

RO-AHM/318/ SH/ SAR/ SALE/ 96 /2022-23
Date: 06-01-2023
TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued, demand notice dated 15-07-2021 to (1) Mr.Rahul Giriprasad Gautam, (2) Mr.Devadetta G. Gautam (3) Mr. Giriprasad Ramsing Gautam (4) Mrs. Bhavita Rahul Gautam (5) Mrs. Prajapati Jigishaben (6) Mrs. Prajapati Ansuya Bansidhar (7) Mrs. Rina Ramchandra Jethi, and no. (1) to (7) among you at House No: A/7, " Sunita Co-op. Housing Society Ltd., Opp. R C Patel Estate, Near Akota Garden, Radha Krishna, Chaar Rasta, Akota, Vododara – 390020 and no. (5) & (6) also at C-402, Samanvay Sparsh, Near Billabong School, Vadsar Road, Vadodara - 390010 as borrowers/Co-obligants/Guarantors 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 on 16-10-2022 .

AND WHEREAS, the borrower/ co-obligant/ 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 "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 2,45,60,669.52 (Rupees Two Crores Forty Five Lakhs Sixty Thousand Six Hundred Sixty Nine And Paise Fifty Two Only) as on 05-01-2023 [i.e. Rs. 1,97,96,646.10 (Rupees One Crores Ninety Seven Lakh Ninety Six Thousand Six Hundred Forty Six and Paise Ten Only) in the accounts of M/s. Viraat Sounds and Lighting (Proprietor – Mr.Rahul Giriprasad Gautam)and Rs. 47,64,023.42 (Rupees Forty Seven Lakh Sixty Four Thousand Twenty Three And Paise Forty Two Only) in the accounts of Rahul Giriprasad Gautam, Mr.Devadetta G. Gautam, Mr. Giriprasad Ramsing Gautam] with Vadodara (Baroda) Branch along with further interest, penal interest and costs, subject to the following terms and conditions: -

Name of Property Owners	Mr.Rahul Giriprasad Gautam, Mr.Devadetta G. Gautam and Mr.Giriprasad Ramsing Gautam
Description of property	All that part and parcel of immovable property being Block No. A-7 of "Sunita Co-operative Housing Society Ltd.", situated in land being R.S. No.54 Paiki, T. P. No. 1, F. P. No 61, being City Survey No. 875 of Village Akota



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

	in Registration District & Sub-Registration District Vadodara, admeasuring 120.77 Sq.mts. (1300 Sq.ft.) plot area with construction on Ground floor admeasuring 69.46 Sq.mts. built up and on First floor admeasuring 93.96 Sq.mts built up and on the Second floor admeasuring 93.96 Sq.mts built up, and all other improvements made therein, owned by Mr.Rahul Giriprasad Gautam, Mr.Devadetta G. Gautam and Mr.Giriprasad Ramsing Gautam, more fully described in Sale Deed No.10592/2010 dated 28.08.2010, bounded by: North : Marginal Land South : Block No A/8 East : 6 Mts. Road West : Block No. A/12
Reserve Price	Rs: 1,05,00,000/- (Rupees One Crores Five Lacs Only)
Earnest Money Deposit (EMD)	Rs: 10,50,000/- (Rupees Ten Lacs Fifty Thousand Only)
Date and Place of Sale	13-02-2023 at 12.00 PM at THE SOUTH INDIAN BANK LTD, BRANCH BARODA, at GROUND FLOOR-02, WARD NO.6, PG SQUARE BUILDING, OP ROAD, NEAR TUBE COMPANY, RACECOURSE P.O., VADODARA DISTRICT, GUJARAT-390020

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/**Branch:Vadodara (Baroda)** at Ground Floor-02, Ward No.6, Pg Square Building, Op Road, Near Tube Company, Racecourse P.O., Vadodara District, Gujarat-390020 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 Baroda 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. Baroda along with the Tender in a sealed cover before 4 PM on 12-02-2023
 - 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 13-02-2023 at 12 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 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 2017 to December 2022 and it contains no encumbrance/ (encumbrance as stated below. However, the said encumbrance has been created after mortgaging the property in favour of the Bank. There is no encumbrance over the property to the knowledge of the Bank other than those mentioned herein).*
- 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 **Vadodara (Baroda)** 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: 06-01-2023

Place: Ahmedabad

**AUTHORISED OFFICER
(CHIEF MANAGER)**