

REF No: RO-AHMD /SAR//89 /2022-23

Date: 29-12-2022

(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 RO-AHMD/LEG/SAR/58/2021-22 dated 29-07-2021 to **Borrower** 1) Mr. Manishkumar Pravinchandra Dave, S/o Mr. Pravinchandra S. Dave Proprietor: M/s Ashirwad Steel Traders Survey No: 1611/2, Orchid Industrial Park, Bavla, Sanand-Bavla Road, Ahmedabad -382220, Gujarat Also at: 17, Amrish Park Society, Near Swaminarayan Temple, Bavla, Ahmedabad 382220 Gujarat and **Guarantor** 2) Mrs. Dave Meena Manishkumar, 17, Amrish Park Society, Near Swaminarayan Temple, Bavla, Ahmedabad -382220 Gujarat 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 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 i.e Symbolic Possession on 16-11-2021 and physical possession on 08-11-2022.

AND WHEREAS, the borrower/guarantor have failed to pay the amount in full, 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 "as is where is" basis and "as is what is" condition, on the date and at the place mentioned herein below for realization of a sum of Rs. 4,09,87,702.26 (Rupees Four Crore Nine Lakh Eighty Seven Thousand Seven Hundred Two and Paise Twenty Six Only) in the A/c M/s Ashirwad Steel Traders i.e

- (i) a sum of Rs. 2,49,07,648.04 (Rupees Two Crore Forty Nine Lakh Seven Thousand Six Hundred Forty Eight and Paise Four Only) in A/c No. **No.0835083000000003**] with regard to CCOL limit.
- (ii) a sum of Rs. 12,77,267.71 (Rupees Twelve Lakh Seventy Seven Thousand Two Hundred Sixty Seven and Paise Seventy One Only) in A/c No. **No. 0835652000000081**] with regard to WCTL 1 limit.
- (iii) a sum of Rs. 1,16,46,278.74 (Rupees One Crore Sixteen Lakh Forty Six Thousand Two Hundred Seventy Eight and Paise Seventy Four Only) in A/c No. **No. 0835652000000082**] with regard to WCTL 2 limit.
- (iv) a sum of Rs. 31,56,507.77 (Rupees Thirty One Lakh Fifty Six Thousand Five Hundred Seven and Paise Seventy Seven Only) in A/c No. **No. 0835652000000083**] with regard to FITL limit.

as on 28-12-2022. with further interest, penal interest and costs, subject to the following terms and conditions: -



SCHEDULE (Item No.1)

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| Name of Property Owner | Mr. Manishkumar Pravinchandra Dave |
| Description of property | <p>Item No.1</p> <p>All that part and parcel of immovable property being Plot/Bungalow No.17 admeasuring 342 sq. meters (Plot Area) in the scheme known as 'Amrish Park' on Dholera Road, Behind Swaminarayan Temple, comprised in Survey No. 1660/2 paiki, TP Scheme No.1, Final Plot No.22, in Moje : Bavla, Taluka: Bavla, District: Ahmedabad, together with all common amenities and undivided proportionate share of common road and plot in the entire land, and the construction standing thereon consisting of ground floor and first floor , totally admeasuring 150 sq. meters[approx.], and all other improvements made therein, owned by Mr. Manishkumar Pravinchandra Dave, more fully described in Sale Deed No.3860 dated 30.12.2009 of SRO Dholka; bounded by:</p> <p>North : Bungalow No.18 South : Bungalow No.16 East : 60 mts. wide internal road West : Bungalow No.20</p> |
| Reserve Price | Rs.1,00,80,450/- (Rupees One Crore Eighty Thousand Four Hundred and Fifty Only) |
| Earnest Money Deposit (EMD) | <p>Rs.10,08,045/- (Rupees Ten Lakh Eight Thousand and Forty Five Only)</p> <p>shall be paid on or before 4.00 PM on 06-02-2023 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 | 07-02-2023 at 11.00 AM at The South Indian Bank Ltd, Branch Sanand, Shop No 6 and 7, Aakar Arcade and Residency, Nr. Luhana Wadi, Eklingji Road, Sanand, Ahmedabad 382110 Gujarat |



SCHEDULE (Item No. 2)

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| Name of Property Owner | M/s Ashirwad Steel Traders (Propreitor , Mr. Manishkumar Pravinchandra Dave) |
| Description of property | <p>Item No.2 All that part and parcel of immovable property being Sub Plot No." G" (as per town planner approved plan) in the scheme known as 'Orchid Industrial Park', admeasuring 940.63 sq. meters together with undivided proportionate share of Road, and the Industrial godown/shed constructed therein admeasuring 2050.76 Sq.ft,[approx..] and all other improvements made therein in Revenue Survey No. 1611/2, paiki, Moje Village: Bavla, Taluka: Bavla, District: Ahmedabad,, owned by M/s.Ashirwad Steel Traders (proprietorship concern of Mr. Manishkumar Pravinchandra Dave), more fully described in Sale Deed No.346/2017 dated 07.02.2017 and Rectification deed No.384/2018 dated 31.01.2018, both of SRO Bavla; bounded by:</p> <p>North : Road South : Survey No.1609 East : Common Plot & Parking Area West : Sub-Plot</p> |
| Reserve Price | Rs.91,79,280/- (Rupees Ninety One Lakh Seventy Nine Thousand Two Hundred and Eighty Only) |
| Earnest Money Deposit (EMD) | <p>Rs.9,17,928/- (Rupees Nine Lakh Seventeen Thousand Nine Hundred and Twenty Eight Only) shall be paid on or before 4.00 PM on 06-02-2023 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 | 07-02-2023 at 11.00 AM at The South Indian Bank Ltd, Branch Sanand,Shop No 6 and 7,Aakar Arcade and Residency,Nr. Luhana Wadi, Eklingji Road,Sanand, Ahmedabad 382110 Gujarat |

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/ Sanand At Shop No.6&7, Aakar Arcade And Residency, Near Luhana Wadi, Sanand Ahmedabad Highway, Sanand P.O., Ahmedabad, Gujarat-382110 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, Branch Sanand, Shop No 6 and 7, Aakar Arcade and Residency, Nr. Luhana Wadi, Eklingji Road, Sanand, Ahmedabad, 382110 Gujarat, along with the Tender in a sealed cover before 4.00PM on 6-02-2023.
 - 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 07-02-2023 at 11.00 AM .** 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 Jan 2015 to Dec 2022 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 Sanand, Shop No 6 and 7, Aakar Arcade and Residency, Nr. Luhana Wadi, Eklingji Road, Sanand, Ahmedabad, 382110 Gujarat Contact No: 7016609823 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: 29-12-2022
Place: Ahmedabad

AUTHORISED OFFICER
(CHIEF MANAGER)

