

REF No: RO-AHMD /SAR/01 /2023-24

Date: 27-04-2023

(BY REGISTERED POST WITH A/D)

**TENDER CUM AUCTION SALE NOTICE**

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice REF. RO-AMD/LEG/SARFAESI/21/2019-20 dated 27-07-2020 and REF. RO- AMD /LEG/SARFAESI/24/20-21 dated 27-07-2020 to borrowers/Guarantors 1) Ms. Darshika Ashwinbhai Patel (Proprietor – M/s. Ganesh Enterprise), Plot No. 61, Narayan Ind. Estate Palsana, Jolva Surat – 394305 Also at Plot No. 10, Jalaram Nagar Society – 3 Dumbhai, Surat –395010 2) Mr. Rameshbhai Narayanbhai Patel at Plot No. 10, Jalaram Nagar Society – 3 Dumbhai, Surat – 395010 3) Ms. Hiralben Bhagvanbhai Patel (Proprietor – M/s Balaji Textiles) at Plot No. 60, Narayan Ind. Estate Palsana, Jolva Surat – 394305 Also at Plot No. 10, Jalaram Nagar Society – 3 Dumbhai, Surat – 395010 4) Mr. Pankaj Jayantibhai Patel at 115, Khadki Faliyu, Saniya Hemad, Surat – 395006 5) Mr. Paresh Jayantibhai Patel at 115, Khadki Faliyu, Saniya Hemad, Surat – 395006; 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 Possession of the immovable property, 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 on 11-10-2022.

AND WHEREAS, the borrower/guarantor have failed to pay the amount in full, Notice is hereby given that the immovable property more fully described in the Schedule hereunder will be sold by way of tender cum auction on “as is where is” basis and “as is what 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. 6,69,80,413.18 (Rupees Six Crores Sixty Nine lakhs Eighty thousand Four Hundred Thirteen and Paise Eighteen Only) [i.e Rs. 3,33,40,227.00 (Rupees Three Crores Thirty Three lakhs Forty Thousand Two Hundred Twenty Seven Only) in the A/c of M/s. Ganesh Enterprise and Rs. 3,36,40,186.18 (Rupees Three Crores Thirty Six Lacs Forty Thousand One Hundred Eighty Six and Paise Eighteen ) in the A/c of M/s Balaji Textiles] as on 26-04-2023 with further interest and costs, subject to the following terms and conditions: -

**SCHEDULE**

Name of Property Owner	Mr. Rameshbhai Narayanbhai Patel
Description of property	<b>Item No.1</b> All that piece and parcel of property bearing Shop No. 34, 35 and 36 admeasuring built up area 1152 sq.ft. i.e. 107 sq.mts. and Carpet area 1108 sq.ft. i.e. 103 sq.mts. along with undivided proportionate share in the land with Building's Roads and C.O.P. admeasuring 54.8 sq.mts, all right on Ground Floor, building which is known as “Atlanta Shopping Mall” constructed on land bearing Revenue Survey No.167/2, its Block No.220, T.P. Scheme No.37 [Althan-South], Original Plot No. 59, Final Plot No.88, situated at Moje Village: Althan, Sub-District Taluka:





	<p>Surat City, District- Surat in the name of Mr. Rameshbhai Narayanbhai Patel, more fully described in Sale Deed No.8385/2016 dated 25.10.2016 of SRO Surat and bounded by –</p> <p>North by – Entry &amp; Passage          South by – Adj. Shop          East by – Rear Margin          West by – Adj. Shop No.33</p> <p>Situated within the Registration Sub District of Althan and Registration District of Surat.</p>
Reserve Price	<b>Rs. 1,05,00,000 /- (Rupees One Crores Five Lacs Only)</b>
Earnest Money Deposit (EMD)	<p><b>Rs. 10,50,000/- (Rupees Ten Lacs Lacs Fifty Thousand Only)</b></p> <p>shall be paid on or before 5.00 PM on 01-06-2023 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).</p>
Date and Place of Sale	02-06-2023 at 12.00 PM at The South Indian Bank Ltd, Udhana Surat Branch, SNS House, Opp. Silicon Shoppers Complex, Udhna Teen Rasta, Udhna, Surat, Gujarat 394210 .

For detailed terms and conditions of the sale, please refer to the link provided in South Indian Bank Ltd. website i.e. [www.southindianbank.com](http://www.southindianbank.com)

### **TERMS AND CONDITIONS:**

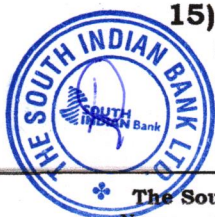
- 1) The property will be sold on "as is where is" basis and "as is what is" condition (with respect to the lie, nature and physical status of the secured asset/s) and the Bank is not responsible for title, condition or any other fact affecting the property. The particulars furnished regarding the secured 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/ Udhna Surat At Shop No.A1 To A5, SNS House, Udhna Navasari Main Road, Udhna Teen Rasta, Udhna P.O., Surat, Gujarat-394210 and Ahmedabad Regional Office at 4<sup>th</sup> floor, Sakar VII, Nehru Bridge Jn., Ashram Rd., Navrangpura, Ahmedabad, Gujarat- 380009 and also visit the scheduled property and satisfy as to its area, boundaries, ownership, title, encumbrance, 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, Branch Udhana Surat , SNS House, Opp. Silicon Shoppers Complex, Udhna Teen Rasta, Udhna, Surat, Gujarat 394210 ,along with the Tender in a sealed cover before 5.00 PM on 01-06-2023
- 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 02-06-2023 at 12.00 PM.** Any tender received quoting a price below the Reserve Price will be rejected outright.
- 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 after 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 Secured Creditor.
- 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 2002 to April 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 Branch Udhana Surat , SNS House, Opp. Silicon Shoppers Complex, Udhna Teen Rasta, Udhna, Surat, Gujarat 394210, Contact No: 9633336165, during working hours or may contact **Mr. Darshan S B, Chief Manager** – Recovery Vertical at **The South Indian Bank Ltd.**, Regional Office Ahmedabad, Ground Floor, Nehru Bridge Junction, Sakar-7, Ashram Road, Ahmedabad, Gujarat, Pincode: 380009, **Contact No: 9620704416.**

FOR, THE SOUTH INDIAN BANK LTD.

*Darshan S B*

**AUTHORISED OFFICER**

**Date: 27-04-2023**

**Place: Ahmedabad**

**AUTHORISED OFFICER  
(CHIEF MANAGER)**

