot No. 1 to 8, Total land area 4084-88 sq. mt. "Star Shopping Complex", First Floor, Office No. 20, land area 41-86 sq. yd. is equal to 35-00 sq. mt. is equal to 376-74 sq. mt. Bounded as under : East : Shop No. 19, measurement is 09-14 mt. West : Lagu Balcony, measurement is 09-98 mt. North : Lagu Balcony, measurement is 06-01 mt. South : Lagu Balcony, measurement is 01-65 mt.
Borrower(s) : Nikhil Oil Mill Loan Account No. 008120100000151 Total Loan Outstanding as on 31.03.2025 Rs. 1,13,06,292.00 Demand Notice Dt. 06.09.2021 Rs. 78,15,378.00	Reserved Price: Rs. 60,05,000/- EMD Rs. 6,00,500/- Bid Increase Amount Rs. 25,000/- Possession Dt. 26.02.2024 (Physical Possession)	Property of Ramnikhbai Vithalbai Bhut , Gujarat State, Dist. Rajkot, Taluka-Gondal, Village Gondal, Gondal Nagarpalika area, Revenue Survey S. No. 363 paikree, Plot No. 8, Total land area 430-5 sq. yard, (399.99 sq.mt.) Bounded as under : East : Plot No. 7, measurement is 50-00 Sq. Ft. West : Lagu Road, measurement is 50-00 Sq. Ft. North : Plot No. 9-10, measurement is 75-00 Sq. Ft. South : Lagu S. No. 364 paikree property, measurement is 75-00 Sq. Ft.
Borrower(s) : Panthraj Refinary Loan Account No. 008120100000175 Total Loan Outstanding as on 31.03.2025 Rs. 9,63,54,910.60 Demand Notice Dt. 06.09.2021 Rs. 7,91,35,950.60	Reserved Price: Rs. 1,77,20,000/- EMD Rs. 17,72,000/- Bid Increase Amount Rs. 25,000/- Possession Dt. 26.02.2024 (Physical Possession)	Property of Ramnikhbai Vithalbai Bhut , Gujarat State, Dist. Rajkot, Taluka-Gondal, Village Gondal, Gondal Nagarpalika area, Gondal, Bhojapara behind Vokda Revenue Survey S. No. 364 N.A. Plot No. 10, Total land area 457-56 sq. mt. and Plot No. 11, Total land area 467-49 sq. mt. and Plot No. 12, Total land area 472-878 Sq. mt. upper ind, constructed building Bounded as under : Plot No. 10: East : Plot No. 11, measurement is 83-5 Sq. Ft. West : Lagu Road, measurement is 82-6 Sq. Ft. North : Lagu S. No. 363 paikree property, measurement is 60-00 Sq. Ft. South : Lagu Road, measurement is 60-00 Sq. Ft. / Plot No. 11: East : Plot No. 12, measurement is 84-4 Sq. Ft. West : Plot No. 10, measurement is 83-5 Sq. Ft. North : Lagu S. No. 363 paikree property, measurement is 60-00 Sq. Ft. South : Lagu Road, measurement is 60-00 Sq. Ft. / Plot No. 12: East : Plot No. 13, measurement is 85-4 Sq. Ft. West : Plot No. 12, measurement is 84-4 Sq. Ft. North : Lagu S. No. 363 paikree property, measurement is 60-00 Sq. Ft. South : Lagu Road, measurement is 60-00 Sq. Ft.
Borrower(s) : Maa Oil Mill Loan Account No. 008120100000183 Total Loan Outstanding as on 31.03.2025 Rs. 9,17,68,451.80 Demand Notice Dt. 06.09.2021 Rs. 6,18,58,535.80	Reserved Price: Rs. 2,23,20,000/- EMD Rs. 22,32,000/- Bid Increase Amount Rs. 25,000/- Possession Dt. 26.02.2024 (Physical Possession)	Immovable Property of Ramnikhbai Vithalbai Bhut , Gujarat State, Dist. Rajkot, Taluka-Gondal, Village Gomta, Revenue Survey No. 205 paikree Acre 2-00 Guntha and Survey No. 205 paikree Acre 3-35 Guntha, total land area Acre 5-35 Guntha, hector 2-37-75, Paikree N.A. Land area sq. mt. 4047-00, upper industrial building Bounded as under : East : Land of S. No. 205 paiki. West : Our Land of S. No. 205 paiki. North : Land of S. No. 205 paiki. South : Our Land of S. No. 205 paiki
Borrower(s) & Partner(s) / Guarantor(s) and/or Mortgager(s) Nikhil Ramniklal Bhut Lalabhai Raichandbhai Baraiya Rajeshbhai Somaji Baraiya Ramnikhbhai Vithalbai Bhut Kantaben Chandubhai Bhut Jyotshnaben Vithalbai Bhut Hinaben Ramnikhbhai Bhut	Reserved Price: Rs. 16,20,000/- EMD Rs. 1,62,000/- Bid Increase Amount Rs. 25,000/- Possession Dt. 26.02.2024 (Physical Possession)	Immovable Property of Hinaben Ramnikhbhai Bhut , Gujarat State, Dist. Rajkot, Taluka-Gondal, Gondal Nagarpalika Area, Ward No. 2, Sheet no. 167, City Survey No. 3566 paiki land, building known as "Jalaram Plaza-2", 3rd Floor, Flat No. 302 paiki land area 66-46 sq. yd. is equal to 55-57 sq. mt., Built-up area 62-90 sq. mt. Bounded as under : East : Margin Place, S. No. 3567 paiki property. West : Flat No. 302. North : S. No. 3567 paiki property. South : Flat No. 301 paiki space
	Reserved Price: Rs. 16,20,000/- EMD Rs. 1,62,000/- Bid Increase Amount Rs. 25,000/- Possession Dt. 26.02.2024 (Physical Possession)	Immovable Property of Ramnikhbai Vithalbai Bhut , Gujarat State, Dist. Rajkot, Taluka-Gondal, Gondal Nagarpalika area, Ward No. 2, Sheet no. 167, City Survey No. 3566 paiki land, building known as "Jalaram Plaza-2", 2nd Floor, Flat No. 202 paiki land area 66-46 sq. yd. is equal to 55-57 sq. mt., Built-up area 62-90 sq. mt. Bounded as under : East : Margin Place, S. No. 3567 paiki property. West : Flat No. 202 paiki. North : S. No. 3567 paiki property. South : Flat No. 201 paiki
	Reserved Price: Rs. 68,90,000/- EMD Rs. 6,89,000/- Bid Increase Amount Rs. 25,000/- Possession Dt. 26.02.2025 (Physical Possession)	Property of Hinaben Ramnikhbhai Bhut , Gujarat State, Dist. Rajkot, Taluka-Gondal, Gondal Nagarpalika area, Survey No. 364 paiki Acre 6-5 guntha, Gondal City Survey Office Ward No. 2, Sheet No. 200, S. No. 4611 paiki, residential purpose N.A. Plots paiki plot no. 13, land area 474-30 sq. mt. upper open land Bounded as under : East : Plot No. 14, measurement is 86-2 Sq. Ft. West : Plot No. 12, measurement is 85-4 Sq. Ft. North : Lagu S. No. 363, measurement is 60-00 Sq. Ft. South : Lagu Road, measurement is 60-00 Sq. Ft.
	Reserved Price: Rs. 16,50,000/- EMD Rs. 1,65,000/- Bid Increase Amount Rs. 25,000/- Possession Dt. 26.02.2024 (Physical Possession)	Immovable Property of Nikhilbhai Ramnikhbhai Bhut , Gujarat State, Dist. Rajkot, Taluka-Gondal, Gondal Nagarpalika area, Ward No. 2, Sheet no. 167, City Survey No. 3566 paiki land, building known as "Jalaram Plaza-2", 2nd Floor, Flat No. 201 paiki east side part, land area 67-62 sq. yd. is equal to 56-54 sq. mt., Built-up area 64-00 sq. mt. upper constructed residential building Bounded as under : East : Margin Place, C.S. No. 3565 & 3567 paiki property. West : Flat No. 201 paiki. North : Flat No. 202 paiki. South : C.S. No. 3566 paiki property
	Reserved Price: Rs. 73,95,000/- EMD Rs. 7,39,500/- Bid Increase Amount Rs. 25,000/- Possession Dt. 09.06.2022 (Symbolic Possession)	Property of Josnaben Vithalbai Bhut , Gujarat State, Dist. Rajkot, Taluka-Gondal, Village Gondal, Gondal Nagarpalika area, Gondal, City Survey Ward No. 2, Sheet No. 125, City Survey No. 28 paikree N.A. Plots paikree Plot No. 21 Total land area 135-00 sq. mt. equal to 161-4 Sq. Yd, upper constructed residential building Bounded as under : East : Plot No. 20, measurement is 15-00 Sq. Ft. West : Plot No. 22, measurement is 15-00 Sq. Ft. North : Lagu Road, measurement is 9-00 Sq. Ft. South : Plot no. 28, measurement is 09-00 Sq. Ft.
	Reserved Price: Rs. 32,50,000/- EMD Rs. 3,25,000/- Bid Increase Amount Rs. 25,000/- Possession Dt. 09.06.2022 (Symbolic Possession)	Property of Kantaben Chandubhai Bhut , Gujarat State, Dist. Rajkot, Taluka-Gondal, Village Gondal, Gondal Nagarpalika area, Gondal, N. A. S. No. 357 paikree Acre 2-28 Guntha, residential purpose Plots paikree Plot No. 19, Sub-plot No. 19-B, land area 101-65 sq. yd. is equal to 85-00 sq. mt. upper constructed residential building Bounded as under : East : Utar Lagu S. No. 357 paikree property, measurement is 4-25 mt. West : Utar Road, measurement is 4-25 mt. North : Utar Sub-plot No. 19-A, measurement is 20-00 mt. South : Utar Sub-plot No. 19-C, measurement is 20-00 mt.

IMPORTANT INFORMATION REGARDING AUCTION PROCESS	1. Date ,Time & Contact Number of Public Inspection	Dt. 24.04.2025, Thursday between 10.00 am. to 5.00 pm. Authorized Officer - Mo. No. 81286 86953, 93139 26434
	2. Last date for Submission of Bids	On or before 4.00 pm on 27.05.2025, Tuesday
	3. Date, Time & Place of Auction	At 3.00 pm. on 29.05.2025, Thursday at The Co-Operative Bank of Rajkot Ltd., Sahakar Sarita, Panchnath Road, Rajkot - 360 001
	4. Place of Submission of Bids	Authorised Officer, The Co-Operative Bank of Rajkot Ltd Sahakar Sarita, Panchnath Road Branch, Rajkot-360 001

* A bidder may, on his own choice, Participate in the auction by making application in prescribed format which is available alongwith the offer/tender document on the given office address mentioned hereabove. Sale is strictly subject to terms and conditions incorporated in this advertisement and the prescribed Bid / Tender Document as well as **Security Interest (Enforcement) Rules 2002**. This notice is also to be treated as a 30 days' notice under Rule 8(6) and 9(1) of the Security Interest Enforcement Rules, 2002 to the Borrower/Co-Borrower/Guarantor/Mortgagor.

Terms and Conditions of Auction : (1) The Bidder is obliged to exercise full due diligence in all respects, including to inspect each of the details of the property mentioned above on the scheduled date & time. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder can inspect the property in consultation with the dealing official as per the details provided. In case of any difficulty or need of assistance before or during the auction process, may contact authorized officer, M. No.93139 26434 of the Bank. (2) The sale is subject to confirmation by the Authorised Officer. If the borrower/guarantor pays the entire outstanding amount in full before the date of publication of notice for auction or inviting quotation or tender from public, no auction will be conducted. (3) No one have first charge/prior charge under law on the subject property(ies) except Bank as found and known to the Bank. (4) The Bidder shall remit Earnest Money Deposit (EMD) i.e. 10% of reserve price by Banker's cheque / DD / RTGS / NEFT drawn in favour of Authorised Officer, The Co-Operative Bank of Rajkot Ltd along with the bid form in a Sealed Cover addressed to The Authorised Officer, The Co-Operative Bank of Rajkot Ltd upto 4.00 pm on or before **27.05.2025** Please note that, in reference to successful bidder(s), EMD is adjustable against the sale consideration EMD is refundable to the unsuccessful bidder(s). The prospective bidders are also advised to give complete details of their accounts. (5) The highest bid received shall become the base price of auction for the property and the bidders shall be allowed to increase the bids beyond that amount. (6) The successful bidder shall deposit 25% of the bid amount immediately or on end of the next working day of the sale being knocked down in his/her/its favour inclusive of EMD of 10%. The Balance amount shall be paid by the purchaser to the Authorised Officer on or before 15th day from the confirmation of the sale of the immovable / movable property(ies) by Banker's Cheque / DD / RTGS / NEFT drawn in favour of Authorised Officer, The Co-Operative Bank of Rajkot Ltd. (7) The charges / fees payable for conveyance such as stamp duty, registration fee, transfer fee, maintenance charges, electricity charges etc shall be borne by the successful bidder and shall be the sole responsibility of successful bidder only. The Authorised Officer will not be held responsible for any charge, lien, property tax or any other dues to the Government or local body or any other authority in respect of the property under sale. (8) The Authorised officer has the absolute right to accept or reject the bid or adjourn / postpone / cancel the sale/modify any terms and conditions of the sale or withdraw any Property or portion thereof from the auction proceedings at any stage without assigning any reason thereof in case found necessary. (9) The sale certificate shall be issued in the favour of successful bidder on deposit of full bid amount as per the provisions of the Act. No request for inclusion/substitution in the sale certificate of names of any persons other than those mentioned in the bid form shall be entertained. (10) This Notice is also to the Borrower(s) / Guarantor(s) in particular and the public in general. The Borrowers attention is invited to provisions of Sub – section (8) of the section 13 of the Act, in respect of time available, to redeem the secured assets. (11) For detailed terms and conditions of the sale, please refer to www.tcbrl.com