

Ref: No: ARO/RR/86/2023-2024

Date: 25.07.2023

**TENDER CUM AUCTION SALE NOTICE**

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated 20.09.2018 to borrower Mr. Sandip Rashikbhai Gohel @ Mr. Gohel Sandip Rasikbhai and Guarantor, Mrs. Jignaben S. Gohel, W/o Mr. Sandip Rashikbhai Gohel, both residing at A-11, Vrundavan Park Society, Opp. Ratanaba School, Thakkarbapa Nagar, Ahmedabad, Gujarat, Pin-382350, 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 28.12.2018.

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 sum of 29,22,062.26 (Rupees Twenty Nine Lakh Twenty Two Thousand Sixty Two and Paise Twenty Six) as on 24.07.2023 with further interest and costs, subject to the following terms and conditions: -

**SCHEDULE**

Name of Property Owner	Mr. Sandip Rashikbhai Gohel @ Mr. Gohel Sandip Rasikbhai
Description of property	All the piece and parcel of residential Flat No.402 on 4th Floor admeasuring 106.42 sq.mts. of super built up area and carpet area admeasuring 92.03 sq.mts. along with UDS in the underneath land admeasuring 14.66 sq.mts. in the scheme titled as "Nirman Complex" constructed on land toward northern side admeasuring 718.12.58 sq.mts., F.P. No.249/B T P No.01, City Survey No.932 of Mouje –Anand situate lying and being in the Sub Registration District Anand in the name of Mr.Gohel Sandip Rasikbhai @ Mr. Sandip Rashikbhai Gohel, which is fully described under Sale Deed No 4194/2014 dated 15.04.2014 of SRO Anand and bounded by - North by – Flat No.F-403 East by – 4th Floor Flat No.F-401 South by – Property of F.P.No.249 paiki, leaving margin West by – Property of F.P.No.249/A, leaving margin
Reserve Price	<b>Rs.13,80,000/- (Rupees Thirteen Lakh Eighty Thousand Only)</b>
Earnest Money Deposit (EMD)	<b>Rs.1,38,000/- (Rupees One Lakh Thirty Eight Thousand Only) before 05.00 PM on 16.08.2023</b>
Date and Place of Sale	<b>17.08.2023 at 11.00 AM at The South Indian Bank Ltd, Anand Branch, Shop No.G-1/G-2, R. S. Platinum, Bhalej Road, Anand, Gujarat, Pin code: 388 001</b>



### **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/ Anand Branch, Shop No.G-1/G-2, R. S. Platinum, Bhalej Road, Anand, Gujarat, Pin code: 388 001 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 through RTGS to Account No.0179073000010463 held by ‘The Authorised Officer’ in The South Indian Bank Ltd, Ahmedabad branch (IFSC: SIBL0000179) or by way of DD drawn in favour of “The Authorised Officer, The South Indian Bank Ltd.” payable at Ahmedabad.
- 5) Interested Tenderers shall submit RTGS/Demand Draft Receipt as the case may be for the EMD at The South Indian Bank Ltd, Anand Branch, Shop No.G-1/G-2, R. S. Platinum, Bhalej Road, Anand, Gujarat, Pin code: 388 001, along with the Tender in a sealed cover before 05:00 PM on 16.08.2023.
- 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 17.08.2023 at 11.00 AM. 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

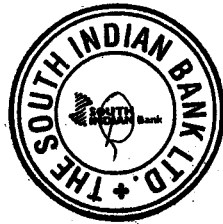


Ahmedabad Regional Office: 4<sup>th</sup> floor, Sakar VII,  
Nehru Bridge Junction, Ashram Road,  
Navrangpura, Ahmedabad, Gujarat – 380 009.  
Email: ro1018@sib.co.in Phone: 079 – 2658 5600, 5700, 1600



- 13) Government/ Local Authorities including charges/ fees payable for registration of sale certificate such as registration Fees, Stamp Duty etc., as applicable as per law.
- 14) 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.
- 15) 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.
- 16) The Successful Tenderer shall, at his cost, get the Electricity/ Water/ Sewerage connection etc. and any other common services transferred in his name.
- 17) The Authorised Officer has obtained EC/ search report regarding the property from 1985 and also obtained No-Encumbrance Certificate from the year 1991 to 17.02.2023 and it contains no encumbrance.
- 18) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer or The South Indian Bank Ltd, The South Indian Bank Ltd, Anand Branch, Shop No.G-1/G-2, R. S. Platinum, Bhalej Road, Anand, Gujarat, Pin code: 388 001, Contact No: 02692-255676 , Branch Manager Mr. Sheth Jatin Kumar, Contact No: 9265111487 or may contact Mr. Ashish C Kadam, Contact: 8879278772 at The South Indian Bank Ltd., Regional Office Ahmedabad, Ground Floor, Nehru Bridge Junction, Sakar-7, Ashram Road, Ahmedabad, Gujarat, Pincode: 380009, Contact No.: 26585600/700 during working hours.

Date : 25.07.2023  
Place: Ahmedabad



FOR, THE SOUTH INDIAN BANK LTD.

*D. S. S. S. S. S.*  
**AUTHORISED OFFICER**  
**AUTHORISED OFFICER**  
**(CHIEF MANAGER)**