

The South Indian Bank Ltd., Regional Office- Ahmedabad, Shop No.415, 4th Floor, Sakar VII, Ashram Road Navrangpura, Nehru Bridge Junction, Ahmedabad Gujarat, Pincode: 380009, Phone: 079-26585600, 079-26585700, ro1018@sib.co.in

RO-AHM/306/ SH/ SAR/ SALE/64 /2022-23

Date: 07-11-2023

(BY REGISTERED POST WITH AD)

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued, Demand Notices dated 27-10-2022 to Borrower(s) [1] M/s. Opera Exports Private Limited, NODH No. 4/1650, Ground Floor, Shop No 104, North Extension, Near Sahara Darwaja, Ring Road, Surat, Gujarat - 395003 and Guarantor(s) [2] Mr. Dhanpatraj Lalchand Jain, E-10/1009, Surya Palace, Near Surya Comlex, Citylight Road, Surat City, Surat, Gujarat - 395017 [3] Mr. Hitesh Arvind Bhanushali 101 Jashraj Appt. Tithal Road, Valsad, Gujarat - 396195 [4] Mr. Prakash Babulal Bhanushali Flat No C-307, 3ST Floor Everest Co-op Hsg Society GIDC Vapi Pardi Valsad Gujarat - 396195 [5] Ms. Sangita Dhanpatraj Jain, E-10/1009, Surya Palace, Near Surya Comlex, Citylight Road, Surat City, Surat, Gujarat - 395017 under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as 'The Act') and has taken Physical possession of the immovable properties, more fully described in the schedule hereunder under Section 13(4) of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 for SL No. 01 {Item No. 1 to Item No. 03 of 13(2)} , SL No.02 {Item No.4 of 13(2)} , SL No.03 {Item No.5 of 13(2)} SL No.04 {Item No.6 & 7 of 13(2)} on 10th day of June 2023 & for SL No.05 {Item No.8 of 13(2)} SL No.06 {Item No.9 of 13(2)} on 6th day of August 2023.

AND WHEREAS, the borrower/ guarantor have failed to pay the amount, Notice is hereby given that the immovable properties more fully described in the Schedule hereunder will be sold by way of Tender Cum Auction on properties in Schedule- B more fully described hereunder will be sold by way of Tender Cum Auction on "as is where is" basis, "as is what is" and "Whatever there is" condition (with respect to the lie, nature and physical status of the secured asset/s), on the date and at the place mentioned herein below for realization of a sum of Rs. 54,50,92,885.22 (Rupees Fifty Four Crores Fifty lacs Ninety Two Thousand Eight Hundred Eighty Five and Twenty Two Only) as on 06-11-2023, in the Account: M/s. Opera Exports Private Limited with Branch: Surat of the bank with further interest, penal interest and costs, subject to the following terms and conditions: -

SCHEDULE
SL No. 01
{Item No.1 to 3 of 13(2)}

Name of Property Owner	Mr. Dhanpatraj Lalchand Jain
Description of property	All that piece and parcel of 3 Shops on 1st Floor - bearing Nos 7023, 7024 & 7025 (details as shown below), together with undivided proportionate share in underneath land of "R" Row at "Radha Krishna Textile Market" situated on the land bearing City Survey Nondh Nos. 2065, 2066 Part, 2064/B Part, 2060 Part, 5136 and 5139 of ward no. 4 Nawabwadi, Begumpura, Surat District with all other appurtenant rights &



The South Indian Bank Ltd, REGD OFFICE, 'SIB HOUSE', TB Road, Mission Quarters, Thrissur-680 001
Tel No: (0487) 2420020 E-mail: sibcorporate@sib.co.in Website: www.southindianbank.com
Corporate Identity Number: L65191KL1929PLC001017

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	improvements thereon in the name of Dhanpatraj Lalchand Jain morefully described in the respective documents as mentioned below:			
	Shop No	Carpet Area	Document No	Boundaries of the plot:
	7023	160 Sq. Fts. (14.86 Sq.M)	Sale Deed no 13840/2012 dated 11-07-2012 of Sub Registrar Office: Surat-10 (Nanpura)	North: OTS South: Passage East: Shop No. 7022 West: Shop No. 7024
	7024	160 Sq. Fts. (14.86 Sq. mtrs)	Sale Deed no 13836/2012 dated 11-07-2012 of Sub Registrar Office: Surat-10 (Nanpura)	North: OTS South: Passage East: Shop No. 7023 West: Shop No. 7025
	7025	160 Sq. Fts. (14.86 Sq. mtrs)	Sale Deed no 13838/2012 dated 11-07-2012 of Sub Registrar Office: Surat-10 (Nanpura)	North: OTS South: Passage East: Shop No. 7024 West: Passage
Reserve Price	Rs: 1,20,00,000/- (Rupees One Crore Twenty Lacs Only)			
Earnest Money Deposit (EMD)	Rs: 12,00,000/- (Rupees Twelve Lacs Only) shall be paid on or before 5.00 PM on 30-11-2023 by way of DD drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Ahmedabad or through RTGS/NEFT to Account No 0179073000010463 held by 'The Authorised Officer' in The South Indian Bank Ltd, Ahmedabad branch (IFSC: SIBL0000179).			
Date and Place of Sale	01-12-2023 at 11.00 AM at The South Indian Bank Ltd, Surat Main Branch, Ashok Weaving Works Near, Golden Plaza , 3/2885 C , Paiki 28B C Malini wadi , SalabatPura , Surat, Gujarat - 395002			

SL No. 02
{Item No.4 of 13(2)}

Name of Property Owner	Mr. Dhanpatraj Lalchand Jain
Description of property	All that piece and parcel of Shop bearing No 104, admeasuring 1499 Sq. Fts. (131.31 Sq. mtrs) of Super built up area and its carpet area of 869.506 Sq. Fts. (80.796 Sq. mtrs) on the ground Floor, together with undivided proportionate share in underneath land of "North Extension" building, constructed on the leasehold land bearing City Survey Nondh No. 1650 of Ward No. 4 situated at begumpura, Falsawadi area, Ring Road, Surat District with all other appurtenant rights & improvements thereon in the name of Dhanpatraj Lalchand Jain morefully described

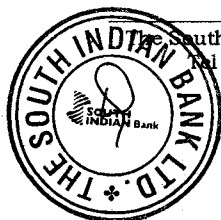


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	Sale Deed no 1693/2014 dated 28-02-2014 of Sub Registrar Office: Surat-10 (Nanpura) and bounded on Boundaries of the plot: North: Passage & Parking South: Passage East: Shop No. 105 West: Shop No. 103
Reserve Price	Rs: 1,32,00,000(Rupees One Crores Thirty Two Lacs Only)
Earnest Money Deposit (EMD)	Rs: 13,20,000 (Rupees Thirteen Lacs Twenty Thousand Only). shall be paid on or before 5.00 PM on 30-11-2023 by way of DD drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Ahmedabad or through RTGS/NEFT to Account No 0179073000010463 held by 'The Authorised Officer' in The South Indian Bank Ltd, Ahmedabad branch (IFSC: SIBL0000179).
Date and Place of Sale	01-12-2023 at 12.00 PM at The South Indian Bank Ltd, Surat Main Branch, Ashok Weaving Works Near, Golden Plaza , 3/2885 C , Paiki 28B C Malini wadi , SalabatPura , Surat, Gujarat - 395002

SL No. 03
{Item No.5 of 13(2)}

Name of Property Owner	Mr. Dhanpatraj Lalchand Jain
Description of property	All that piece and parcel of Flat bearing No. E-1009, built up area admeasuring 151.83 Sq. mtrs on the 10th Floor, together with undivided proportionate share in underneath land admeasuring 91.70 Sq. Mtrs of the building Known as "Tower-E" of Surya Palace constructed on the land bearing Rev S. Nos. 152 & 153/1 paiki, T.P. Scheme No. 4 (Umara-South) F.P. Nos 109 & 110 Part 1 of Umara Village, Choryasi Taluk, Surat District with all other appurtenant rights & improvements thereon in the name of Dhanpatraj Lalchand Jain morefully described Sale Deed no. 8194/2013 dated 13-05-2013 of Sub Registrar Office: Surat-1 (Athwa) and bounded on Boundaries of the plot: North: Entry & Passage South: Internal Road & Tower No. D East: Internal Road & Garden West: Rear Margin
Reserve Price	Rs: 1,28,00,000 (Rupees One Crores Twenty Eight Lacs Only)
Earnest Money Deposit (EMD)	Rs: 1,28,000 (Rupees One Lac Twenty Eight Thousand Only) shall be paid on or before 5.00 PM on 30-11-2023 by way of DD drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Ahmedabad or through RTGS/NEFT to Account No 0179073000010463 held by



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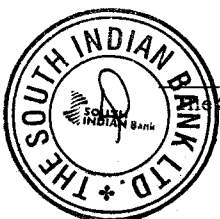
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	The Authorised Officer' in The South Indian Bank Ltd, Ahmedabad branch (IFSC: SIBL0000179)..
Date and Place of Sale	01-12-2023 at 1.30 PM at The South Indian Bank Ltd, Surat Main Branch, Ashok Weaving Works Near, Golden Plaza , 3/2885 C , Paiki 28B C Malini wadi , SalabatPura , Surat, Gujarat - 395002

SL No. 04
{Item No.6 & 7 of 13(2)}

Name of Property Owner	M/s. Opera Exports Private Limited			
Description of property	All that piece and parcel of 2 Shops on 1st Floor - bearing Nos 7021 & 7022, (details as shown below), together with undivided proportionate share in underneath land of "R" Row at "Radha Krishna Textile Market" situated on the land bearing City Survey Nondh Nos. 2065, 2066 Part, 2064/B Part, 2060 Part, 5136 and 5139 of ward no. 4 Nawabwadi, Begumpura, Surat District with all other appurtenant rights & improvements thereon in the name of M/s. Opera Exports Private Limited morefully described in the respective documents as mentioned below:			
	Shop No	Carpet Area	Document No	Boundaries of the plot:
	7021	160 Sq. Fts. (14.86 Sq. M)	Sale Deed no 13835/2012 dated 11-07-2012 of Sub Registrar Office: Surat-10 (Nanpura)	North: OTS South: Passage East: Shop No. 7020 West: Shop No. 7022
	7022	160 Sq. Fts. (14.86 Sq. mtrs)	Sale Deed no 13834/2012 dated 11-07-2012 of Sub Registrar Office: Surat-10 (Nanpura)	North: OTS South: Passage East: Shop No. 7021 West: Shop No. 7023
Reserve Price	Rs: 80,00,000 (Rupees Eighty Lacs Only)			
Earnest Money Deposit (EMD)	Rs: 8,00,000 (Rupees Eight Lacs Only) shall be paid on or before 5.00 PM on 30-11-2023 by way of DD drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Ahmedabad or through RTGS/NEFT to Account No 0179073000010463 held by 'The Authorised Officer' in The South Indian Bank Ltd, Ahmedabad branch (IFSC: SIBL0000179)			
Date and Place of Sale	01-12-2023 at 2.30 PM at The South Indian Bank Ltd, Surat Main Branch, Ashok Weaving Works Near, Golden Plaza , 3/2885 C , Paiki 28B C Malini wadi , SalabatPura , Surat, Gujarat - 395002			

SL No. 05
{Item No.8 of 13(2)}



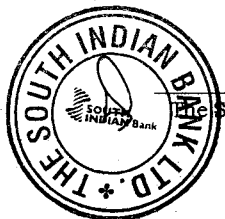
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Name of Property Owner	Mr. Dhanpatraj Lalchand Jain
Description of property	All that piece and parcel of Canteen No C/3, admeasuring 16.56 Sq. mtrs along with built up area of about 21.072 Sq. mtrs. on upper Ground Floor, together with undivided proportionate share of land of Shiv Shakti Textile Market, constructed on the land bearing City Survey Ward Umarwada Nondh No. 1599 Sub Plots Nos. 1599/5/4, 1599/5/5, 1599/5/7 to 1599/5/14 of Rev S No. 94 Part T.P. Scheme No. 8, F.P. No 140, situated at Umarwada, Surat, Taluka Choryasi, District Surat with all other appurtenant rights & improvements thereon in the name of Dhanpatraj Lalchand Jain morefully described Sale Deed no 8873/2016 dated 30-11-2016 of Sub Registrar Office: Surat-5 (Althan) and bounded on Boundaries of the plot: North: Radhe Market & Internal Road South: Final Plot No. 140 East: Final Plot No. 137 West: Surat Textile Market
Reserve Price	Rs: 31,00,000/- (Rupees Thirty One Lacs Only)
Earnest Money Deposit (EMD)	Rs: 3,10,000/- (Rupees Three Lacs Ten Thousand Only) shall be paid on or before 5.00 PM on 30-11-2023 by way of DD drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Ahmedabad or through RTGS/NEFT to Account No 0179073000010463 held by 'The Authorised Officer' in The South Indian Bank Ltd, Ahmedabad branch (IFSC: SIBL0000179).
Date and Place of Sale	01-12-2023 at 3.30 PM at The South Indian Bank Ltd Surat Main Branch, Ashok Weaving Works Near, Golden Plaza , 3/2885 C , Paiki 28B C Malini wadi , SalabatPura , Surat, Gujarat – 395002

SL No. 06
{Item No.9 of 13(2)}

Name of Property Owner	Prakash Babulal Bhanushali and Hitesh Arvind Bhanushali
Description of property	All that part and parcel of lands admeasuring 6462.01 Sq. mtrs. (2127.75 Sq. mtrs. + 4334.26 Sq. mtrs.) along with all other constructions, improvements, easementary rights existing and appurtenant thereon situated in Revnuc Sy No. 247/ Paiki 1, City Survey No. 356 and 357 Mojc: Valsad, District Valsad and owned by Prakash Babulal Bhanushali and Hitesh Arvind Bhanushali morefully described in Sale Deed no 2512/2016 dated 27-04-2016 of Sub Registrar Office – Valsad and bounded on North: Survey No. 246 & 248 South: Road East: Road West: Survey No. 247 paiki
Reserve Price	Rs: 4,80,00,000/- (Rupees Four Crores Eighty Lacs Only)



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Earnest Money Deposit (EMD)	Rs: 48,00,000/- (Rupees Forty Eight Lacs Only) EMD shall be paid on or before 5.00 PM on 30-11-2023 by way of DD drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Ahmedabad or through RTGS to Account No 0179073000010463 held by 'The Authorised Officer' in The South Indian Bank Ltd, Ahmedabad branch (IFSC: SIBL0000179)
Date and Place of Sale	01-12-2023 at 04.30 PM at The South Indian Bank Ltd , Surat Main Branch, Ashok Weaving Works Near, Golden Plaza , 3/2885 C , Paiki 28B C Malini wadi , SalabatPura , Surat, Gujarat - 395002

TERMS AND CONDITIONS

- 1) The property will be sold on "as is where is" basis, "as is what is" and "Whatever there is" condition (with respect to the lie, nature and physical status of the secured asset/s) and the Bank is not responsible for title, condition or any other fact affecting the property. The particulars furnished regarding the secured asset is stated to the best of information of the Bank and the Bank will not be answerable for any error, misstatement or omission.
- 2) The proposed Tenderers shall read and understand the terms and conditions mentioned in the Tender Sale Notice which is published by the Bank in its Website/
Branch: Surat Main Branch, Ashok Weaving Works Near, Golden Plaza , 3/2885 C , Paiki 28B C Malini wadi , SalabatPura , Surat, Gujarat - 395002 and **Regional Office-Ahmedabad** at Shop No. 415, 4th Floor, Sakar-VII, Nehru Bridge Junction, Ashram Road, Ahmedabad, Gujarat - 380 009 and also visit the scheduled property and satisfy as to its area, boundaries etc, ownership, title, encumbrances, statutory approvals, measurements etc. The Bank shall not entertain any dispute regarding the Tender process or the scheduled property after participating in the sale.
- 3) Interested Tenderers shall produce a copy of any valid photo identity/ address proof. In case, the Tenderer is participating on authorization, he should produce the ID proof of himself and the Tenderer.
- 4) All amounts payable regarding the sale including EMD shall be paid by way of DD drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Ahmedabad or through RTGS to Account No 0179073000010463 held by 'The Authorised Officer' in The South Indian Bank Ltd, Ahmedabad branch (IFSC: SIBL0000179).
- 5) Interested Tenderers shall submit Demand Draft/ RTGS Receipt as the case may be for the EMD at The South Indian Bank Ltd. Surat Main Branch along with the Tender in a sealed cover before 5.00 PM on 30-11-2023
- 6) The Right of entry to the place of sale will be restricted to the Tenderers who have submitted the Tender letter and EMD in a sealed cover within the stipulated time or within such time as may be decided by the Authorised officer at his sole discretion.
- 7) The Authorised Officer has got right to cancel/ postpone the Auction without assigning any reason whatsoever. Further, the Authorised Officer shall have the discretion to accept, reject or return any or all the Tenders already submitted and the Bank will not entertain any claim or representation in that regard from the Tenderers.
- 8) The Sealed Tenders will be opened by the Authorised Officer on 01-12-2023 at 11.00 AM, 12.00 PM, 01.30 PM , 02.30 PM, 03.30 PM & 04.30 PM respectively . Any tender received quoting a price below the Reserve Price will be rejected outright.



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- 9) After opening the tenders, the Tenderers who are present may be given an opportunity at the discretion of the Authorised Officer to have inter se bidding among themselves to enhance their offer price.
- 10) The Successful Tenderer should pay 25 % of the bid amount (less EMD) immediately on receipt of bid acceptance letter in his favour or not later than the next working day of the date of Tender Cum Auction Sale and the balance 75% amount within 15 days of the sale, failing which the entire amount paid by the Tenderer shall be forfeited by the Authorised Officer, without any notice and the sale will be cancelled and the property will be brought to sale again. However, in desirable cases the time may be extended at the sole discretion of the Authorised Officer.
- 11) The sale is subject to confirmation by the Authorised Officer, who shall have right to cancel the sale also notwithstanding that the successful Tenderer has remitted the 25% of Sale amount. Further, the sale is also subject to confirmation by the Secured Creditor.
- 12) On the sale being confirmed and on receipt of the entire sale proceeds by the Authorised Officer, the successful Tenderer will be issued with a Sale Certificate as per the terms and conditions of the Bank and the SARFAESI Act. The successful Tenderer should pay all the existing dues etc., to the Government/ Local Authorities including charges/ fees payable for registration of sale certificate such as registration Fees, Stamp Duty etc., as applicable as per law.
- 13) The Authorised Officer or Bank will not be held responsible for any charge, lien, encumbrance, property tax or any dues to the Government or anybody in respect of the properties under sale.
- 14) The successful Tenderer shall pay all Taxes/ Electricity/ Water/ Sewerage Charges or any other charges demanded by any authority after the acceptance of the bid, even if it pertains to previous periods.
- 15) The Successful Tenderer shall, at his cost, get the Electricity/ Water/ Sewerage connection etc. and any other common services transferred in his name.
- 16) The Authorised Officer has obtained EC/ search report regarding the property from January 2012 to September 2023 and it contains no encumbrance
- 17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer or The South Indian Bank Ltd., Branch **Surat** Contact No: 8000707197, during working hours or may contact **Mr. Darshan S B.** at **The South Indian Bank Ltd.**, Regional Office Ahmedabad, **Contact No: 9620704416.**

FOR, THE SOUTH INDIAN BANK LTD.

AUTHORISED OFFICER

AUTHORISED OFFICER
(CHIEF MANAGER)

Date: 07-11-2023

Place: Ahmedabad

