



**શ્રમ રોડ શાખા**  
**Bank of Baroda**  
Besides City Gold Cinema, Ashram Road, Ahmedabad-380009,  
Ph.079 26588177. Email: [ashram@bankofbaroda.com](mailto:ashram@bankofbaroda.com)

**E-AUCTION SALE NOTICE FOR  
SALE OF MOVABLE AND  
IMMOVABLE PROPERTIES**  
"APPENDIX- IVA (See proviso to Rule 6(2) & 8(6))"

E-Auction Sale Notice for Sale of Movable & Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest of 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 movable and immovable properties mortgaged/charged to Bank of Baroda, the Secured Creditor, the Physical possession of which has 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 **11th September, 2023** for recovery of below mentioned outstanding dues. The details of Borrowers/Guarantors/Secured Assets/Dues/Reserve Price/Auction date & Time, EMD and Bid Increase Amount are mentioned below -

Sr /Lot No.	Name & address of Borrowers/ Guarantors	Description of Properties	Total Dues As per Demand Notice	Reserve Price, EMD and Bid increase amount - Rs.
1	<b>M/s Astra Lifecare (I) Pvt Ltd.</b> <b>Director/Guarantor</b> <b>1. Mr. Ahmedali Akbarali Bhaidani</b> <b>2. Mr. Azizali Akbarali Bhaidani</b> <b>3. Mr. Shabbir Sherali Kassam</b> <b>4. Corporate Guarantee of M/s Astra Pharma (Ug) Ltd.</b> <b>5. Corporate Guarantee of M/s Astra Pharma (Tz) Ltd</b>	<b>Lot No. 1 :-</b> Plant & Machinery at Non-agricultural land bearing Survey No. 57/Paiki, situated lying and being at Mouje: Rajoda, Taluka: Bavla in the Registration District: Ahmedabad and Sub-District: Dholka, and the said land is bounded as under that is to say on or towards the East: By Farm of Ajitbhai Ramanbhai, On or towards the West: By Farm of Dashrathbhai Kalidas, On or towards the North: By Simado of Sarj, On or towards the South: By Farm of Bhikubhai Falubhai (For details of Plant & Machineries, please visit <a href="https://www.bankofbaroda.in/e-auction.html">https://www.bankofbaroda.in/e-auction.html</a> or <a href="https://ibapi.in">https://ibapi.in</a> ) <b>Lot No. 2 :-</b> Non-agricultural land bearing Survey No. 57/Paiki, admeasuring about 18919 sq. mts., along with construction, standing thereon, situated lying and being at Mouje: Rajoda, Taluka: Bavla in the Registration District: Ahmedabad and Sub-District: Dholka, and the said land is bounded as under that is to say on or towards the East: By Farm of Ajitbhai Ramanbhai, On or towards the West: By Farm of Dashrathbhai Kalidas, On or towards the North: By Simado of Sarj, On or towards the South: By Farm of Bhikubhai Falubhai <b>Lot no. 3 :-</b> (Combined Lot No. (1) (Plants & Machineries) & Lot no. (2) (Factory Land & Bldg.)	<b>Rs. 47,07,55,500.21 ps.</b> Forty Seven Crore Seven Lacs Fifty Five Thousand and Paise Hundred and Paise Twenty/One Only) + U n c h a r g e d Interest + Legal Expenses Less Recovery if any	<b>Reserve Price:-</b> Rs. 11,07,00,000/- <b>EMD:-</b> 1,10,70,000/- <b>Bid Increase amount:</b> Rs. 1,00,000/- <b>Reserve Price:-</b> Rs. 36,00,55,500/- Rs. 3,50,05,550/- <b>Bid Increase amount:</b> Rs. 1,00,000/- <b>Reserve Price:-</b> Rs. 47,07,55,500/- <b>EMD:-</b> 4,70,75,550/- <b>Bid Increase amount:</b> Rs. 1,00,000/-

Note : (1) Sale of Lot No. (2) (Factory Land & Bldg.) will be confirmed only if bid for Lot no. (1) (Plants & Machineries) is successful. If bids received for lot no. 1, 2 & 3, then priority will be given to higher side i.e. bid for lot no. 3 on one side and bid for lot no. 1 & 2 collectively on other side.

**E-Auction Date : 11-09-2023 and E-Auction Time: 02:00 PM to 06:00 PM (unlimited Extension of 10 minutes)**  
**Status of Possession : PHYSICAL Inspection Date : 31-08-2023 and Inspection Time: 11:00 AM to 02:00 PM (with prior appointment only)**

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 Branch Head, Mr. Ashish Kumar Meher, AGM, Mob: 99250 09627 authorized officer Mr. Avdlesh Vyas, Chief Manager, Ashram Road Branch, Mob: 90990 88940 or Mr. Akash Dang Mobile no., 9911004120 Officer, Ashram Road Branch, (GST /TDS as per Government Rules applicable shall be payable by purchaser on sale of Movable /Immovable Assets.)

**AS PER SARFAESI ACT, STATUTORY -15- DAYS SALE NOTICE TO THE BORROWER/GUARANTOR/ MORTGAGOR**

The above mentioned borrower/s/ guarantors/ mortgagors/ 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/ mortgagors.

Date :- 22-08-2023, Place:- Ahmedabad

Authorized Officer, Bank of Baroda

