

Ref. No.: ARO/RR/73/2023-2024

Date: 27.07.2023

(BY REGISTERED POST WITH AD)

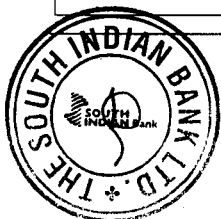
TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued, Demand Notices dated 29-10-2022 to Borrowers 1) **Mr. Prakash Manubhai Rajgor**, at House No. 31/40/1 Plot No. 25 paiki & 26 paiki Revenue Sy No. 15/1 Ayodhyapuri Vistar Opp. Radha Krishna Temple Rapar Taluk, Kutch District Gujarat, Pin - 370 165 Also at THX-45, Ward 2A, Adipur Kutch, Gujrath, Pin-370205 Also at 365 Ayodhyapuri, Rapar, Kutch District Gujarat, Pin - 370 165 and Guarantors, 2) **Mrs. Vijayaben Prakashkumar Rajgor**, at House No. 31/40/1 Plot No. 25 paiki & 26 paiki Revenue Sy No. 15/1 Ayodhyapuri Vistar Opp. Radha Krishna Temple Rapar Taluk, Kutch District Gujarat, Pin - 370 165 Also at THX-45, Ward 2A, Adipur Kutch, Gujrath, Pin-370205 Also at 365 Ayodhyapuri, Rapar, Kutch District Gujarat, Pin - 370 165 3) **Mrs. Ramilaben Manubhai Rajgor**, at House No. 31/40/1 Plot No. 25 paiki & 26 paiki Revenue Sy No. 15/1 Ayodhyapuri Vistar Opp. Radha Krishna Temple Rapar Taluk, Kutch District Gujarat, Pin - 370 165 Also at THX-45, Ward 2A, Adipur Kutch, Gujrath, Pin-370205 Also at 365 Ayodhyapuri, Rapar, Kutch District Gujarat, Pin - 370 165 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 Symbolic 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 09-01-2023

AND WHEREAS, the borrower/ 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, "as is what is" and "Whatever there 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 sum of Rs. 79,26,020.02 (Rupees Seventy Nine Lakh Twenty Six Thousand Twenty and Paise Two Only) as on 26.07.2023 in the Account: Prakash Manubhai Rajgor with Branch: Gandhidham of the bank 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 | Mrs. Ramilaben Manubhai Rajgor |
| Description of property | All that part and parcel of land to an extent 167.28 Sq Mts, bearing plot no: 24 paiki and 25 paiki along with building having total built-up area of about 74.73 Sq Mts at Radhekrishna Street, Ayodhyapuri, Rapar, Rapar Municipality property no: 31/39 and all other constructions, improvements, easementary rights existing and appurtenant thereon comprised under Revenue Sy No. 15, situated at Rapar Village / Taluk, Kutch District and owned by Mrs. Ramilaben Manubhai Rajgor, more fully described in Sale Deed No. 4165 dated 15.10.2017 of Rapar Sub-Registration District and bounded by, North : House of Mali Hiraben Mahadeva East : Road South : House of Joshi Manchhiben Jaishanker up on Plot No. 25 paiki West : House of Manji Karman Gajora |



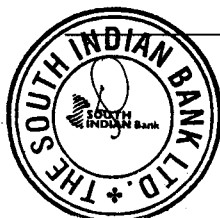
Ahmedabad Regional Office: 4th floor, Sakar VII,
Nehru Bridge Junction, Ashram Road,
Navrangpura, Ahmedabad, Gujarat – 380 009.
Email: ro1018@sib.co.in Phone: 079 – 2658 5600, 5700, 1600



| | |
|-----------------------------|---|
| Reserve Price | Rs: 27,50,000 (Rupees Twenty Seven Lakh Fifty Thousand Only) |
| Earnest Money Deposit (EMD) | Rs: 2,75,000 (Rupees Two Lakh Seventy Five Thousand Only) shall be paid on or before 05.00 PM on 13.09.2023 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 | 14.09.2023 at 01.00 PM at The South Indian Bank Ltd. , Plot No 274, Ward No.12/B, Hinduja Chambers, Main Market, Gandhidham Kutch- Gujarat, Pincode: 370201. Contact Person: Mr. Gandhi Ashishkumar Navinchandra, Ph. No.: +91-7984146823 or Mr. Ashish C Kadam, Ph. No.: +91-8879278772 |

TERMS AND CONDITIONS

- 1) The property will be sold on “as is where is” basis, “as is what is” and “Whatever there is” condition (with respect to the lie, nature and physical status of the secured asset/s) 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: Gandhidham** at Plot No.274, Ward No.12/B, Main Market, Hinduja Chambers, Gandhidham P.O., Kachchh, Gujarat, Pin - 370 201 **Regional Office Ahmedabad** 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/ 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, Branch- Ahmedabad (IFSC Code: SIBL0000179)
- 5) Interested Tenderers shall submit Demand Draft/ RTGS Receipt as the case may be for the EMD at The South Indian Bank Ltd. Gandhidham Branch along with the Tender in a sealed cover before 05.00 PM on 13.09.2023.
- 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 14.09.2023 at 01.00 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.



The South Indian Bank Ltd., Regd. Office: Thrissur, Kerala
Head Office: S.I.B. House, T.B. Road, P.B. No: 28, Thrissur - 680001, Kerala
(Tel) 0487-2420 020, (Fax) 91 487-244 2021, e-mail: sibcorporate@sib.co.in
CIN: L65191KL 1929PLC001017, Toll Free (India) 1800-102-9408, 1800-425-1809 (BSNL)
www.southindianbank.com

- 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 of 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 year 1983 to 04.07.2023 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., Branch Gandhidham, Mr. Gandhi Ashishkumar Navinchandra, Ph. No.: +91-7984146823, during working hours or may contact Mr. Ashish C Kadam, Ph. No.: +91-8879278772 at The South Indian Bank Ltd., Regional Office Ahmedabad, Contact No: 079-26585600, 079-26585700



Date: 27.07.2023
Place: Ahmedabad

FOR, THE SOUTH INDIAN BANK LTD.
Parula S. Venkatesh
AUTHORISED OFFICER

**AUTHORISED OFFICER
(CHIEF MANAGER)**