

Ref No: ARO/RR/152/2023-2024

Date: 21.11.2023

(BY REGISTERED POST WITH AD)

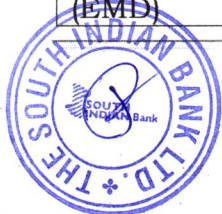
TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued, Demand Notice dated 06-06-2018 to Borrower(s)/ Guarantor(s) **[1] Mr. Regar Chandanraj Jasraj @ Chandanraj Jasraj Regar** at C-132, Chamundanagar [Bharat Nagar] Gandhidham Kutch Pin 370 110 and **[2] Mr. Regar Jasraj F/o Mr. Regar Chandanraj Jasraj @ Chandanraj Jasraj Regar** at C-132, Chamundanagar [Bharat Nagar] Gandhidham Kutch Pin 370 110 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 09-05-2023.

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. 17,80,358.60 (Rupees Seventeen Lakh Eighty Thousand Three Hundred Fifty Eight and Paise Sixty) as on 20.11.2023 in the Account: Mr. Regar Chandanraj Jasraj with Branch: Gandhidham of the bank with further interest, penal interest and costs, subject to the following terms and conditions: -

SCHEDULE (Item No.1)

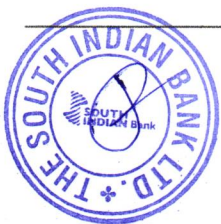
Name of Property Owner	Mr. Regar Chandanraj Jasraj
Description of property	All the piece and parcel of freehold land measuring 54.43 sq.mts with building thereon bearing Plot No.3, Survey No.116/4, "Aditya Nagar", Village: Meghpar Kumbhardi, Taluka Anjar and Kutch District in the name of Mr. Regar Chandanraj Jasraj @ Chandanraj Jasraj Regar, which is fully described under Sale Deed No. 7123/2014 dated 21.10.2014 of SRO Anjar, Kutch and bounded by - North by – Plot No.2 East by – Plot No.39 South by – Plot No.4 West by – Internal Road
Reserve Price	Rs: 7,11,948/- (Rupees Seven Lac Ninety One Thousand Fifty Three Only)
Earnest Money Deposit (EMD)	Rs: 71,195/- (Rupees Seventy One Thousand One Hundred Ninety Five Only) shall be paid on or before 05:00 PM on 14.12.2023 by way of RTGS/NEFT to Account No 0179073000010463 held by 'The Authorised Officer' in The South Indian Bank Ltd, Ahmedabad branch (IFSC:



	SIBL0000179) or through DD drawn in favour of “The Authorised Officer, The South Indian Bank Ltd.” payable at Ahmedabad.
Date and Place of Sale	15.12.2023 at 01:00 PM at The South Indian Bank Ltd., Branch: Gandhidham, Shop No. 2, Ground Floor, P D Plaza, Plot No. 3, Sector 9-A, Tagore Road, Gandhidham – 370201. Branch Manager: Mr. Gandhi Ashishkumar Navinchandra, Contact: 7984146823 or Contact Mr. Ashish C Kadam, Manager, Recovery Dept., Contact: 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 Shop No. 2, Ground Floor, P D Plaza, Plot No. 3, Sector 9-A, Tagore Road, Gandhidham – 370201, 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/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., Branch: Gandhidham at Shop No. 2, Ground Floor, P D Plaza, Plot No. 3, Sector 9-A, Tagore Road, Gandhidham – 370201 along with the Tender in a sealed cover before 05:00 PM 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 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.
- 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 27-11-2014 to 28-06-2023 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 Manager Mr. Ashish Gandhi Contact No: +91 7984146823, during working hours or may contact Mr. Ashish C Kadam at The South Indian Bank Ltd., Regional Office Ahmedabad, Contact No: 8879278772.

Date: 21.11.2023

Place: Ahmedabad



FOR, THE SOUTH INDIAN BANK LTD.


AUTHORISED OFFICER

**AUTHORISED OFFICER
(CHIEF MANAGER)**