

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice dated 27-07-2020 to borrower Borrower [1] Ms. Darshika Ashwinbhai Patel, proprietor of M/s. Ganesh Enterprise, Plot No.61, Narayan Ind. Estate, Palsana, Jolva, Surat, Pin 394 305 and its co-Borrowers/ Guarantors [2]Mr. Rameshbhai Narayaanbhai Patel & [3] Ms. Hiralben Bhagvanbhai Patel, all are residing at Plot No.61,Narayan Ind. Estate, Palsana, Jolva, Surat, Pin Code 394 305 & [4] Mr. Pankaj Jayantibhai Patel & [5] Mr. Paresh Jayantibhai Patel, both are residing at 115, Khadki Faliyu, Saniya Hemad, Surat 395 006; 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 23-02-2022 .

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, on the date and at the place mentioned herein below for realization of a sum of Rs.3,91,96,732.30 (Three Crore Ninety One Lakh Ninety Six Thousand Seven Hundred Thirty Two And Paise Thirty) as on 30-09-2022 with further interest and costs,

Similarly , the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice dated 27-07-2020 to borrower [1] Ms. Hiralben Bhagvanbhai Patel, proprietor of M/s. Balaji Textiles, Plot No.60, Narayan Ind. Estate, Palsana, Jolva, Surat, Pin Code 394 305 and its co-Borrowers/Guarantors [2] Mr. Rameshbhai Narayanbhai Patel & [3] Ms. Darshika Ashwinbhai Patel, all are residing at Plot No.10,Jalaram Nagar Society -3, Dumbhai, Surat, Pin Code 395 010 & [4] Mr. Paresh Jayantibhai Patel & [5] Ms. Darshika Ashwinbhai Patel both are residing at 115, Khadki Faliyu, Saniya Hemad, Surat- 395 006: 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 23-02-2022

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, on the date and at the place mentioned herein below for realization of a sum of Rs.3,95,54,830.87 (Three Crore Ninety Five Lakh Fifty Four Thousand Eight Hundred Thirty And Paise Eighty Seven) as on 30-09-2022 with further interest and costs,subject to the following terms and conditions: -



SCHEDULE

Name of Property Owner	Mr. Pankajbhai Jayantibhai Patel and Mr. Pareshbhai Jayantibhai Patel
Description of property	<p>Item No.1 All that piece and parcel of property bearing City Survey No.395, its House No.115, admeasuring 97.2100 sq.mts of situated Moje Village Saniya Hemad, Taluka Choryasi, Sub District, District Surat in the name of Mr. Pankajbhai Jayantibhai Patel and Mr. Pareshbhai Jayantibhai Patel, more fully described in Sale Deed No.5219/2015 dated 07.12.2015 of SRO Surat and bounded by-</p> <p>North by - City Survey No.370 South by - Road East by - City Survey No.583 West by - City Survey No.396</p> <p>Situated within the Registration Sub District of Khumbhariya and Registration District of Surat.</p> <p>Item No.2 All that piece and parcel of property bearing City Survey No.396, admeasuring 70.19 sq.mts, situated at Moje Village Saniya Hemad, Taluka Choryasi, Sub District, District Surat in the name of Mr. Pankajbhai Jayantibhai Patel and Mr. Pareshbhai Jayantibhai Patel, more fully described in Release Deed No.2149/2014 dated 23.06.2014 of SRO Surat and bounded by-</p> <p>North by - City Survey No.370 South by - Road East by - City Survey No.395 West by - City Survey No.397</p> <p>Situated within the Registration Sub District of Khumbhariya and Registration District of Surat.</p> <p>Item No.3 All that piece and parcel of property bearing City Survey No.397, admeasuring 116.11 sq.mts, situated at Moje Village Saniya Hemad, Taluka Choryasi, Sub District, District Surat in the name of Mr. Pankajbhai Jayantibhai Patel and Mr. Pareshbhai Jayantibhai Patel, more fully described in Sale Deed No. 405/2016 dated 25.01.2016 of SRO Surat and bounded by-</p> <p>North by - City Survey No.370 South by - Road East by - City Survey No.396 West by - City Survey No.369</p> <p>Situated within the Registration Sub District of Khumbhariya and Registration District of Surat.</p> <p>Above Item Nos. 1 to 3 properties are commonly bounded as follows;</p> <p>North by - Adj. C.S. No.370 South by - Entry & Road East by - House No.114 West by - House No.118</p>



Reserve Price	Rs.2,20,00,000- (Rupees Two Crore Twenty Lakh Only)
Earnest Money Deposit (EMD)	Rs.22,00,000/- (Rupees Twenty Two lakh Forty Only) shall be paid on or before 4.00 PM on 10-11-2022 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	11.11.2022 at 02.00 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

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/ Udhna Surat Branch, SNS House, Opp. Silicon Shoppers Complex, Udhna Teen Rasta, Udhna, Surat, Gujarat 394210 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 Udhna Surat Branch, SNS House, Opp. Silicon Shoppers Complex, Udhna Teen Rasta, Udhna, Surat, Gujarat 394210 and Ahmedabad Regional Office at 4th floor, Sakar VII, Nehru Bridge Jn., Ashram Rd., Navrangpura, Ahmedabad, Gujarat- 380009 along with the Tender in a sealed cover before 4:00 PM on 10.11.2022.
- 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 11.11.2022 at 02.00 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 till September 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 **The South Indian Bank Ltd, Udhna Surat Branch, SNS House, Opp. Silicon Shoppers Complex, Udhna Teen Rasta, Udhna, Surat, Gujarat 394210**, Contact No: 0261-2270072, during working hours or may contact **Mr. Darshan S B, Senior Manager - Quality Circle 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 : 30.09.2022
Place: Ahmedabad

AUTHORISED OFFICER
(CHIEF MANAGER)