

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

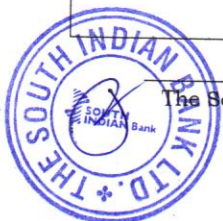
RO-AHM/466/ SH/ SAR/ SALE/ 41 /2023-24
Date: 02-09-2023
(BY REGISTERED POST WITH AD)
TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued, Demand Notices dated 23-11-2022 to Borrower(s) [1] M/s. Raghunath Trade Com Represented by its partners Phase III, Godown No. 5, New APMC Market Beside New Weigh Bridge, NH No. 8/B Gondal Jetpur, Highway, Gondal, Rajkot, Pin - 360 311 [2] Manishbhai Chhaganbhai Kamani 17/6, Kailash Baug Society Gondal, Rajkot, Gujarat, Pin - 360 311 [3] Deeptiben Kamani 17/6, Kailash Baug Society Gondal, Rajkot, Gujarat Pin - 360 311 and Guarantors/Legal heirs of Late Savaliya Rameshbhai Bhagvanjibhai [4] Shardaben Navinchandra Patel at Radha Park Residency, Block No. 45, NH No. 27, Gondal Rajkot District, Gujarat, Pin - 360311 [5] Lilaben Sureshbhai Savaliya at Sy No. 2816/p, Anand, Street No. 4, Behind G.E.B, Radhakrushnanagar, Gondal Rajkot District Gujarat, Pin - 360311 [6] Kanchanben Rameshbhai at Sy No. 2816/p, Anand, Street No. 4, Behind G.E.B, Radhakrushnanagar, Gondal Rajkot District Gujarat, Pin - 360311 [7] Anandbhai Rameshbhai Sy No. 2816/p, Anand, Street No. 4, Behind G.E.B, Radhakrushnanagar, Gondal Rajkot District Gujarat, Pin - 360311 [8] Sunitaben Sy No. 2816/p, Anand, Street No. 4, Behind G.E.B, Radhakrushnanagar, Gondal Rajkot District Gujarat, Pin - 360311 [9] Savaliya Kreena Bhaveshbhai Represented by Guardian Sy No. 2816/p, Anand, Street No. 4, Behind G.E.B, Radhakrushnanagar, Gondal Rajkot District Gujarat, Pin - 360311 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 29-04-2023 and has taken Physical possession of the immovable properties Item No 4 and Item No 5, 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 26-08-2023.

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 properties in Schedule- B more fully described 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 9,84,57,705.50 (Rupees Nine Crores Eighty Four Lacs Fifty Seven Thousand Seven Hundred Five and Fifty Paises Only) as on 01-09-2023, in the Account: M/s. Raghunath Trade Com with Branch: Rajkot of the bank with further interest, penal interest and costs, subject to the following terms and conditions: -

SCHEDULE
[Item No.1]
{ Item No.01 of 13(2)}

Name of Property Owner	Mrs. Shardaben Navinchandra Patel
Description of property	All that part and parcel of land admeasuring 89.65 Sq Mtrs bearing Block No. 45 along with building admeasuring 113.21 Sq Mtrs and all other constructions, improvements, easementary rights existing and appurtenant thereon situated in Plot No. 33 to 39, Sub Plot No. 33 to 39/2, T.P Scheme No. 1 (Gondal), O.P No. 6, F.P No. 6, City Sy No. 41/33/2, Re Sy No. 687/2(P), City Sy Ward No. 1 at Gondal



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	Taluka, Rajkot District and owned by Mrs. Shardaben Navinchandra Patel, more fully described in Sale Deed No. 3913/2015 dated 08.07.2015 of Sub Registrar Office Gondal and bounded on, North : Block No. 46 East : 6-10 Mtr wide road South : Block No. 44 West : Block No. 54
Reserve Price	Rs: 34,78,000 (Rupees Thirty Four Lacs Seventy Eight Thousand Only)
Earnest Money Deposit (EMD)	Rs: 3,47,800 (Rupees Three Lacs Forty Seven Thousand Eight Hundred Only) shall be paid on or before 5.00 PM on 16-10-2023 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	17-10-2023 at 11.00 AM at The South Indian Bank Ltd Branch: Rajkot at Ground floor, Shantiniketan Complex, K.K.V Circle, 150 Ft. Ring Road, Rajkot-360005

(Item No.2)
{ Item No.04 of 13(2)}

Name of Property Owner	Kanchanben Rameshbhai, Anandbhai Rameshbhai, Sunitaben and Savaliya Kreena Bhaveshbhai represented by Guardian (legal heirs of Late. Rameshbhai Bhagwanbhai Savaliya)
Description of property	All that part and parcel of land admeasuring 95.65 Sq Mtrs bearing Plot No. 71 along with building admeasuring 182.61 Sq Mtrs and all other constructions, improvements, easementary rights existing and appurtenant thereon situated in City Sy No. 2816(P), City Sy Ward No. 1 at Radha Krishna Nagar, STATION Plot, Bhavanth Nagar - 2, behind GEB Gondal, Gondal Taluka, Rajkot District and owned by Mrs. Kanchanben Rameshbhai, Mrs. Anandbhai Rameshbhai, Mrs. Sunitaben Bhaveshbhai and Mr. Krishna Bhaveshbha represented by mother Mrs. Sunitaben Bhaveshbhai (legal heirs of Late. Rameshbhai Bhagwanbhai Savaliya), more fully described in Sale Deed No. 2339/2002 dated 16.07.2002 of Sub Registrar Office Gondal and bounded as per title deed on, North : Adj. Road East : Adj. Plot No. 70 South : Adj. Plot No. 72 West : Adj. Road
Reserve Price	Rs: 64,77,000/- (Rupees Sixty Four Lacs Seventy Seven Thousand Only)
Earnest Money Deposit (EMD)	Rs: 6,47,700 (Rupees Six Lacs Forty Seven Thousand Seven Hundred Only) shall be paid on or before 5.00 PM on 16-10-2023 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).



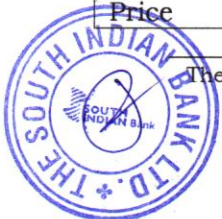
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(Item No.3)
{ Item No.05 of 13(2)}

Name of Property Owner	Mrs. Lilaben Sureshbhai Savalia
Description of property	All that part and parcel of land admeasuring 67.00 Sq Mtrs bearing Plot No. 4 along with building admeasuring 88.13 Sq Mtrs and all other constructions, improvements, easementary rights existing and appurtenant thereon situated in City Sy No. 2816(p), City Sy Ward No. 1 at STATION Plot, Bhavanth Nagar - 2, behind GEB Gondal, Gondal Taluka, Rajkot District and owned by Mrs. Lilaben Sureshbhai Savaliya, more fully described in Sale Deed No. 2780/2008 dated 11.03.2008 of Sub Registrar Office Gondal and bounded on, North : Adj. Plot No. 5 East : Property of PGVCL South : Adj. Plot No. 3
Reserve Price	Rs: 45,28,000/- (Rupees Forty Five lacs Twenty Eight Thousand Only)
Earnest Money Deposit (EMD)	Rs: 4,52,800/- (Rupees Four Lacs Fifty Two Thousand Eight Hundred Only) shall be paid on or before 5.00 PM on 16-10-2023 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	17-10-2023 at 1.00 PM at The South Indian Bank Ltd Branch: Rajkot at Ground floor, Shantiniketan Complex, K.K.V Circle, 150 Ft. Ring Road, Rajkot-360005

(Item No.4)
{ Item No.06 of 13(2)}

Name of Property Owner	M/s. Raghunath Trade Com (Represented by its partners)
Description of property	All that part and parcel of land admeasuring 321.195 Sq Mtrs bearing Plot No. 5 along with Godown building admeasuring 321.19 Sq Mtrs bearing Godown No. 5 and all other constructions, improvements, easementary rights existing and appurtenant thereon situated in Phase - 3, New Sardar Patel Marketing Yard off., Revenue Sy No. 491/1, 491/3, 489, 490 Gondal Village, APMC, Gondal Taluka, Rajkot District and holding 87 years 11 months' lease hold right by M/s. Raghunath Trade Com (Represented by its partners), more fully described in Lease Deed No. 2280/2020 dated 22.05.2020 of Sub Registrar Office Gondal and bounded on, North : Road East : Godown No. 4 on Plot No. 4 & Road South : Others' proeprty West : Godown No. 6 on Plot No. 6
Reserve Price	Rs: 94,10,400 /- (Rupees Ninety Four Lacs Ten Thousand Four Hundred Only)



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Earnest Money Deposit (EMD)	Rs: 9,41,040 (Rupees Nine Lacs Forty One Thousand and Forty Only) shall be paid on or before 5.00 PM on 16-10-2023 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	17-10-2023 at 3.00 PM at The South Indian Bank Ltd Branch: Rajkot at Ground floor, Shantiniketan Complex, K.K.V Circle, 150 Ft. Ring Road, Rajkot-360005

(Item No.5)
{ Item No.07 of 13(2)}

Name of Property Owner	M/s. Raghunath Trade Com (Represented by its partners)
Description of property	All that part and parcel of land admeasuring 334.4520 Sq Mtrs bearing Plot No. 18 along with Godown building admeasuring 334.45 Sq Mtrs bearing Godown No. 18 and all other constructions, improvements, easementary rights existing and appurtenant thereon situated in Phase - 1, New Sardar Patel Marketing Yard off., Revenue Sy No. 491/1, 491/3, 489, 490, 484/1, 484/2 of Gondal Village, APMC, Gondal Taluka, Rajkot District and holding 80 years 5 months' lease hold right by M/s. Raghunath Trade Com (Represented by its partners), more fully described in Lease Deed No. 2278/2020 dated 22.05.2020 of Sub Registrar Office Gondal and bounded as per title deed on, North : 40.00 ft Road East : Godown - Plot No. 17 South : 40.00 ft Road West : Godown
Reserve Price	Rs: 95,45,400/- (Rupees Ninety Five Lacs Forty Five Thousand Four Hundred Only)
Earnest Money Deposit (EMD)	Rs: 9,54,540/- (Rupees Nine Lacs Fifty Four Thousand Five Hundred Forty Only) shall be paid on or before 5.00 PM on 16-10-2023 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	17-10-2023 at 4.00 PM at The South Indian Bank Ltd Branch: Rajkot at Ground floor, Shantiniketan Complex, K.K.V Circle, 150 Ft. Ring Road, Rajkot-360005

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: Rajkot** at Ground floor, Shantiniketan Complex, K.K.V Circle, 150 Ft. Ring Road, Rajkot-360005 **Regional Office - Ahmedabad** at 4th floor, Sakar VII, Nehru Bridge Jn., Ashram Rd., Navrangpura, Ahmedabad, Gujarat- 380009 and also visit the scheduled property and



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- 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: Rajkot at Ground floor, Shantiniketan Complex, K.K.V Circle, 150 Ft. Ring Road, Rajkot-360005 along with the Tender in a sealed cover before 5.00 PM on 16-10-2023.
 - 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 17-10-2023 at 11.00 AM, 12.00 PM, 1.00 PM, 03.00 PM and 04.00 PM respectively. 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 2018 to August 2023 and it contains no encumbrance.




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- 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 **Rajkot** Contact No: 9496818265 , during working hours or may contact **Mr. Darshan S Bhavikatti .** at **The South Indian Bank Ltd.,** Regional Office Ahmedabad , **Contact No: 9620704416.**

Date: 02-09-2023

Place: Ahmedabad

FOR, THE SOUTH INDIAN BANK LTD.

AUTHORISED OFFICER
AUTHORISED OFFICER
(CHIEF MANAGER)