

REF No: RO-AHMD /SAR// 85 /2022-23 Date: 22-12-2022
(BY REGISTERED POST WITH A/D)

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice REF.RO-AMD/LEG/SARFAESI/24/20-21 dated 27-07-2020 and REF. RO-AMD/LEG/SARFAESI/21/2019-20 dated 27-07-2020 to borrowers/Guarantors 1) Ms. Darshika Ashwinbhai Patel (Proprietor – M/s. Ganesh Enterprise), Plot No. 61, Narayan Ind. Estate Palsana, Jolva Surat – 394305 Also at Plot No. 10, Jalaram Nagar Society – 3 Dumbhai, Surat – 395010 2) Mr. Rameshbhai Narayanbhai Patel at Plot No. 10, Jalaram Nagar Society – 3 Dumbhai, Surat – 395010 3) Ms. Hiralben Bhagvanbhai Patel (Proprietor – M/s Balaji Textile) at Plot No. 60, Narayan Ind. Estate Palsana, Jolva Surat – 394305 Also at Plot No. 10, Jalaram Nagar Society – 3 Dumbhai, Surat – 395010 4) Mr. Pankaj Jayantibhai Patel at 115, Khadki Faliyu, Saniya Hemad, Surat – 395006 5) Mr. Paresh Jayantibhai Patel at 115, Khadki Faliyu, Saniya Hemad, Surat – 395006; 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 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 23.02.2022.

AND WHEREAS, the borrower/guarantor have failed to pay the amount in full, Notice is hereby given that the immovable property 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 total sum of Rs. 8,09,12,048.81 (Rupees Eight Crore Nine lakh Twelve Thousand Forty Eight and Paise Eighty one Only) i.e

(i) a sum of Rs. 4,03,09,720.63 (Rupees Four Crore Three Lakh Nine Thousand Seven Hundred Twenty and Paise Sixty Three Only) in A/c No. [650.83.52] & [650.652.93] of A/c M/s. Ganesh Enterprises and

(ii) a sum of Rs. 4,06,02,328.18 (Rupees Four Crore Six Lakh Two Thousand Three Hundred Twenty Eight and Paise Eighteen Only) in A/c No. [650.83.53] & [650.652.94] of A/c M/s. Balaji Textiles

as on 21-12-2022 with further interest and costs, subject to following conditions,

SCHEDULE

Name of Property Owner	Mr. Pankajbhai Jayantibhai Patel & Pareshbhai Jayantibhai Patel
Description of property	Item No.1 All that piece and parcel of property bearing City Survey No.395, its House No.115, admeasuring 97.2100 sq.mts of situated Moje Village Saniya Hemad, Taluka Choryasi, Sub District, District Surat in the name of Mr. Pankajbhai Jayantibhai Patel and Mr.



Pareshbhai Jayantibhai Patel, more fully described in Sale Deed No.5219/2015 dated 07.12.2015 of SRO Surat and bounded by-
North by – City Survey No.370
South by – Road
East by – City Survey No.583
West by – City Survey No.396
Situated within the Registration Sub District of Khumbhariya and Registration District of Surat.

Item No.2

All that piece and parcel of property bearing City Survey No.396, admeasuring 70.19 sq.mts, situated at Moje Village Saniya Hemad, Taluka Choryasi, Sub District, District Surat in the name of Mr. Pankajbhai Jayantibhai Patel and Mr. Pareshbhai Jayantibhai Patel, more fully described in Release Deed No.2149/2014 dated 23.06.2014 of SRO Surat and bounded by-
North by – City Survey No.370
South by – Road
East by – City Survey No.395
West by – City Survey No.397
Situated within the Registration Sub District of Khumbhariya and Registration District of Surat.

Item No.3

All that piece and parcel of property bearing City Survey No.397, admeasuring 116.11 sq.mts, situated at Moje Village Saniya Hemad, Taluka Choryasi, Sub District, District Surat in the name of Mr. Pankajbhai Jayantibhai Patel and Mr. Pareshbhai Jayantibhai Patel, more fully described in Sale Deed No. 405/2016 dated 25.01.2016 of SRO Surat and bounded by-
North by – City Survey No.370
South by – Road
East by – City Survey No.396
West by – City Survey No.369
Situated within the Registration Sub District of Khumbhariya and Registration District of Surat.
Above Item Nos. 1 to 3 properties are commonly bounded as follows;
North by – Adj. C.S. No.370
South by – Entry & Road
East by – House No.114
West by – House No.118

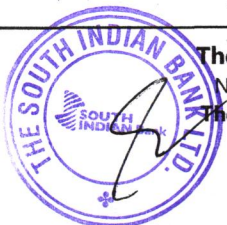


Reserve Price	Rs.1,87,00,000/- (Rupees One Crore Eighty Seven Lakh Only)
Earnest Money Deposit (EMD)	Rs. 18,70,000/- (Rupees Eighteen Lakh Seventy Thousand only) shall be paid on or before 4.00 PM on 15-01-2023 By way of DD drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable 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	16-01-2023 at 2.00 PM The South Indian Bank Ltd , Udhana Surat Branch, SNS House, Opp. Silicon Shoppers Complex, Udhna Teen Rasta, Udhna, Surat, Gujarat 394210

For detailed terms and conditions of the sale, please refer to the link provided in South Indian Bank Ltd. website i.e. www.southindianbank.com

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/ Udhna Surat At Shop No.A1 To A5, SNS House, Udhna Navasari Main Road, Udhna Teen Rasta, Udhna P.O., Surat, Gujarat-394210 and Ahmedabad Regional Office at 4th floor, Sakar VII, Nehru Bridge Jn., Ashram Rd., Navrangpura, Ahmedabad, Gujarat- 380009 and also visit the scheduled property and satisfy as to its area, boundaries, ownership, title, encumbrance, 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, 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 Udhana, along with the Tender in a sealed cover before 4.00PM on 15-01-2023.
- 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 South Indian Bank Ltd., Regional Office, Ahmedabad : 4th floor, Sakar VII, Nehru Bridge Jn. Ashram Rd. Navrangpura, Ahmedabad, Gujarat- 380009. Tel/ Fax No. +91-481 2567927 / 2567929, E-Mail: ro1009@sib.co.in,

The South Indian Bank Ltd., Registered Office. SIB House, T.B. Road, Mission Quarters, Thrissur, Kerala – 680 001

Phone: +91-487-2420020 Fax: +91-487-2442021, Email: sibcorporate@sib.co.in

CIN: L65191KL1929PLC001017, Website:www.southindianbank.com

- 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 16-01-2023 at 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 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 Secured Creditor.
 - 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 Jan 2000 to Dec 2022 and it contains no encumbrance.
 - 17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer or Branch Udhana, Contact No: 9638743665, during working hours or may contact **Mr. Darshan S Bhavikatti**, Senior Manager – Recovery Vertical Circle at **The South Indian Bank Ltd.**, Regional Office Ahmedabad, Ground Floor, Nehru Bridge Junction, Sakar-7, Ashram Road,

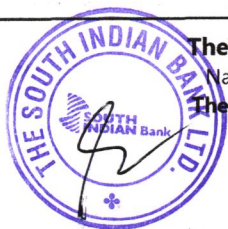
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Ahmedabad, Gujarat, Pincode: 380009, **Contact No: 26585600/700,
9620704416.**

FOR, THE SOUTH INDIAN BANK LTD.

Date: 22-12-202
Place: Ahmedabad


**AUTHORISED OFFICER
(CHIEF MANAGER)**