

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorized Officer of the Bank had issued Demand Notice dated 23.07.2021 u/s. 13(2) of the Act to (1) Mr.Patel Bhumishth, (2) Mrs.Patel Payal, (3) Mr.Patel Narendra Kumar, (4) Mrs.Patel Sushilaben, all residing at Flat No.06, Rushabh Flats, B/H Surjan Tower, Memnagar, Ahmedabad, Gujarat-380052, 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 property on 08.11.2021, 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.

AND WHEREAS, the borrowers 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. 79,86,932.10 (Rupees Seventy Nine Lakh Eighty Six Thousand Nine Hundred Thirty Two and Paise Ten) as on 07.09.2022, with further interest and costs as follows:

1. A sum of Rs. 41,47,766.26 (Rupees Forty One Lakh Forty Seven Thousand Seven Hundred Sixty Six and Paise Twenty Six) as on 07.09.2022 with interest from 28.08.2022 with regard to HL- Purchase of Land (Gen) – (A/c No. 0835655000000057)
2. A sum of Rs. 38,39,165.84 (Rupees Thirty Eight Lakh Thirty Nine Thousand One Hundred Sixty Five and Paise Eighty Four) as on 07.09.2022 with interest from 06.09.2022 with regard to HL- Purchase Construction (Gen) – (A/c No. 0835655000000061).

Subject to the following terms and conditions: -

Name of Property Owners	Mr.Patel Bhumishth
Description of properties	All that part and parcel of freehold non-agricultural residential land bearing Plot number 4 admeasuring 251 Sq Yards i.e. 210 Sq Mts as Net Plot area, whereas per as per Super Built up area, admeasuring 386 Sq yards i.e. 323 sq mts including roads, ways, common plot etc. in the name and style as "Vijay Camellia" along with Building under Construction with plinth area of 219.90 Sq mt in Kashidra Grama Panchayat along with all improvements, Easementary Rights existing and appurtenant thereon situated in Sy New Block No.830 (old Block No.699) within Kashindra Mouje ,Dascroi Taluka, Ahmedabad District and owned by Mr.Patel Bhumishth (Addressee No 1), morefully described in Sale Deed No.5124/2019 dated 19.09.2019 of Sub Registrar Office Ahmedabad-10 (Vejalpur) and bounded on: North : Plot No.6 South : Plot No.3 East : Plot No.5 & Society Road West : Compound Wall
Reserve Price	Rs. 29,46,240/- (Rupees Twenty Nine Lakh Forty Six Thousand Two Hundred Forty Only)
Earnest Money Deposit (EMD)	Rs.2,94,624/- (Rupees Two Lakh Ninety Four Thousand Six Hundred Twenty Four Only) 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/NEFT to Account No 0179073000010463 held by 'The Authorised Officer' in The South

The South Indian Bank Ltd.,

Ahmedabad Regional Office: 4th floor, Sakar VII, Nehru Bridge Junction, Ashram Road, Navrangpura, Ahmedabad, Gujarat – 380 009. Email: ro1018@sib.co.in Phone: 079 – 2658 5600, 5700, 1600

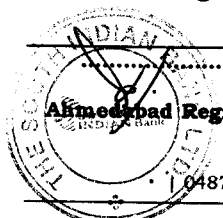
Regd. Office: SJB House, TB Road, Mission Quarters, Thrissur, Kerala – 680001

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Date and Place of Sale	Indian Bank Ltd, Ahmedabad branch (IFSC: SIBL0000179). 13.10.2022 at 1300 HRS at The South Indian Bank Ltd, Aakar Arcade And Residency, Shop No.6&7, Nr.Luhana Wadi, Sanand Ahmedabad Highway, Sanand, Ahmedabad, Gujarat - 382110, Contact: Ph. No. +91-7016609823; 02717-222201 or Mr. Ashish C Kadam, Ph. No. +91-8879278772, 079-26585700/600
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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 Branch, Aakar Arcade And Residency, Shop No.6&7, Nr.Luhana Wadi, Sanand Ahmedabad Highway, Sanand, Ahmedabad, Gujarat - 382110, and Regional Office at 4th floor, SAKAR VII, Nehru Bridge Junction, Ashram Road, Navrangpura, 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 and address proof. In case, the Tenderer is participating on authorization, he should produce authorization letter along with the ID proof and address 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/NEFT** 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., Aakar Arcade And Residency, Shop No.6&7, Nr.Luhana Wadi, Sanand Ahmedabad Highway, Sanand, Ahmedabad along with the Tender in a sealed cover before **1300 HRS on 12.10.2022**.
- 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 Authorized Officer on **13.10.2022 at 1300 HRS**. Any tender received quoting a price below the Reserve Price will be rejected outright.



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- 9) After opening the tenders, the Tenderers who are present may be given an opportunity at the discretion of the Authorized 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 or not less than next working day after the date of 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.
- 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/her 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 15.09.1991 to 04.06.2022 and it contains no encumbrance.
- 17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer, Regional Office, 4th floor, SAKAR VII, Nehru Bridge Junction, Ashram Road, Navrangpura, Ahmedabad, Gujarat – 380 009, Ph. No. 079-26585700 or The South Indian Bank Ltd., Sanand Branch, Ph. No. 079-26585700/600 or The South Indian Bank Ltd., Sanand Branch, Ph. 02717-222201 or Mr. Ashish C Kadam, Ph. No: +918879278772 during working hours.
- 18) This may be treated as notice to the borrowers/ guarantors informing them that the property will be sold if the entire amount due to the Bank being Rs. 79,86,932.10 (Rupees Seventy Nine Lakh Eighty Six Thousand Nine Hundred Thirty Two and Paise Ten) as on 07.09.2022, with further interest and costs is not remitted on or before the date fixed for sale.

FOR, THE SOUTH INDIAN BANK LTD.

AUTHORISED OFFICER
AUTHORISED OFFICER

Date : 08.09.2022
Place : Ahmedabad

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