The Mehsana Urban Co-Operative Bank Ltd.

GOTA BRANCH AHMEDABAD

SHOP NO. 15 & 16, OLIVE GREENS

BESIDES VODAPHONE TOWER, NR. GOTA BRIDGE, GOTA AHMEDABAD-382481

[Terms and Conditions for Sale to be uploaded in Bank's website]

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 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, Mortgagor (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of The Mehsana Urban Co-Operative Bank Ltd., Secured Creditor, will be sold with Tenancy Right **on "As is where is basis, As is what is basis, Whatever there is & Without Recourse"** basis for recovery of dues in below mentioned account/s. The details of Borrower(s)/Mortgagor (s)/ Guarantor (s) /Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below -

Date of E – Auction - 16.10.2025
Time of E- Auction – 12.00 PM to 06.00 PM
Possession Type – Symbolic Possession
Property Inspection Date and Time – 13.10.2025 from 10.00 AM to 5.00 PM

Sr /Lot No.	Name & address of Borrower/s / Guarantor/ Mortgagor s	Give short description of the immovable property with known encumbrances, if any (Mortgaged by ______________)	Total Dues.	1.Reserve Price- Rs.___/- 2.Earnest Money Deposit (EMD)– Rs.___/- 3.Bid Increase Amount Rs.____/-

1	Govind Formulation Pvt. Ltd. Director - 1. Alkesbhai Govindbhai Modi 2.Kalpeshkumar Govindbhai Modi Guarantor 1- Chehar Gandabhai Desai 2- Gandabhai Kashmirbhai Rabari 3- Govind Laboratories Pvt. Ltd. Mortgagor Govind Laboratories Pvt. Ltd.	All That Piece And Parcel of Immovable property of Shop No. 26,27,28 (Built up area 88.71 Sq. Mtrs.) on ground floor, together with common amenities and facilities in the scheme known as Emerald constructed on NA Land bearing Final Plot No. 342/1 and 343/9 (Allotted in lieu of city survey no. 3105 admeasuring 1255 Sq. mtrs.) of town Planning scheme no.3 (Varied) situate, lying and being Mouje- Changispur, Ta-Sabarmati and Dist.-Ahmedabad and Registration Sub District- Ahmedabad-3 (Memnagar) Property Owned by M/S. Govind Laboratories Pvt. Ltd.(Secured Assets shall be sold with Tenancy Right) bounded as under. East - Plot Margin and Ramp for Basement West - Common Passage North - Plot Margin and 40 FT T.P.Road South - Ramp for Basement.	Rs. **6,26,73,734.00** plus Interest plus Legal and Other Expenses	Reserve Price – Rs**.7,90,41,000/** Earnest Money Deposit Rs.79,04,100/- Bid Increase Amount – **5,00,000/**
2	Vraj Mercantile Pvt. Ltd. Director - 1. Alkesbhai Govindbhai Modi 2.Kalpeshkumar Govindbhai Modi Guarantor 1- Chehar Gandabhai Desai 2- Gandabhai Kashmirbhai Rabari 3- Govind Laboratories Pvt. Ltd.	All that Piece and Parcel of Immovable property of Shop No. 23,24,25 (Built up area 88.71 Sq. Mtrs.) on ground floor, together with common amenities and facilities in the scheme known as Emerald constructed on NA Land bearing Final Plot No. 342/1 and 343/9 (Allotted in lieu of city survey no. 3105 admeasuring 1255 Sq. mtrs.) of town Planning scheme no.3 (Varied) situate, lying and being Mouje- Changispur, Ta-Sabarmati and Dist.-Ahmedabad and Registration Sub District- Ahmedabad-3 (Memnagar) Property Owned by M/S. Govind Laboratories Pvt. Ltd.(Secured Assets shall be sold with Tenancy Right) bounded as under. East: - Plot Margin and Ramp for Basement West: - Common Passage North: - Plot Margin and 40 FT T.P.Road	Rs. **6,25,93,407.00** plus Interest plus Legal and Other Expenses	

	Mortgagor Govind Laboratories Pvt. Ltd.	South: - Ramp for Basement		
3	R. G. Enterprise Proprietor – Rakeshbhai Chandrakantbhai Modi Guarantor 1. Alkesbhai Govindbhai Modi 2.Kalpeshkumar Govindbhai Modi 3- Govind Laboratories Pvt. Ltd. Mortgagor Govind Laboratories Pvt. Ltd.	All that Piece and Parcel of Immovable property of Shop No. 29,30,31,32,33 (Built up area 206.99 Sq. Mtrs.) on ground floor, together with common amenities and facilities in the scheme known as Emerald constructed on NA Land bearing Final Plot No. 342/1 and 343/9 (Allotted in lieu of city survey no. 3105 admeasuring 1255 Sq. mtrs.) of town Planning scheme no.3 (Varied) situate, lying and being Mouje-Changispur, Ta- Sabarmati and Dist.-Ahmedabad and Registration Sub District- Ahmedabad-3 (Memna gar) Property Owned by M/S. Govind Laboratories Pvt. Ltd.(Secured Assets shall be sold with Tenancy Right) bounded as under. East: - Plot Margin and Ramp for Basement West: - Common Passage North: - Plot Margin and 40 FT T.P.Road South: - Ramp for Basement	Rs. **5,20,43,551.00** plus Interest plus Legal and Other Expenses	
4	Shubham Enterprise Proprietor – Rakeshbhai Chandrakantbhai Modi Guarantor 1. Alkesbhai Govindbhai Modi 2.Kalpeshkumar Govindbhai Modi 3- Govind Laboratories Pvt. Ltd. Mortgagor	All that Piece and Parcel of Immovable property of Shop No. 29,30,31,32,33 (Built up area 206.99 Sq. Mtrs.) on ground floor, together with common amenities and facilities in the scheme known as Emerald constructed on NA Land bearing Final Plot No. 342/1 and 343/9 (Allotted in lieu of city survey no. 3105 admeasuring 1255 Sq. mtrs.) of town Planning scheme no.3 (Varied) situate, lying and being Mouje-Changispur, Ta- Sabarmati and Dist.-Ahmedabad and Registration Sub District- Ahmedabad-3 (Memnagar) Property Owned by M/S. Govind Laboratories Pvt. Ltd.(Secured Assets shall be sold with Tenancy Right) bounded as under. East: - Plot Margin and Ramp for Basement West: - Common Passage	Rs. **4,95,05,930.00** plus Interest plus Legal and Other Expenses	

The Mehsana Urban Co-Operative Bank Ltd.

	Govind Laboratories Pvt. Ltd.	North: - Plot Margin and 40 FT T.P.Road South: - Ramp for Basement		

TERMS & CONDITIONS

1) **The above Secured Assets shall be sold with Tenancy Right on the basis of "As is where is, As is what is, whatever there is and without recourse" and not to be sold below the Reserve Price mentioned as above.**
2) **Before submitting quotation, for the information of said Sale/Auction, its Terms & Conditions, Bid form and procedure of submission of Bid/Offer, please contact on above address or number.**
3) **Before Submitting the Bids, Bidders should satisfy themselves from the Authorized Officers about the rights, title, interest & dues payable by them in respect of the secured assets in question and later on no objection of any kind shall be entertained in this regard.**
4) **To the best of knowledge and information of the Authorised officer, there is no encumbrance in the secured assets except Society Dues, Property Tax & Electricity Charges etc. However, the intending bidders should make their own independent inquiries regarding the encumbrance, title of secured assets put on E-Auction and claims/right/dues/affecting the secured assets prior to submitting their bid. The E-Auction advertisement does not constitute any commitment or any representation of The Mehsana Urban Co. Op. Bank Ltd. The secured assets is being sold with all the existing and future encumbrances whether known or unknown to The Mehsana Urban Co. Op. Bank Ltd The Authorised officer/Secured Creditors shall not be responsible in any way for any third party claims/rights/dues.**
5) **Applicable Stamp Duty/ Additional Stamp Duty/ Transfer and Registration Charges, Fees etc. have to be borne by the purchaser only.**
6) **All statutory/non statutory dues, taxes, rates, assessments, charges, fees, claims etc. pertaining to above secured assets will be the responsibility of the purchaser only.**
7) **Intending Bidders may avail training for online bidding from M/s. E-Procurement Technologies Ltd./Auction Tiger, B-704, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380006 Gujarat (India). Contact Nos.: Mr. Praveenkumar Thevar -9722778828 | 9265562819 | 9265562821 | 9265562818, praveen.thevar@auctiontiger.net or support@auctiontiger.net.**
8) **EMD and KYC should reach the undersigned on or before 29.05.2025 up to 4.30 pm.**
9) **The Bid Price to be submitted shall be above the Reserve Price and bidders shall improve their further offers in multiples of the amount as mentioned in Auction Notice.**
10) **The successful Bidder shall deposit 25% of the Bid amount (Including EMD before Bid) immediately within next working day after sale, if the successful bidder fails to pay 25% amount within the time prescribed herein above, the EMD shall be forfeited without any Notice. After deposit of 25% and thereafter confirming the sale by the Authorised Officer, the Bidder shall have to pay remaining amount i.e. 75% of the bid amount on or before 15 days from the receipt of the acceptance/confirmation letter or within such extended period allowed by the Authorised Officer. If the remaining amount not paid within the time prescribed in the confirmation/acceptance letter, the total amount deposited would be forfeited without any notice and secured assets shall be resold.**
11) **Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT fund transfer to credit of The Mehsana Urban Co. Op. Bank Ltd "Auction EMD (Sec Deposit)Account" No. 001015901500005, IFSC Code: MSNU0000001, for inspection of the secured assets OR any information please contact to Mobile No. 8347015611 & 9898260305, Recovery Department, Head Office, Mehsana.**
12) **The EMD amount of unsuccessful bidder will be returned on closure of the E-Auction/Sale Proceeding. The EMD amount shall not carry any Interest.**
13) **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).**

14) The sale shall be subject to rules/conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
15) In case of stay of sale or Recovery Proceedings by any superior court of Competent Jurisdiction, the auction/sale may either be postponed/cancelled in compliance of such order, without any further notice and persons participating in the auction/sales shall have no right to claim damages, compensation and cost of such postponement/cancellation etc.
16) No person other than intending Bidder/offerer themselves, or their duly Authorised Representative shall be allowed to participate in E-Auction/Sale proceeding. Such Authorisation Letter is required to submit along with Bid Amount.
17) The Borrower Company through its Directors, Guarantors & Mortgagor are also given liberty to participate in the sale so as to fetch maximum value of the property.
18) The sale is subject to confirmation by the Authorised Officer.
19) The Authorised Officer has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction without assigning any reason thereof.
20) It shall be responsibility of the successful bidder to pay 1% T.D.S. of the sale amount under Section 194(1A) of the Income Tax Act & shall submit the proof there of to Authorised officer.

STATUTORY NOTICE:-As per Rule 8(6) read with Rule 9(1) of Security Interest (Enforcement) Rules, 2002.

The present address of the Borrower Company & Residence of Directors, Guarantors & Mortgagor are not known. Hence, this notice also be considered as a 30 days' notice to the Borrower Company its Directors, Guarantors & Mortgagor of the above said outstanding dues about holding of subsequent public auction sale of above secured assets on the above mentioned date & other details.

SPECIAL INSTRUCTION & CAUTION

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither The Mehsana Urban Co Op. Bank Ltd. nor the service provider will be responsible for any lapses/failure (internet failure, power failure etc.) on the part of the vendor in such cases. In order to ward off such contingent situation, the bidders are requested to make all the necessary arrangements/alternatives such as back –up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Sd/-

Date: 15.09.2025 Authorised Officer
Place: Mehsana Under SARFAESI Act, 2002
The Mehsana Urban Co Operative Bank Ltd.