

The South Indian Bank Ltd., Regional Office- Ahmedabad, Shop No.415, 4th Floor, Sakar VII, Ashram Road Navrangpura, Nehru Bridge Junction, Ahmedabad Gujarat, Pincode: 380009, Phone: 079-26585600, 079-26585700, ro1018@sib.co.in

RO-AHM/306/ SH/ SAR/ SALE/ 67 /2023-24

Date: 07-11-2023

(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 27-10-2022 to Borrower(s) M/s. Opera Natural Resources Private Limited, NODH No. 4/1650, Ground Floor, Shop No 104, North Extension, Near Sahara Darwaja, Ring Road, Surat, Gujarat - 395002 and Guarantor(s) [2] Mr. Dhanpatraj Lalchand Jain, E-10/1009, Surya Palace, Near Surya Complex, Citylight Road, Surat City, Surat, Gujarat - 395017 [3] Ms. Sangita Dhanpatraj Jain, E-10/1009, Surya Palace, Near Surya Complex, City light Road, Surat City, Surat, Gujarat - 395017 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 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 8th day of October 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 and "as is what 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. 19,39,59,638.28 (Rupees Nineteen Crores Thirty Nine lacs Fifty Nine Thousand Six Hundred Thirty Eight and Paise Twenty Eight Only) as on 06-11-2023 in the Account: M/s. Opera Natural Resources Private Limited with Branch: Surat of the bank with further interest, penal interest and costs, subject to the following terms and conditions: -

SCHEDULE
(Item No.1)

Name of Property Owner	Mr. Dhanpatraj Lalchand Jain
Description of property	All that piece and parcel of property bearing Gala Nos. 8 and 9 carpet area on ground floor and first floor admeasuring 684.00 sq.fts equivalent to 63.55 sq.mtrs each total admeasuring 2736.00 sq.fts equivalent to 254.02 sq.mtrs and F.S.I on 2nd floor admeasuring 684.00 sq.fts equivalent to 63.55 sq.mtrs each total admeasuring 127.01 (without slab incomplete construction), together with undivided proportionate share in land admeasuring 193.50 sq.mtrs of building known as " Ever Shine-B" out of "Ever Shine-A" and " Ever Shine-B" situated on the land bearing R.S.No. 372/Part-1 admeasuring Hector 0-18Are 57sq.mtrs of Village Karvad , Sub District Taluka Vapi, District Valsad stands in the name of Mr. Dhanpatraj Lalchand Jain, morefully described in Sale Deed No. 8722 dated 05-10-2016 of Sub Registrar Office - Pardi and bounded on North : Property bearing Gala No. 7 South : Land bearing Survey No. 301 East : Canal West: Internal Road
Reserve Price	Rs: 98,49,000/- (Rupees Ninety Eight Lacs Forty Nine Thousand Only)



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

The South Indian Bank Ltd, ,Regional Office- Ahmedabad, Shop No.415, 4th Floor, Sakar VII, Ashram Road Navrangpura, Nehru Bridge Junction, Ahmedabad Gujarat, Pincode: 380009,Phone: 079-26585600,079-26585700, ro1018@sib.co.in

Earnest Money Deposit (EMD)	Rs: 9,84,900/- (Rupees Nine Lacs Eighty Four Thousand and Nine Hundred Only) shall be paid on or before 5.00 PM on 14-12-2023 by way of DD drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Surat 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	15-12-2023 at 1.00 PM at The South Indian Bank Ltd Surat Main Branch, Ashok Weaving Works Near, Golden Plaza , 3/2885 C , Paiki 28B C Malini wadi , SalabatPura , Surat, Gujarat - 395002

(Item No.2)

Name of Property Owner	Mr. Dhanpatraj Lalchand Jain										
Description of property	<p>All that piece and parcel of property bearing Gala Nos. 2, 3, 4 and 9 and 10 carpet area on ground floor and first floor admeasuring 684.00 sq.fts equivalent to 63.55 sq.mtrs each total admeasuring 6840.00 sq.fts equivalent to 635.05 sq.mtrs and F.S.I on 2nd floor admeasuring 684.00 sq.fts equivalent to 63.55 sq.mtrs each total admeasuring 317.75 (without slab incomplete construction) together with undivided proportionate share in land admeasuring 483.75 sq.mtrs of building known as "Ever Shine-A" out of "Ever Shine A" and "Ever Shine-B" situated on the land bearing R.S.No. 372/Part-1 admeasuring Hector 0-18 Are -57 sq.mtrs of Village Karvad , Sub District Taluka Vapi ,District Valsad stands in the name of Mr. Dhanpatraj Lalchand Jain, morefully described in Sale Deed No. 8723 dated 05-10-2016 of Sub Registrar Office - Pardi and bounded on</p> <table border="0"> <tr> <td><u>Gala Nos. 2,3,&4</u></td><td><u>Gala Nos. 9 and 10</u></td></tr> <tr> <td>North : Gala No. 1</td><td>North : Gala No. 8</td></tr> <tr> <td>South : Gala No. 5</td><td>South : Land of R.S No.310</td></tr> <tr> <td>East : Internal road</td><td>East : Internal Road</td></tr> <tr> <td>West : Land of R.S No.298</td><td>West: Land of R.S No.298</td></tr> </table>	<u>Gala Nos. 2,3,&4</u>	<u>Gala Nos. 9 and 10</u>	North : Gala No. 1	North : Gala No. 8	South : Gala No. 5	South : Land of R.S No.310	East : Internal road	East : Internal Road	West : Land of R.S No.298	West: Land of R.S No.298
<u>Gala Nos. 2,3,&4</u>	<u>Gala Nos. 9 and 10</u>										
North : Gala No. 1	North : Gala No. 8										
South : Gala No. 5	South : Land of R.S No.310										
East : Internal road	East : Internal Road										
West : Land of R.S No.298	West: Land of R.S No.298										
Reserve Price	Rs: 2,46,24,000/- (Rupees Two Crores Forty Six Lacs Twenty Four Thousand Only)										
Earnest Money Deposit (EMD)	Rs: 24,62,400/- (Rupees Twenty Four Lacs Sixty Two Thousand Four Hundred Only) shall be paid on or before 5.00 PM on 14-12-2023 by way of DD drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Surat 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	15-12-2023 at 2.00 PM at The South Indian Bank Ltd Surat Main Branch, Ashok Weaving Works Near, Golden Plaza ,										



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3/2885 C , Paiki 28B C Malini wadi , SalabatPura , Surat, Gujarat – 395002

TERMS AND CONDITIONS

- 1) The property will be sold on “as is where is” basis and “as is what 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:Surat** at The South Indian Bank Ltd, Surat Main Branch, Ashok Weaving Works Near, Golden Plaza , 3/2885 C , Paiki 28B C Malini wadi , SalabatPura , Surat, Gujarat – 395002 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 Surat 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. Surat Main Branch, Ashok Weaving Works Near, Golden Plaza , 3/2885 C , Paiki 28B C Malini wadi , SalabatPura , Surat, Gujarat – 395002 along with the Tender in a sealed cover before 5.00PM on 14-12-2023
- 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 15-12-2023 at 1.00 PM & 2.00 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 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 January 2017 to August 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 **Surat** Contact No: 9619889237, during working hours or may contact **Mr. Darshan S Bhavikatti** at **The South Indian Bank Ltd.**, Regional Office Ahmedabad, **Contact No: 9620704416.**

FOR, THE SOUTH INDIAN BANK LTD.

Darshan S Bhavikatti
AUTHORISED OFFICER

Date: 07-11-2023

Place: Ahmedabad

**AUTHORISED OFFICER
(CHIEF MANAGER)**