

RO-AHM/0306/SALE/M & C Recovery/ 104/2022-2023
Date 23-01-2023

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice dated 06-04-2022 to borrower: Mr. Prafullbhai G Ghevaria (Prop.M/s Arya Fashion) B-74, 1st Floor, Patel Nagar, Bhavani Circle, AK Road, Surat, Gujarat-395008 Also at 60, Suryakiran Society, Chikuwadi, Surat City, Varachha Road, Surat, Gujarat-395006 and Guarantor - Mrs. Sangitaben Prafullbhai Ghevaria, 60, Suryakiran Society, Chikuwadi, Surat City, Varachha Road, Surat, Gujarat-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 physical 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 25-12-2022.

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 total sum of Rs 17,64,847.05 (Rupees Seventeen Lacs Sixty Four Thousand Eight Hundred Forty Seven and Paise Five Only) as on 22-01-2023[ie (i)Rs 12,02,566.83 (Rupees Twelve Lacs Two Thousand Five Hundred Sixty Six and Paise Eighty Three Only) with regard to CCBD facility [0306083000002508], (ii)Rs 1,79,581.49 (Rupees One Lacs Seventy Nine Thousand Five Hundred Eighty One and Paise Forty Nine Only) with regard to Term Loan facility [0306652000000569] and (iii) Rs 3,82,698.73 (Rupees Three Lacs Eighty Two Thousand Six Hundred Ninety Eight and Paise Seventy Three Only)with regard to ECLGS [0306656000000107] facilities with further interest and costs in the A/c -M/s Arya Fashion with Branch- Surat, subject to the following terms and conditions:

SCHEDULE

Name of Property Owner	Mr Prafullbhai G Ghevaria and Mrs. Sangitaben Prafullbhai Ghevaria
Description of property	All that piece and parcel of Flat No. 508 on 5th floor of the "A" Block of building in the name and style as "Sai Ashish",having super built up area of about 1134 Sq.Ft[Built in Area of about 680.40 Sq.Ft] and adjoining terrace admeasuring about 350 Sq.Ft,right to use common facilities,amenities and all other easementary rights existing and appurtenant thereon together with undivided proportionate share in land underneath situated in Revenue.Sy.No.373/2,Block No.314,F.P No.10,T.P.No.25 of Mota Varachha Village,Surat Taluk,Surat District and owned by Mr Prafullbhai G Ghevaria and Mrs. Sangitaben Prafullbhai Ghevaria,more fully described in Sale Deed No. 15157/2015 dated 03.07.2015 of Sub Registrar Office Surat - 4(Katargam) and bounded on North :Adj Terrace East:Flat No.505 South: Flat No.507. West: Adj. Road of Society
Reserve Price	Rs. 24,72,300 /- (Rupees Twenty Four Lacs Seventy Two Thousand Three Hundred Only)
Earnest Money Deposit (EMD)	Rs. 2,47,230/- (Rupees Two Lacs Forty Seven Thousand Two Hundred Thirty Only)



	shall be paid on or before 5.00 PM on 02-03-2023 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	03-03-2023 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

[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]

TERMS AND CONDITIONS:

- 1) The property will be sold on "as is where is" basis and "as is what is" condition 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/ Surat Main Branch, Surat Main Branch, presently at Gurukripa House, 21st Century Business Centre, Ring Road, Near Udhna Darwaja, Rustampura Surat, Gujarat-395002 and later shifting to Ashok Weaving Works Near, Golden Plaza , 3/2885 C , Paiki 28B C Malini wadi , SalabatPura , Surat, Gujarat - 395002 and Ahmedabad Regional Office at 4th 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, Surat Main Branch, Surat Main Branch, Ashok Weaving Works Near, Golden Plaza , 3/2885 C , Paiki 28B C Malini wadi , SalabatPura , Surat, Gujarat - 395002, along with the Tender in a sealed cover before 5.00PM on 02-03-2023
- 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 03-03-2023 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 2016 to January 2023 and it contains no encumbrance or following entries,
- 17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer or **The South Indian Bank Ltd, Surat Main Branch, Surat Main Branch**, presently at GURUKRIPA HOUSE, 21ST CENTURY BUSINESS CENTRE, RING ROAD, NEAR UDHNA DARWAJA, RUSTAMPURA SURAT, GUJARAT-395002 and later shifting to **Ashok Weaving Works Near, Golden Plaza , 3/2885 C , Paiki 28B C Malini wadi , SalabatPura , Surat, Gujarat - 395002** , Contact No: 0261 2321946, during working hours or may contact **Mr. Darshan S Bhavikatti, Senior 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: 26585600/700, 9620704416.**

FOR, THE SOUTH INDIAN BANK LTD.



AUTHORISED OFFICER

Date: 23-01-2023
Place: Ahmedabad

AUTHORISED OFFICER
(CHIEF MANAGER)

CC to

1.	Mr. Prafullbhai G Ghevaria (Prop.M/s Arya Fashion) B-74, 1st Floor, Patel Nagar, Bhavani Circle, AK Road, Surat, Gujarat-395008 Also at 60, Suryakiran Society, Chikuwadi, Surat City, Varachha Road, Surat, Gujarat-395006
2	Mrs. Sangitaben Prafullbhai Ghevaria, 60, Suryakiran Society, Chikuwadi, Surat City, Varachha Road, Surat, Gujarat-395006
3.	Branch: Surat Main

